



Community Development

2025 NE Kresky Avenue
Chehalis WA 98532

June 30, 2023

Packwood Land Company (sent electronically)

Chris Murphy

1117 Broadway Ste. 500

Tacoma, WA 98402-3508

chris@washingtonwaterfronts.com

RE: Long Plat (Full Subdivision) Application – LP22-00002 – “Sunfisher” – Review of redesigned drawings and applicant’s response to letter dated October 6, 2022

On March 3, 2023, you provided several documents and a letter of response to my October 6, 2022 request for additional information. The documents included revised subdivision drawings, revised civil plans, access permits from WSDOT, FAA determination letter, adequate facilities memo for Fire District services, a critical areas report from Environmental Designs dated December 5, 2021, and your response letter. Additionally, the adequate facilities memo for School services has been submitted. The revised subdivision drawing, and all supporting documentation were transmitted to the internal reviewers for “Review 2”, as well as transmitted to State Agencies for review.

Based on Review 2 of the revised drawing and supporting documentation the only remaining concern prior to scheduling the public hearing for preliminary plat review is the Critical Area Report from Environmental Design dated December 5, 2021 (submitted on March 3, 2023). Ecology staff have reviewed the report, and planning staff conducted a site visit to the development area observing flowing water and multiple locations of significant ponding. Other observations included there are many fir trees on the site but not in the location of the ponds or the channel. Based on the site visit observations, please verify the accuracy of your consultant’s report, or have your consultant provide an updated critical area report responding to the staff site visit observations. If you are interested, a joint site visit with your consultant and Ecology staff could be arranged. Ecology staff indicated they are available for a site visit on either August 1st or August 10th, but their schedules fill up quickly and July dates have already been filled by other projects.

All other items from the October 6, 2022 letter and Review 2, that have not been completely resolved will be included as recommended conditions of preliminary plat approval in the staff report. I have attached the internal reviewer’s comments on Review 2 and the Water Review 2 memo for your records.

If you have any questions about the comments and/or would like to schedule a meeting to discuss the comments, please let me know.

Sincerely,

Karen Witherspoon

Karen Witherspoon, AICP
Senior Project Planner

CC: Bracy Thomas Land Surveyors (sent electronically)
Chris Merritt, Olympic Engineering (sent electronically)

Enclosure: Review 2 comments



Long Plat Review 2; Internal Staff Comments

File Number: LP22-00002

Date Printed: June 29, 2023

Public Works – County Engineer Review 2:

1. Subdivision is proposed as a private gated community. Therefore, private roads as proposed, are conceptually approved. Final road civil plans will need to show hammerhead extended to lot 10 or show driveway access extending from hammerhead to lot 10.
2. Gates will need to meet the minimum requirements of LCC 12.60.270.
3. Final Road plans will need to meet LCC 12.60 and be preliminarily approved prior to constructing private roads.
4. Stormwater plans will need to be permitted in accordance with LCC 15.45. Preliminary stormwater plan approval is required prior to stormwater facility construction.

Building Official/Fire Marshal Review 2:

1. Gates will need to meet the minimum requirements of LCC 12.60.270. Knox Boxes keyed per Lewis County Fire District #10 are required at the gate.
2. After preliminary subdivision approval and prior to private road construction, applications for Road review, Stormwater and Fill and Grade permits are required to be submitted for review and preliminary approval. The private road shall have a road name and all lots shall be addressed prior to Final Plat review.
3. The property is located in the 100-year floodplain. All future development and buildings shall obtain floodplain development permits and have their own Pre and Post Elevation certificate.

Public Health & Social Service – Water Review 2:

1. Please find attached document for water review



MEMO

Date: June 21, 2023
To: Karen Witherspoon
From: *JL* Jeff Landrum RS
RE: LP22-00002 "Sunfisher"

I have reviewed the above subject project and have the following comments:

Approved Service Area:

The proposed subdivision lies within the system's approved service area per the current Lewis County Water District #3 (District) Water System Plan, WSP Update 2018 (WSP).

Capacity:

The District's current WSP establishes the system has capacity to serve a total of 785 Equivalent Residential Units (ERUs) or 609 connections. As of May 12, 2022, the system is serving 337 connections and therefore has capacity to serve 272 more connections, assuming they are single-family residences. LP22-00002 "Sunfisher" (Long Plat) proposes a thirty-six lot residential subdivision for which the District has demonstrated a capacity to serve.

Intent:

The County is in receipt of thirty-six Water Availability Notices (WANs) signed by the District indicating the system currently has the capacity to serve the Long Plat under specific conditions. The conditions include:

1. The developer shall install and fund the water main extension, service lines, meters, and any other necessary improvements that safely and reliably extend District services.
2. All water system construction must be built to the District's specifications and inspected by the District or an agreed upon District representative.
3. All necessary fees must be paid including but not limited to purchasing water connections and meters, and meter installation.

