

Project Narrative

RIVERSIDE

March 15, 2024

The proposal is to subdivide a 12.8-acre parcel into nine (9) single-family residential lots with associated private roadway, stormwater, and utility improvements.

A Road Approach (RA23-00367) and Well Site Inspection (WS23-00049) were recently approved by Lewis County.

The parcel is zoned RRC-R1. The proposed density is less than 1 unit per 1 acre.

Site vegetation in the western three-quarters of the parcel consists of pasture grass and scotch broom. The eastern one-quarter is forested. Three Douglas fir trees, several small alder trees, and some underlying brush were recently removed to install an access to the well site. Only pasture grass and scotch broom will need to be removed to construct the proposed private roadway and utility improvements. The invasive scotch broom will be removed from the entirety of the site and any invasive plant species found in the wetland buffer area will be hand-removed.

The subject parcel is undeveloped but was used as farmland from the 1960's through approximately the early 1990's.

The parcel is bordered by Cannon Rd. to the northwest; developed single-family parcels to the southwest; an undeveloped parcel to the northeast; and the Cowlitz River to the southeast.

The Cowlitz River (Type S water) borders the parcel to the south/southeast and it has a 150-foot buffer per Table 4-1 in the 2021 SMP. There is an off-site wetland located northeasterly of the northeast property corner and a small isolated on-site wetland associated with an old farm drainage ditch is located just inside the north/east property line. Both wetlands were evaluated by Land Services Northwest (report attached to this submittal) and were rated as Category III with 110-foot buffers. The buffer associated with the on-site wetland encroaches onto proposed Lot 3. The buffer associated with the off-site wetland is located entirely off-site. No work or development is proposed within any critical areas and/or their associated buffers.

A proposed easement across the eastern portion of proposed Lot 3 will provide for a community open space area along the Cowlitz River. This community open space area encompasses the entire stream buffer of the Cowlitz River, the majority of the 200-foot shoreline jurisdiction, and the entirety of an existing Department of Natural Resources Forestry Riparian Easement. This open space easement area encompasses approximately 20% of the overall parcel area.

The lots will be served by a new private roadway extending off the end of Riverside Dr. The on-site private roadway will be gated with an emergency vehicle turnaround at the end.

The lots will be served by individual septic systems and an on-site Group B Public Water System. A well was recently drilled. The proposed lot sizes meet the Minimum Land Area Requirements per Table X in LCC 8.40.310(2)(d). On-site septic systems and a public water system are consistent with the adjacent developed parcels.

Approximately one-half of the subject parcel is located within a 100-year flood zone associated with the Cowlitz River. The project has been designed to cluster the lots on the highest portion of the property to avoid flood hazards per LLC 15.35.230. Some road and utility work will unavoidably occur within the 100-year flood plain associated with the Cowlitz River; however, all work will occur outside of the 200-foot shoreline jurisdiction. The total fill associated with the roadway improvements within the flood plain is estimated to be approximately 395 cubic-yards. A Flood Development Permit Application and JARPA have been prepared and are included with this submittal.

The entire parcel is located within a Category 2 Critical Aquifer Recharge Area per Lewis County GIS. A nitrate loading analysis has been prepared by Insight Geologic (report is included with this submittal) and it states that the proposed project “does not appear to present potential adverse effects to the regional groundwater quality or quantity in the area from nitrate contributions”.

Portions of the subject parcel are located in Moderate to Severe Channel Migration Zones as mapped by Lewis County GIS. A Channel Migration Zone Evaluation report has been prepared by Quality Geo NW (report is included with this submittal) and it states the site to be of a “low risk category for channel migration”.

A geotechnical report was prepared by Quality Geo NW (report included with this submittal) addressing geological hazards (e.g. erosion, landslide hazard areas). No geological hazards were identified on or near the subject parcel.

A Cultural Resources Report has been completed by Antiquity Consulting and is included within this submittal. The report states that “No archaeological resources were identified”.

Existing public access to the shoreline of the Cowlitz River is provided approximately 1-mile upstream and approximately 1-mile downstream of the subject parcel, on the same side of the river as the subject parcel. Therefore, no public access points are being proposed across the subject parcel to the shoreline.

The project will be completed in one phase with substantial site work completed by winter 2024/2025 and final plat approval obtained by spring 2025.