



## Long Plat Internal Review Comments

File Number: LP22-00001 (Revised Drawing – 4 Lot Subdivision)

Date Printed: October 13, 2023

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### Road/Utility Review:

- The revised drawing needs to show emergency vehicle turnaround on access road for Lots 1, 2, and 4 meeting Lewis County Road Standards 12.60.
- Access road shall be constructed to meet Lewis County Private Road Standards 12.60. The design engineer shall submit copies of certifying letter, As-Built, and compaction tests.
- Shall have no access zone along Snyder Rd and Lot 3 – must be shown on the preliminary plat drawing.

### Stormwater Review:

- Road construction will require stormwater review application and engineered plans per LCC 15.45.

### Building Official/Fire Marshal Review:

- Road ways/Driveways in excess of 150 feet shall have fire apparatus turnarounds.
- Due to number of lots road system shall be paved.
- Each lot shall have its own approved address.
- Fill and grade permit application is required to be submitted with the Road Review and Stormwater Review applications.

### Survey Review:

- The information in the curve table and the lot closure report for curve 5 do not match.
- Add the typical warnings for access, right of way etc.
- Add the original and the new legal descriptions.

### Access Review:

- Snyder Rd should be labeled as "Snyder Road #751A" and show the R/W width for it and Hideaway Ln.
- Add access width for additional lots 1 & 2 off of Burl Ln.

### Traffic Review:

- Project does not exceed TIA thresholds; TIA not required.

**County Engineer Review:**

- Will need to update review letter once preliminary plat drawing is submitted again.

**Water Review:**

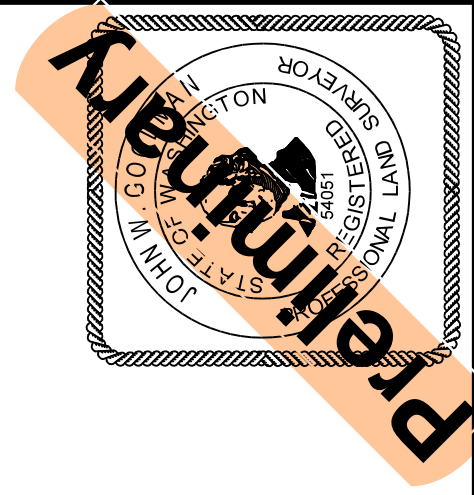
- Progress update from Ron Wilson, LCWSD#3: There is an existing metered connection on the southern portion of the property that will provide water to proposed Lot 4. Signed WANs have been submitted for Lots 1 through 3, however meters have not yet been installed.
- Water Intake Review in Jonathan Creek:
  - Water intake GPS location - Coordinates are -121.659693, 46.609604
  - There are 14 properties with potential connections to the surface water intake system in Jonathan Creek. Potentially two houses and one shop may have interior plumbing with the creek water. The rest of the connections are outdoor connections only and are also served by LCWSD#3. Intake location requires 200-foot radius buffer.

**On-Site Septic Review:**

- Lots 1,2,4 ok for standard gravity flow systems; lot 3 will require a designed/engineered on-site system. Lot sizes ok with approved public water system

