



# Lewis County Community Development

2025 NE Kresky Ave, Chehalis, WA 98532  
Phone: (360) 740-1146 • Fax: (360) 740-1245

## SPECIAL USE TYPE III APPLICATION

Type III applications require a mailed notice to properties within 500 feet of the property, notice posted on the road frontage, and notice published in the newspaper. A public hearing is required with the Lewis County Hearing Examiner. The Lewis County Hearing Examiner is the quasi-judicial decision making body.

The following are required to be submitted with this Type III application to begin the review process:

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Site Plan (with all the requirements on the Lewis County Community Development 'Site Plan Requirements' Handout)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed 'General Information' Application
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Permit Application for the associated permit
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All additional information listed on application
<input type="checkbox"/>	<input checked="" type="checkbox"/>	SEPA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fees

Any appeals will be heard by the appropriate Court per Lewis County Code Chapter 17.05.

**For Official Use Only:**

Date Received: 7-19-23

Application Number: SUP23-0024

Associated Permits: MSR230019

Permit Technician: TS

# Lewis County Public Services

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## SITE PLAN REQUIREMENTS

**This checklist is intended to give a general idea of the information required for a site plan. The application should NOT be submitted unless all points below are addressed. The checklist must be submitted with the application. Submit multiple maps if necessary. Additional information may be requested. Any additional information which the applicant feels will assist in evaluating the proposal is encouraged.**

**Minimum size is 8.5x11-Maximum size is 11x17**

STAFF    APPLICANT

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | North arrow   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Vicinity map with location and name of all roads surrounding the property   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | All property lines (if the parcel is large, provide a close up)   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Setbacks from property lines for all proposed structures if an accurate scale is not provided   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location and identification of all existing and proposed structures with dimensions.<br>Examples including, but not limited to: houses, sheds, barns, fences, culverts, bridges, retaining walls, and decks       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Distance from other structures if within 10 feet  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Test holes, septic tanks, septic lines, drainfields, and reserve areas  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wells, well circles with a 100-foot radius, water lines, etc. and all utility easements   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Distance between existing and proposed septic, wells, and buildings   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location of all existing or proposed driveways and dimensions, easements, access roads etc. If there is an access easement, please provide a copy   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location and identification of any known critical areas on site. Examples including, but not limited to, wetlands, streams or other surface waters, steep slopes, etc.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location of any known and proposed stormwater facilities  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location, depth, and extent of any clearing, grading and filling  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | For all projects other than a single family dwelling, a description of the proposed use is required. Examples include, but are not limited to: personal storage, commercial uses, agricultural uses, garage, etc. |

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## GENERAL INFORMATION

### Property Information:

Tax Parcel Number (s): 014589002016 / 014589002017 (014589002002 old)

Zoning: RDD-20 Acreage: 92.95

Site Address: 280 Nicholson Road, Ethel

Owner's Name: Dennis & Carol Keller

Owner's Address: 8200 W Circulo De Los Marteros

Owner's Phone Number: 360.266.7050 Owner's Email: \_\_\_\_\_

\_\_\_\_ Quarter Section, Section 15, Township 12 North, Range 01 East/West (Circle One)

### Applicant Information:

Name: Environmental Design - Becky Rieger

Mailing Address: 901 L Street, Centralia, WA 98531

Phone Number: 360.219.3343 E-mail: becky@environmentaldesignllc.com

### Surveyor/Engineer or Other Contractor Information (Attach additional sheets if necessary):

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Acknowledgment

I understand that County regulations require owner permission for County personnel to enter private property to conduct permit processing, review, and inspections. I also understand that my failure to grant permission to enter may result in denial or withdrawal of a permit or approval. By my signature below, permission is granted for representatives of the Community Development, Environmental Services, and Public Works Department to enter and remain on and about the property for the sole purpose of processing such permits and performing required inspections or reviews.

Prior notification of the date of inspections will take place is:  Required  Not Required  
(\_\_\_\_\_) \_\_\_\_\_ (Must provide phone number where applicant/representative can be reached)

I/We certify that all plans, specifications and other submissions required in support of this application conform to the requirements of all federal, state, and local codes and applicable laws and ordinances; and I certify that I am either the current legal owner of this property or their authorized representative. With this document, I take full responsibility for the lawful action that this document allows.

I certify that I have read and understand the limitations and conditions of Lewis County Code and agree to comply with all conditions of approval. I understand that any permits issued by Lewis County, consistent with the attached site plan, are valid ONLY if construction is in according to this plan and all other conditions of the permit are followed. By my signature below, I affirm that all the information and documents provided with this application are true and accurate to the best of my knowledge.

Signature: Becky Rieger Digitally signed by Becky Rieger  
Date: 2023.07.17 16:00:10 -07'00'

Date: 07.17.2023

Check one:  Owner  Authorized Agent



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## SPECIAL USE

**Fees:** The minimum fee for a new submittal is \$3,200. For an amendment or revision, the minimum fee is \$2,500. SEPA is not included in these estimates. Additional fees may apply.

