

**LEWIS COUNTY
PLANNING REVIEW – LAND DEVELOPMENT REVIEW**

Exhibit 11

Parcel No.: 035185001000 & 035185002000

Status: **APPROVED**
Applicant: PACKWOOD LAND COMPANY LLC
Review #: LDR22-0033
Application #: LP22-00002
Project: Sunfisher Subdivision (36 Lots) – Type III Application
Date: 10/16/2023

CONDITIONS OF DEVELOPMENT

Based upon review of the Lewis County Code Titles 15, 16 & 17, the following conditions apply to your project:

1. The applicant shall meet the minimum requirements of LCC Chapter 15.45, erosion and sediment control.
2. The applicant shall obtain all other required local, state and federal permits and approvals.
3. This land division is located in Flood Zone A, 100-year floodplain. Development in these areas shall be consistent with the Lewis County Flood Damage Prevention Ordinance LCC 15.35.
4. All development shall conform to the requirements of the Small Town Mixed Use (STMU) Zoning District per Lewis County Code Chapter 17.45.
5. This land division is located within WRIA 26 Cowlitz.
6. Portions of this land division are located in a mapped Channel Migration Zone of Severe or Moderate. Quality Geo NW submitted a geotechnical report dated January 31, 2022, to evaluate the CMZ hazard related to the proposed land division consistent with the Lewis County Flood Damage Prevention Ordinance (LCC 15.35) and Lewis County Critical Area LCC Chapter 17.38.
7. This land division is located in a mapped aquifer recharge area. Future development activity shall conform to the aquifer recharge areas element of the Lewis County Critical Areas, Lewis County Code (LCC) Chapter 17.38.
8. This land division is located within the Packwood airport's visual approach obstruction zone and the transitional obstruction zone. Future development will require a pre-construction determination from the FAA and may also require an Airport Obstruction Zone permit from Lewis County. Any use which may affect this zone shall be approved by the airport officials before commencing.
9. NOTICE: The subject property is within or near land designated for long-term commercially significant resource land in which natural resource activities are permitted and encouraged, including a variety of activities that may not be compatible with residential or other types of development for certain periods extending beyond the normal workday and/or work week. In addition to other activities, these may include noise, dust, smoke, visual impacts, and odors. Application may be made for mining-related activities, including mining extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals. When performed in accordance with best management practices, these resource utilization activities are to be expected and shall not be subject to legal action or public nuisance.
10. The subject property is adjacent to designated Mineral Resource Land. Mineral Resource Land zoning setbacks apply to the proposal. All structures shall maintain a minimum setback of 50' from property lines shared with the Mineral Resource Land as shown on the Final Plat Drawing.
11. This land division is located within the mapped volcanic hazard area.

Karen Witherspoon

Karen Witherspoon, AICP
Senior Project Planner