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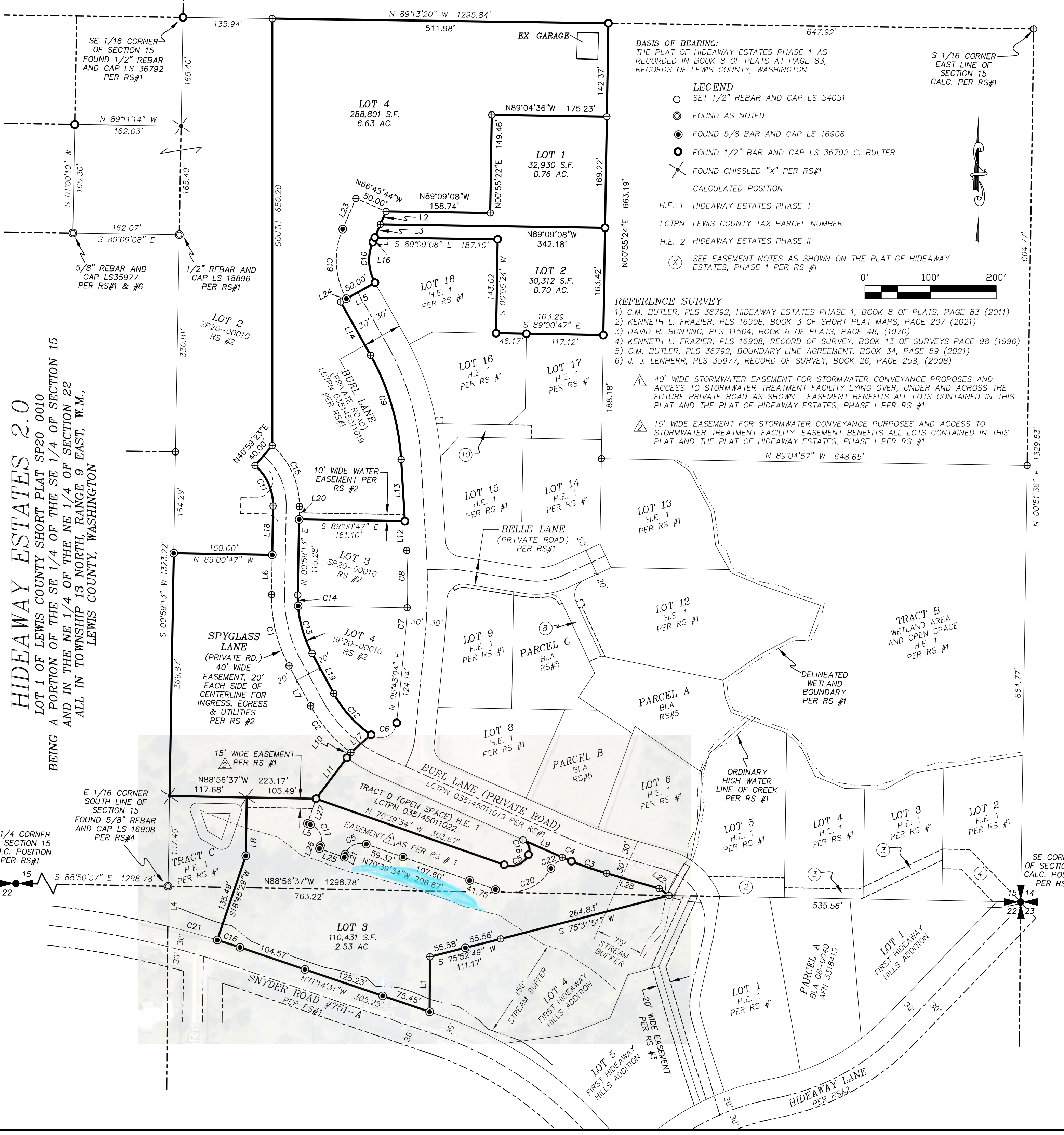
By K. Witherspoon at 1:38 pm, Oct 13, 2023



FORESIGHT SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 1583 N. NATIONAL AVE. CHEHALIS, WA 98532 Ph (360) 748-4000

LINE TABLE with columns: NO., BEARING, DISTANCE. Rows L1 through L28.

CURVE TABLE with columns: NO., RADIUS, DELTA, LENGTH. Rows C1 through C22.



BASIS OF BEARING: THE PLAT OF HIDEAWAY ESTATES PHASE 1 AS RECORDED IN BOOK 8 OF PLATS AT PAGE 83, RECORDS OF LEWIS COUNTY, WASHINGTON. LEGEND with symbols for rebar, found positions, and easements.