### Additional Information:

Staff Applicant

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Detailed summary identifying all uses proposed for the site, including direct and accessory uses. All potential uses should be identified because approval will be limited to only those uses shown on the application or maps. All other uses will be prohibited.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Soils report, as required by the Lewis County Sanitary Code, LCC 8.40 and 8.41, if new or altered onsite sewage systems are proposed.   |
| <input type="checkbox"/> | <input type="checkbox"/>            | A lease agreement if the applicant is leasing the property.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A map or series of maps beyond the requirements of the 'Site Plan Requirements' Handout, drawn at a scale of 1" = 100', which shows: <ol style="list-style-type: none"><li>I. Wells within the development area or within 500 feet of the boundary of the site which are used for domestic use or identified through well log or water right records.</li><li>II. The location and height of all existing and proposed structures and their square footage: houses, sheds, garages, barns, fences, culverts, signs, storage tanks, exterior lighting, outdoor storage areas, parking areas, loading zones, etc.</li></ol> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Legal description of all parcels affected   |
| <input type="checkbox"/> | <input type="checkbox"/>            | If the proposed project is an animal kennel that requires the Lewis County Public Health and Social Services Dog Kennel Operating Permit, a copy of the Dog Kennel Operating Permit is required.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A narrative of how your proposed project complies with the Lewis County Code sections 17.158 and LCC 17.142   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Additional materials may be required by an administrator depending on the specific project.   |

**Project Name:** 280 Nicholson Road **Permit Number:** SUP23-0024

Detailed description of proposal (Attach additional sheets as necessary):

Client has subdivided the parcel to two parcels.

TPN: 014589002016 - Has an existing shop with living quarters on it and a plane hanger with a runway

TPN: 014589002017 - Proposing a 2-bedroom residence and a 2-bedroom ADU

**Water Supply:**

Existing Source:  Private Well  Shared Well  Public Water  Group B  Group A  
 Other; If other, please explain: \_\_\_\_\_

Proposed Source:  Private Well  Shared Well  Public Water  Group B  Group A  
 Other; If other, please explain: \_\_\_\_\_

**Sewage Disposal**

Existing Method:  Septic  Public Sewer  Other; If other, please explain: \_\_\_\_\_

Proposed Method:  Septic  Public Sewer  Other; If other, please explain: \_\_\_\_\_

**Access, Vehicles, and Traffic**

Access Road: Nicholson Road

Please check one:  Private Road  County Road  State Highway  
 Other; If other, please explain: \_\_\_\_\_

How many parking spaces are available: 3 How many parking spaces will be added: 2

How many vehicle trips will be generated daily to and from the site by the proposed use? Please include employees, customers, delivery trucks, etc. "Trip" means a one-direction movement that begins at the origin and ends at the destination per LCC 12.60.030: 4-6 - Private runway with private residences

How will these trips be distributed by type and time of day?  
7am to 7 pm

**Site Characteristics**

Is this a pre-existing business?  Yes  No If yes, when did it begin operation? \_\_\_\_\_

Hours of operation: None

On average, how many customers do you expect per day: None

Total number of employees: 0

Will there be public assembly (church, event center, sports arena, etc.):  Yes  No

If yes, will the public assembly be within an enclosed building:  Yes  No

If the assembly is within an enclosed building, what is the occupancy load for the structures with proposed public assembly? \_\_\_\_\_

Please provide a floor plan detailing the layout of activities proposed in enclosed building

	Existing		Proposed		Total	
<b>Number of Buildings</b>	2		2		4	
<b>Gross Floor Area of all Buildings, all Floors</b>	9200	Sq. ft.	2400	Sq. ft.	11600	Sq. ft.
<b>Total Impervious Area</b>	9200	Sq. ft.	2400	Sq. ft.	11600	Sq. ft.

Please describe the size (in square feet) and use of each building (ex: living area, commercial space, storage, etc.):

TPN: 014589002016 - 2400 Sq foot shop with living quarters and a 6800 sq foot airplane hanger

TPN: 014589002017 - (2) 1200 sq ft manufactured homes for residences

Will people stay overnight?  Yes  No

What type of overnight facility is being proposed (motel, group home, campground, residence for caretaker etc.): Residences

Is their stay temporary or permanent? Permanent

How many people will be living/staying on site (# of rooms in a hotel, campground spaces in campgrounds, family members living in residence, etc.): avg 2 people per bedroom

Will there be storage of hazardous, nonhazardous, or any other type of materials?  Yes  No

Explain:

Please describe the provisions proposed to make the proposed development compatible with the appearance and character of the surrounding area?

Buildings are built as shops or are manufactured homes which is consistent with neighboring lots.

Please describe the provisions proposed to safeguard the adjoining properties against any detrimental effects caused by the development?

The locations are away from property lines and have brush around them and between them and neighboring properties.