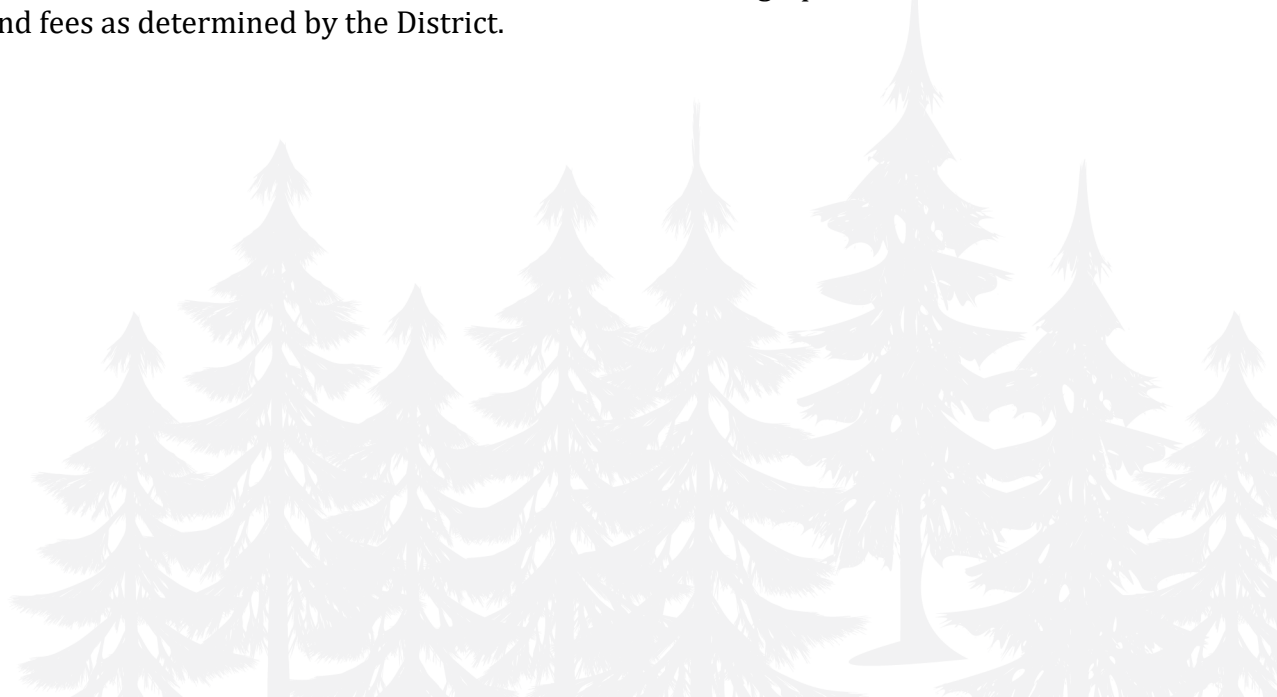
It should be noted the purveyor signed WANs do not guarantee a water connection will be available in the future. The signed WANs will expire one year from approval by Lewis County Public Health & Social Services (LCPHSS). The applicant is advised that an actual connection is required at each lot prior to final plat approval.

Prior to Preliminary Plat Approval:

1. Water system utility design and construction standards must be compliant with the standards of Lewis County Water District #3, WAC246-290 and approved by the District. ***Complete; email on Nov 23, 2022 from Ed Mullins indicates water utility plan meets LCWD#3 's construction standards and is approved by LCWD#3***
2. Documentation from the District must be submitted affirming the proposed water system expansion and water line easements and construction plans are adequate to serve the subdivision, meet the District requirements and are approved by the Washington State Department of Health. ***Complete; email on Nov 23, 2022 from Ed Mullins indicates that WSDOH has approved moving ahead with construction. The proposed water system plans have been approved by the water district.***

Prior to Final Plat Approval:

1. Final water system expansion construction must be completed including but not limited to water mains, distribution lines, and individual connections.
2. The water system expansion project completion must be approved by the District and the Washington State Department of Health.
3. A water connection for each lot must be ensured through purchase and fees as determined by the District.





Community Development

2025 NE Kresky Avenue
Chehalis WA 98532

August 29, 2023

Packwood Land Company (sent electronically)
Chris Murphy
1117 Broadway Ste. 500
Tacoma, WA 98402-3508
chris@washingtonwaterfronts.com

RE: Long Plat (Full Subdivision) Application – LP22-00002 – “Sunfisher” – Review of updated critical area report dated August 22, 2023

On August 1, 2023, a site visit was completed by Ecology Staff (Zach Meyer), Community Development staff (Preston Pinkston), your consultant and the project applicants. According to Zach and Preston, during the August 1, 2023 site visit, it was determined the wetland was located on the edge of the property line, almost exactly on the edge. In the report it appears to be shifted further north than its actual is, which moved the buffer off of the subject property. However, it is difficult to tell where the wetland is in relation to topography onsite with the information given in the report. Please provide include in the report, the wetland boundary on a topo map with the proposed development (including the proposed subdivision lots) as the boundary aligned with an obvious topographic change. This was discussed onsite on August 1, 2023.

It was also understood, your consultant was going to take some GPS points in the field along the wetland boundary which would also be useful info to help verify the accuracy of the mapping.