REFERENCE SURVEY 1) C.M. BUTLER, PLS 36792, HIDEAWAY ESTATES PHASE 1, BOOK 8 OF PLATS, PAGE 83 (2011) 2) KENNETH L. FRAZIER, PLS 16908, BOOK 3 OF SHORT PLAT MAPS, PAGE 207 (2021) 3) DAVID R. BUNTING, PLS 11564, BOOK 6 OF PLATS, PAGE 48, (1970) 4) KENNETH L. FRAZIER, PLS 16908, RECORD OF SURVEY, BOOK 13 OF SURVEYS PAGE 98 (1996) 5) C.M. BUTLER, PLS 36792, BOUNDARY LINE AGREEMENT, BOOK 34, PAGE 59 (2021) 6) J. J. LENHERR, PLS 35977, RECORD OF SURVEY, BOOK 26, PAGE 258, (2008)

HIDEAWAY ESTATES 2.0 LOT 1 OF LEWIS COUNTY SHORT PLAT SP20-0010 BEING A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 15 AND IN THE NE 1/4 OF THE NE 1/4 OF SECTION 22 ALL IN TOWNSHIP 13 NORTH, RANGE 9 EAST, W.M., LEWIS COUNTY, WASHINGTON

40' WIDE STORMWATER EASEMENT FOR STORMWATER CONVEYANCE PROPOSES AND ACCESS TO STORMWATER TREATMENT FACILITY LYING OVER, UNDER AND ACROSS THE FUTURE PRIVATE ROAD AS SHOWN. 15' WIDE EASEMENT FOR STORMWATER CONVEYANCE PURPOSES AND ACCESS TO STORMWATER TREATMENT FACILITY, EASEMENT BENEFITS ALL LOTS CONTAINED IN THIS PLAT AND THE PLAT OF HIDEAWAY ESTATES, PHASE I PER RS #1

E 1/16 CORNER SOUTH LINE OF SECTION 15 FOUND 5/8" REBAR AND CAP LS 16908 PER RS#4

SE CORNER OF SECTION 15 CALC. POSITION PER RS#1



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Southwest Region Office  
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

August 25, 2022

Karen Witherspoon, AICP, Senior Project Planner  
Lewis County  
Department of Community Development  
2025 NE Kresky Avenue  
Chehalis, WA 98532

Dear Karen Witherspoon:

Thank you for the opportunity to comment on the determination of nonsignificance for the Hideaway Estates 2.0 Subdivision Project (SEP22-0021) located at 153 Burl Lane as proposed by Minter Creek LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287**

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials

**WATER QUALITY/WATERSHED RESOURCES UNIT:  
Evan Wood (360) 706-4599**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

Karen Witherspoon

August 25, 2022

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1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
  - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
  - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
  - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at [Carol.Serdar@ecy.wa.gov](mailto:Carol.Serdar@ecy.wa.gov), or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application>. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology  
Southwest Regional Office

(GMP:202203903)

cc: Derek Rockett, SWM  
Evan Wood, WQ

## Karen Witherspoon

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**From:** Meyer, Zachary (ECY) <ZMEY461@ECY.WA.GOV>  
**Sent:** Wednesday, August 23, 2023 9:02 AM  
**To:** Megan Sathre  
**Cc:** Karen Witherspoon  
**Subject:** RE: SEP22-0021 & LP22-00001 Hideaway Estates 2.0 Subdivision - REVISED

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Karen,

It appears from the site plan that lot 3 would be undevelopable due to stream buffers. Any subdivision needs to create lots with ample space to build outside of critical areas and their buffers. Perhaps this lot is being set aside as a protected tract?

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



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**From:** Megan Sathre <Megan.Sathre@lewiscountywa.gov>  
**Sent:** Thursday, August 17, 2023 1:38 PM  
**Cc:** Karen Witherspoon <Karen.Witherspoon@lewiscountywa.gov>  
**Subject:** SEP22-0021 & LP22-00001 Hideaway Estates 2.0 Subdivision - REVISED

Greetings,

Lewis County has received a SEPA checklist for a four (4) lot subdivision called Hideaway Estates 2.0. The information is being forwarded to you for review and comment.

All documentation relating to this project can be found here: <https://lewiscountywa.gov/departments/community-development/current-planning-applications/hideaway-estates-20-subdivision-7-lots-lp22-00001-type-iii-application/>. The lead agency is Lewis County and the issue date of the DNS is August 17, 2023.

Please review the documents and **make all comments to Karen Witherspoon**, Senior Project Planner, Lewis County Community Development at [Karen.witherspoon@lewiscountywa.gov](mailto:Karen.witherspoon@lewiscountywa.gov). Comments are due by 4:00pm on September 1, 2023.

