



Community Development

2025 NE Kresky Avenue
Chehalis WA 98532

October 5, 2022

Minter Creek LLC (sent electronically)
Ryan Walters
4402 20th St. E.
Fife, WA 98424

RE: Long Plat (Full Subdivision) Application – LP22-00004 – “Subdivision of Hideaway Estates 2.0” – SEPA Withdrawal, request for additional information, and request response to agency and public comments

Mr. Walters:

During the notice of application and SEPA determination comment period, seven public comments and seven local and state comments were received. Comments submitted identified deficiencies in the project designs, and environmental concerns. Upon further review of the materials received during the application process, the comments received during the DNS comment period and subsequent research by county staff, it was found there was potential lack of material disclosure in the application and conflicting information which may affect the determination if the proposal does or does not have a probable, significant adverse impact on the environment. (WAC 197-11-340(3)(a)(ii) and WAC 197-11-340(3)(a)(iii)). Lewis County, the lead agency, withdrew the DNS and is requesting additional information and clarifications from the applicant. State agencies provided additional research on the water rights concerns and the use of the buffer reduction method.

I am including all of the comments (39 pages) received during the notice process (see comments for specific details) and have summarized the comments and the issues identified as follows:

- There is a diversion dam located on Jonathan Creek that has a water right and provides domestic drinking water, and irrigation water to an existing subdivision (Packwood Height) located south of Snyder Creek Road.
 - The water right and the diversion dam need to be protected from an impacts, and should not be impaired due to construction and/or lot development happening above the water intake at the diversion dam. Potential re-design of the southern lots may be required.
- Jonathan Creek is wider than 10-feet between the ordinary high water marks, as confirmed by Ecology in at least three locations. The reduction to a 100-foot buffer cannot be granted and the standard 150-foot buffer is required. Proposed Lots 3, 4, 5 & 6 do not appear to have adequate area to be considered buildable lots with the lot layout as proposed and with the 150-foot buffer. Re-design of the lot configuration is required.

- County Engineer comments and County Fire Marshal comments identify deficiencies in the proposed road design and proposed lot layout. See comment letters for details. Re-design of the road layout and lot line layout is required.
- Comments from two state agencies (DAHP & Ecology) identified concerns related to the water right, the inadequate stream buffers, and the need for archeological and historic survey along Jonathan Creek and the parcel as a whole.
- Seven comment letters from the public have listed several concerns about the water rights, contamination of drinking water due to potential septic systems being located too close to Jonathan Creek, roads, and traffic safety.

You will need to address the comment letters and the design deficiencies. Once the re-designed subdivision drawings, the additional information, and the responses to comments are submitted for review, the revised project documents will be reviewed and evaluated prior to a new SEPA comment period and threshold determination being issued. The SEPA process will then continue.

Sincerely,

Karen Witherspoon

Karen Witherspoon, AICP
Senior Project Planner

CC: Foresight Surveying, Inc. (sent electronically)
RB Engineering (sent electronically)
Enclosure: Comment letters