

Lewis County Community Development

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Development Feasibility Study Updated July 2024

Customers often have questions about whether or not a parcel is buildable. This is a complicated question, and the answer depends on many variables. Page 2 of this handout provides steps the customer can take on their own to begin to understand the answer. For an official answer, a Master Site Review of a specific development proposal is necessary. Application fees and possibly other costs will be associated with the review.

At a minimum the review includes the following:

1. **Master Site Review.** The customer will need to propose a specific development and site plan, such as a house and garage with associated road approach, well and septic, for review.
2. **Soil evaluation.** The review will likely include a sewage permit and soil evaluation. Multiple test holes may be required, which requires the property owner's consent.
3. **Geotechnical Hazards.** If the property is located near a Landslide Hazard Area, Steep Slopes, Erosion Hazards or Channel Migration Zones a geotechnical report may be required.
4. **Floodplain and Shoreline.** If the proposed development is located near a river, stream or lake, an analysis of the Special Flood Hazard Area and/or Shoreline buffers may be required.
5. **Wetlands and Streams.** If the property is located near a wetland or stream, a wetland or stream report may be required.

Additional reviews, documentation or studies may be required depending on the site characteristics or the specific proposed use and development.

A determination will be made for the specific development proposal and based on the current regulations and requirements. Changes to the development proposal, such as moving the location of a building, could result in a new review.

For additional information about the process or to start a Master Site Review, please visit the Community Development webpage <https://lewiscountywa.gov/departments/community-development/permit-applications-and-handouts/> or contact the Community Development Permit Center at 360-740-1146.

In order to determine if a parcel is buildable, a Master Site Review is necessary; however, anyone can review the information available online to better understand site characteristics and the regulations associated with development.

Online maps <http://maps.lewiscountywa.gov/>

Lewis County Code <https://www.codepublishing.com/WA/LewisCounty/>

Here are some steps a customer may take to learn more about a parcel:

1. Open the online map <https://maps.lewiscountywa.gov/> and use the "Find Address or Parcel" search bar, in the upper left of the screen, to locate the specific property.
2. Use the Layer List, in the upper right of the screen, to turn on and off information.
 - a. Zoning – the zoning designations along with Table 2, Lewis County Code Chapter 17.42 Rural Area Zoning Summary, explain what uses (e.g., single family residential, commercial, etc.) are allowed on the parcel.
 - b. Critical Areas – the location of features such as streams, wetlands, floodway, steep slopes, etc. highlight which requirements may apply to the parcel.
3. After determining the zoning designation, allowed uses, and critical area features, open the Lewis County Code, Title 17, Land use and Development Regulations, to review the regulations and requirements associated with development you are considering
<https://www.codepublishing.com/WA/LewisCounty/#!/LewisCounty17/LewisCounty17.html>
4. Lewis County Code, Title 8, Health and Safety, includes information about sewage and water requirements
<https://www.codepublishing.com/WA/LewisCounty/#!/LewisCounty08/LewisCounty08.html>
5. If you are interested in dividing a parcel, Lewis County Code, Title 16, Subdivisions, provides the regulations and requirements
<https://www.codepublishing.com/WA/LewisCounty/#!/LewisCounty16/LewisCounty16.html>

This is not an exhaustive list. The only way to determine if a parcel is buildable is to go through the Master Site Review process to review a development proposal as it relates to the specific parcel.