**Megan Sathre**

Office Assistant Senior

Lewis County Community Development

(360)740-2677

**External Email - Remember to think before you click!**

**This message may contain links with malware, viruses, etc. Please ensure the message is legitimate before opening it.**



State of Washington  
DEPARTMENT OF FISH AND WILDLIFE  
Southwest Region 5 • 5525 South 11<sup>th</sup> St Ridgefield, WA 98642  
Telephone: (360) 696-6211 • Fax: (360) 906-6776

September 1<sup>st</sup>, 2023

Karen Witherspoon  
Lewis County Community Development  
2025 NE Kresky Ave  
Chehalis, WA 98532

Dear Karen Witherspoon:

Thank you for the opportunity to comment on the **Hideaway Estates 2.0 Subdivision**. The Washington Department of Fish and Wildlife (WDFW) has reviewed this proposal and offers the following comments for your consideration.

**In most areas, elk and deer summer ranges are on public lands, whereas winter ranges largely are on private lands. Elk/deer likely use this area year-round with higher concentrations during winter months. Elk/deer wintering range in this area is at risk of increased fragmentation due to development pressure, especially if proposed projects are not assessed for impacts.**

***Elk/Deer Wintering Range***

Fragmentation of habitat occurs when existing habitat and corridors are altered on the landscape either through direct removal of vegetation or when it is no longer usable for wildlife. The effects are cumulative and can result in:

- Loss of habitat connectivity for species migration and dispersal,
- Increased predation and harassment of wildlife by household pets,
- Increased interactions with humans,
- Increased opportunities for invasive species to penetrate important habitat areas

We as an agency recognize the importance of balancing development needs with preserving wildlife habitat. **Since this project will directly remove habitat that elk/deer are documented to use, it is critical to understand the ecological impacts to elk/deer prior to approving development so that impacts can be avoided, minimized and, if necessary, mitigated.** Potential options include, but are not limited to:

- Prohibiting fencing that elk/deer cannot cross
- Retain forested areas within the parcel
- Reducing (or clustering) the number of homes within the parcel
- Enhancing other elk/deer habitat in immediate area

Developing within the area may lead to an increase in conflict, including damage to agricultural crops



and vehicle collisions. The likelihood of human/elk/deer conflicts is influenced by the number of elk/deer in the area, availability of alternative food sources, protective cover, and winter weather conditions. **If elk/deer are damaging your property, personnel from your local Fish and Wildlife office can help you evaluate damage-control options.** Typical nonlethal damage control techniques include but are not limited to herding, hazing, scare devices, fencing and fence repair, land purchases, purchasing or leasing crops, crop-damage payments, and winter feeding. Additional information on fencing and interacting with elk can be found at <https://wdfw.wa.gov/species-habitats/species/cervus-canadensis>.

Again, we thank you for the opportunity to provide input. Please contact me should you have any questions or need additional information.

Sincerely,

A handwritten signature in cursive script that reads "Elliot Johnson".

Elliot Johnson  
Habitat Biologist WDFW  
Elliot.johnson@dfw.wa.gov

**RECEIVED**

By K. Witherspoon at 9:31 am, Aug 21, 2023

08.18.23

Karen Witherspoon

Senior Project Planner

Lewis County Community Development

RE: SEP22-0021 & LP22-00001 – for public comment

After reviewing the revised application for SEP22-0021 & LP22-00001 we still have the same concerns regarding lot 3 and its setback for the septic and drain field placement and that its placement adheres to the states and DNR's requirements from Jonathan creek. (Lewis County code 17.38.420 and water sources pdf., table 3.3-1 stream type buffers). This distance is horizontal distance (map distance).

At the end of last August 2022, during a survey we had done of Jonathan Creek , there are plots and ribbons in the creek. The creek was found to be over 10 ft wide and there were sculpins present in the water.

In addition to being concerned with the required setback from our domestic water supply, we are concerned with potential sediment from septic tank and leech field effluent, lawn fertilizers/pesticides and of runoff from logging/tree removal and construction, that will make its way into the creek, thereby polluting the water supply and damaging the dam and its catchment system. They need to stay outside the required setback. These setbacks are designed to protect our water system

I know we, and all eight properties that use this domestic water supply, have the same concerns as we do.

