

RECEIVED

By K. Witherspoon at 10:13 am, May 30, 2024



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

Southwest Region Office

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

May 30, 2024

Karen Witherspoon, AICP, Senior Project Planner
Lewis County
Community Development
2025 Northeast Kresky Avenue
Chehalis, WA 98531

Dear Karen Witherspoon:

Thank you for the opportunity to comment on the determination of nonsignificance for the Riverside Subdivision Project (SEP24-0010) located at 107 Riverside Drive as proposed by Merllawski Investments LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 995-3176

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 or Department of Ecology for proper management of these materials.

WATER RESOURCES: Opal Smitherman (360) 764-6972

The proposed groundwater withdrawal from a Group B well for the proposed Riverside Subdivision is limited to 5,000 gallons per day for domestic purposes and up to one-half acre lawn or noncommercial garden irrigation for the entire project. Any groundwater withdrawals in excess of 5,000 gallons per day or the irrigation of more than one-half acre requires a water right permit from the Department of Ecology (Ecology).

All water wells shall be constructed in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. Well reports must be submitted to Ecology within 30 days after completion of a well.

All water wells that may be drilled must be a minimum of 100 feet from any known, suspected, or potential source of contamination. Wells shall not be located within 1,000 feet of a solid waste landfill. WAC 173-160-171(1) The proposed water well shall be located where it is not subject to ponding and is not in the floodway, except as provided in Chapter 86.16 RCW. (2) It shall be protected from a one hundred year flood and from any surface or subsurface drainage capable of impairing the quality of the ground water supply.

Karen Witherspoon

May 30, 2024

Page 2

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

(JKT:202401990)

cc: Derek Rockett, SWM
Opal Smitherman, WR

Lewis County Community Development

2025 NE Kresky Ave, Chehalis, WA 98532 • Phone: (360) 740-1146 • Fax: (360) 740-1245

ADEQUATE PUBLIC FACILITIES FORM

Date: 05/09/2024

RECEIVED

By K. Witherspoon at 1:03 pm, May 09, 2024

Permit Number: LP24-00001

To whom may concern,

Lewis County has a land use application for:

A nine (9) lot Full Subdivision of an approximately 12.80 acre parcel in Rural Residential Center - One Dwelling per Acre (RRC-R1) zoning district. The subdivision will include construction of a gated private road to serve the nine proposed lots. A new Group B Public Water System will be created to serve the proposed nine lot subdivision. Each lot will utilize individual septic systems. The new access to the subdivision will be located off Riverside Drive (public) in the Packwood area.

The proposal is located at 107 Riverside Drive, which lies within your district. Please respond below to indicate whether or not your district has the capacity to serve the proposal or will have the capacity at the time of development. If no response is provided, it will be assumed you do not have the capacity to serve the proposed development. When completed, please return to: Karen Witherspoon, Senior Project Planner

Email: karen.witherspoon@lewiscountywa.gov

Phone number: 360-740-2637

Return by: May 23, 2024

Authorized official for:

(Select one): School District Law Enforcement Agency Fire District Refuse Disposal Company

- Yes, I certify that I have read the definition of adequate facility (attached). We have the capacity to serve only the proposed development as described above on this form, or will have the capacity at the time this project is developed. *with exception*
- No, we do not have the capacity to serve the proposed development.

Comments:

Dist 10 Request that a 2 1/2 inch Quick fill stand pipe be put close to well for water supply for fire also well to have a back up generator if not Dist 10 will not guarantee response without these in place

Name: LCD #10 Joanne Hale Position: Chief

Email: LCD10@LewisCounty.com Phone number: 360-496-1013

Signature: Joanne Hale Date: 5-9-24

Attached: Adequate Public Facilities Definitions

Lewis County Community Development

2025 NE Kresky Ave, Chehalis, WA 98532 • Phone: (360) 740-1146 • Fax: (360) 740-1245

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No, we do not have the capacity to serve the proposed development.

Comments:

Name: Laurie Doyle Position: CSR

Email: Lauried@wcnx.org Phone number: 360-736-4769

Signature: Laurie A Doyle Digitally signed by Laurie A Doyle
Date: 2024.05.10 07:46:44 -07'00' Date: 5/10/24

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No, we do not have the capacity to serve the proposed development.

Comments:

Name: Rick Van Wyck Position: Chief

Email: richard.vanwyck@lewiscountywa.gov Phone number: 360-740-1303

Signature: Richard Van Wyck Digitally signed by Richard Van Wyck
Date: 2024.05.14 09:41:19 -07'00' Date: _____

Attached: Adequate Public Facilities Definitions

Lewis County Community Development

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No, we do not have the capacity to serve the proposed development.