Regarding the drainage swale, the swale itself should be avoided as it is clear that it carries water during the year (and portions of it meet wetland characteristics, such as the wetland now identified just offsite). Additionally, Lewis County Code 16.05.330(3) will require 15-foot easement landward from each side of the ordinary high-water mark.

LCC 16.05.330(3): Where a subdivision is traversed by a watercourse, drainage way, waste way, channel, or stream, there may be required a stormwater easement or drainage right-of-way extending 15 feet landward from the ordinary high water mark and conforming substantially to the line of such watercourse, drainage way, waste way, channel, or stream.

Please make sure to include the drainage swale easement in the revised updated critical area report and the easement will need to be shown on the preliminary plat drawing.

Please submit the revised updated critical area report to continue the review of this project. The revised updated critical area report will be transmitted to Ecology for review and concurrence.

Sincerely,

Karen Witherspoon

Karen Witherspoon, AICP
Senior Project Planner

CC: Bracy Thomas Land Surveyors (sent electronically)
Chris Merritt, Olympic Engineering (sent electronically)

Karen Witherspoon

From: Meyer, Zachary (ECY) <ZMEY461@ECY.WA.GOV>
Sent: Wednesday, September 20, 2023 8:30 AM
To: Preston Pinkston; Karen Witherspoon
Subject: RE: Revised critical area report - LP22-00002 Sunfisher Subdivision

Agreed, report look like what we observed onsite. I would recommend they flag the wetland buffer onsite to prevent inadvertent clearing during construction, and there should be a split rail fence with buffer signage at the edge of the buffer to prevent future encroachment from whoever buys lot 10.

Zach Meyer (*he/him*)
Shorelands Technical and Regulatory Lead
Shorelands & Environmental Assistance Program
Washington State Department of Ecology
Southwest Regional Office, Lacey, WA
360-481-9885



From: Preston Pinkston <Preston.Pinkston@lewiscountywa.gov>
Sent: Tuesday, September 19, 2023 3:17 PM
To: Karen Witherspoon <Karen.Witherspoon@lewiscountywa.gov>; Meyer, Zachary (ECY) <ZMEY461@ECY.WA.GOV>
Subject: RE: Revised critical area report - LP22-00002 Sunfisher Subdivision

Hi Karen,

The report is consistent with my observations on site.

Preston Pinkston

Planner
Lewis County Community Development
2025 NE Kresky Ave
Chehalis, WA 98532
360-740-1389

From: Karen Witherspoon <Karen.Witherspoon@lewiscountywa.gov>
Sent: Tuesday, September 19, 2023 12:07 PM
To: Meyer, Zachary (ECY) <ZMEY461@ECY.WA.GOV>; Preston Pinkston <Preston.Pinkston@lewiscountywa.gov>
Subject: Revised critical area report - LP22-00002 Sunfisher Subdivision

Zach and Preston,

Please review the newly revised critical area report from Becky for the Sunfisher subdivision. Please let me know if this is now consistent with your site visit findings.

Thank you,

Karen

Karen Witherspoon, AICP
Senior Project Planner
Lewis County Community Development
karen.witherspoon@lewiscountywa.gov
(360) 740-2637

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October 3, 2023

Packwood Land Company (sent electronically)

Chris Murphy

1117 Broadway Ste. 500

Tacoma, WA 98402-3508

chris@washingtonwaterfronts.com

RE: Long Plat (Full Subdivision) Application – LP22-00002 – “Sunfisher” – Review of 2nd updated critical area report received September 19, 2023

On September 19, 2023, the 2nd updated critical area report was received for review for consistency with the site visit findings. Ecology Staff (Zach Meyer) and Community Development staff (myself and Preston Pinkston) completed review of the document and have found it consistent with the site visit findings from August 1, 2023.

Zach has recommendations that will be included in the staff report to the hearing examiner. The recommendations area as follows:

- The applicant/property owners permanently flag the wetland buffer onsite to prevent inadvertent clearing during construction.
- The applicant/property owners shall install a split rail fence with buffer signage at the edge of the buffer to prevent future encroachment from whoever buys lot 10.

The Lewis County Fire Marshal stated the revised preliminary plat drawing still has two lots showing road frontage of less than 30 feet. Please correct lots 7 and 22. Lot 10 was corrected in the last revision, but Lot 7 and Lot 22 were not previously corrected.

Please update and email me a PDF document of the revised preliminary plat drawing (from your professional land surveyor) that includes the agreed upon wetland location and wetland buffer, and location of the drainage swale and the 15-foot drainage swale easement located landward from each side of the ordinary high-water mark of the drainage swale (LCC 16.05.330(3)) and the corrected road frontage so that all proposed lots have a minimum of 30-foot road frontage.

Once the PDF document of the revised preliminary plat drawing is received, I will begin the staff report and hearing noticing documents and schedule the public hearing with the Hearing Examiner. The hearing will be remote access only using Zoom meeting software.

Sincerely,

Karen Witherspoon

Karen Witherspoon, AICP
Senior Project Planner

CC: Bracy Thomas Land Surveyors (sent electronically)
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