Thank you,

Mike and Karen Banks

360.590.0954

mkbanks292@gmail.com

Karen Witherspoon

Lewis County Community Development

2025 NE Kresky

Chehalis, WA 98532

RE: SEP22-0021 & LP22-00001

Attached are two different comments made by the Department of Ecology during the first comment period. We believe that they still apply for this revised application and would like to make sure that they are entered into comment again.

Looking over the SEPA informational Checklist for this revised application we would like to bring some answers to questions in for comments.

3. Water, subsection a-surfacewater, question 2)

They say that there will be no work over, in or adjacent to (within 200 ft) of the described waters. In the previous question, they identified Jonathan Creek and Hall Creek as the described water.

If they follow the 200 ft setback where there will be no work over, in or adjacent to Jonathan and Hall Creek we would have no problem with lot 3, as this setback meets all of the setback requirements from the State, County and DNR, thereby protecting our water supply.

Thank You,

Mike and Karen Banks

360.590.0954

mkbanks292@gmail.com

**Karen Witherspoon**

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**From:** Smitherman, Opal (ECY) <ODAV461@ECY.WA.GOV>  
**Sent:** Tuesday, September 13, 2022 10:33 AM  
**To:** Karen Witherspoon; ECY RE SWRO SEPA COORDINATOR  
**Cc:** Lee Napier  
**Subject:** RE: Ecology Comments county file SEP22-0021 Hideaway Estate 2.0 proposed subdivision  
**Attachments:** SM Newkirk Certificate.pdf

Good Morning Karen,

I apologize for the delay in responding.

The applicant may not have known of the existing water right as it was hard for me to determine whom the right was issued to. It sounded as though it was the USFS that had the original right when it was in fact SM Newkirk for the Packwood Heights Addition.

The attached water right certificate is for a SM Newkirk whom developed the dam, for 8-10 cabins on 16-20 acres of which myself and Mr. Banks observed on the 29<sup>th</sup> of August. According to Mr. Banks there is a large pond located on one of the properties within Hideaway Estates which has been partially filled over the years and may have impeded water flow to the dam below in drier months. My understanding of the current situation is that not all of the original cabins (homes) in the Packwood Heights Addition this right was issued for are currently using the water and are now connected to PUD water, and there may be only 6 or so who still use this system for domestic supply and irrigation, so a portion of this water right more than likely has relinquished. Those that are still connected to the Johnathan Creek system though do have a valid right to use the water as it was issued, and that water right should not be impaired due to construction happening above their intake (dam).

Thank you,

Opal Smitherman  
Department of Ecology  
Southwest Regional Office  
360-407-6859  
oday461@ecy.wa.gov

Please note I am only available by phone and e-mail until further notice.

## Karen Witherspoon

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**From:** Meyer, Zachary (ECY) <ZMEY461@ECY.WA.GOV>  
**Sent:** Monday, August 8, 2022 2:31 PM  
**To:** Karen Witherspoon  
**Cc:** Megan Sathre  
**Subject:** [Spam?] RE: SEP22-0021 & LP22-00001 Hideaway Estates 2.0

**Importance:** Low

Hi Karen,

The proposed subdivision should not create lots that would be encumbered by critical area buffers and must have ample development space outside of the buffers. Variances or reasonable use exceptions would not apply to the subdivided lots.

Let me know if you have any questions or if I can be of assistance.

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



**RECEIVED**

By K. Witherspoon at 9:09 am, Aug 21, 2023

August 19, 2023

Karen Witherspoon

LC Community Development

2025 NE Kresky Ave

Chehalis, WA 98532

I received a letter regarding permits LP22-00001 and SEP22-0021.

I have owned the property at 105 Francis ST, Packwood since 1964. At that time the water for our home, and all of the homes on my street came from the dam that is located on Jonathan Creek above my home. The right to the water use in listed on my deed.

I have since gotten hooked up to city water, but still used the water from the dam for irrigation of my yard and garden and other various outside uses.

I want the water to continue to be safe for use, as it has been in the past. Septic systems too close to our water source would affect that.

Thank you,

Raymond Ferguson

PO Box 112

Packwood, WA 98361