

**LEWIS COUNTY**  
**PLANNING REVIEW – DEVELOPMENT REVIEW**  
**Parcel No.: 035145001003**

**EXHIBIT 12**

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**Status:** **APPROVED**  
Applicant: WALTERS, RYAN  
Review #: LDR22-0032  
Application #: LP22-00001  
Project: Hideaway Estates 2.0 Long Plat (revised into four lot subdivision)  
Date: 08/10/2023

### **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 C, typically areas of minimal flooding. Development in these areas shall be consistent with the Lewis County Flood Damage Prevention Ordinances LCC 15.35.
4. This land division is located in two zoning districts and development shall conform to the requirements of the zoning district in which it is located. The two zoning districts are: Small Town Mixed Use (STMU) Zoning District per LCC Chapter 17.45; and Small Town Residential Four Units Per Acre (STR-4) Zoning District per LCC Chapter 17.50.
5. The land division is located in WRIA 26 Cowlitz.
6. Portions of this land division contain areas of mapped steep slopes and erosion hazard areas. Future development may require a geo-technical engineering report consistent with the requirements listed in LCC Chapter 17.38.
7. This land division is located within the volcanic hazard area.
8. 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. 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.
9. This land division contains a mapped Type F Stream and a mapped Type N Stream. Type F Streams have a 150 foot buffer on each landward side of the ordinary high water mark (OHWM) and Type N Streams have a 75 foot buffer on each landward side of the OHWM. Future development shall be consistent with LCC Chapter 17.38.
10. This land division contains a water intake for an offsite water system. There is a required 200 foot radius protection buffer around the water intake.
11. 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.
12. This land division is located within Packwood Airport's horizontal 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.

*Karen Witherspoon*

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Karen Witherspoon, AICP  
Senior Project Planner