Comments:

Name: Paul Farris Position: Superintendent

Email: pfarris@whitepass.k12.wa.us Phone number: 509 497-3791

Signature:  Date: 6/12/2024

Attached: Adequate Public Facilities Definitions



Community Development

2025 NE Kresky Avenue
Chehalis WA 98532

June 28, 2204

Dear Mr. Merritt,

Per your request, please find the attached reviewer comments received to date related to permit applications LP24-00001 and SEP24-0010 with the knowledge that not all reviewer comments have been provided yet. We typically do not release reviewer comments until all comments are submitted because until all comments are submitted, we cannot reconcile them. In addition, a hearing on the staff recommendation cannot be scheduled until all comments are submitted and reconciled. Therefore, you are advised not to begin any work or additional studies based on any of the attached reviewer comments because those may be revised before or during the hearings process. Work or studies begun before all comments are reconciled and the Hearings Examiner has made final determination may result in unnecessary work or work/studies that must be significantly revised.

If you have any questions, please reach out to Karen Witherspoon at karen.witherspoon@lewiscountywa.gov.

Sincerely,

Mindy Brooks
Director of Community Development
Lewis County, WA



Public Health & Social Services

360 NW North Street
Chehalis WA 98532

06/17/2024

MERRLAWSKI INVESTMENTS LLC
209 CRESCENT BEACH DR
PACKWOOD, WA 98361

**SUBJECT: Soil Evaluation #: SE24-0014 through 21
107 RIVERSIDE DR, PACKWOOD
Tax Parcel #: 035067002003**

Dear Applicant,

An inspection was conducted on the above sites and they were found to be unsuitable for conventional on-site sewage disposal where tested, due to shallow seasonal water table. However, the lots may support an alternative system. Consultation with a certified sewage system designer (list enclosed) is recommended to explore your options and related costs.

Please note: A soil evaluation **DOES NOT** constitute approval or denial of on-site sewage disposal systems. The evaluation indicates the relative suitability of a soil condition under current regulatory requirements. Approval of on-site disposal systems is dependant upon submission and review of a sewage permit application and plans submitted by your designer, with appropriate fees.

Sincerely,

Environmental Health Specialist
Lewis County Public Health & Social Services

Enclosure:



Lewis County Department of Public Works

Josh S. Metcalf, PE, Director

Geoff Soderquist, PE, County Engineer

MEMORANDUM

Date: July 16, 2024
To: Lewis County Community Development
From: Geoff Soderquist, PE, County Engineer
Subject: LP24-00001 Riverside LCC 16.05.090 Review

a) Required Improvements:

The existing County Road, Riverside Drive, to the point where it connects with the new private road, will need to be improved to meet current county road standards of two 11' wide paved lanes with 1' paved shoulders. The section shall consist of 0.4' of HMA class 3/8" PG 58H-22 over 0.3' of crushed surfacing top course over 1.0' of crushed surfacing base course. Proposed private road will need to be designed in accordance with LCC 12.60 private roads serving 5-10 lots. To maintain the characteristics defined in LCC 12.60.270(1) of "allow[ing] more control, security, and sense of identity when public roads are not needed for public circulation," this shall be a gated private development. The gate shall be located beyond the County ROW and meet the requirements of LCC 12.60.670

b) Required Easements:

Private road easements appear to be sufficient width, in accordance with LCC 12.60. In accordance with LCC 12.60.270, the following statement needs to be added to the face of the plat:

*Road Maintenance &
Fleet Services
476 West Main St.
Chehalis, WA 98532
O 360.740.3380
F 360.740.2741*

*Administration, Engineering, Utilities,
Real Estate Services & Traffic
57 West Main St.
Chehalis, WA 98532
O 360.740.1123
F 360.740.1479*

*Solid Waste Services
Post Office Box 180
Centralia, WA 98531
O 360.740.1451
F 360.330.7805*

WARNING: Lewis County has no responsibility to build, improve, maintain, or otherwise service the private roads contained within or providing access to the property described in this plat.

- c) Effects of subdivision development on drainage in the general area:

Stormwater will need to be addressed in accordance with LCC 15.45 for the onsite improvements and the improvements to Riverside Drive. An unpermitted road appears to have been constructed on site beyond the limits of approved road approach, RA23-00367, that has disturbed existing drainage patterns and redirected stormwater onto County ROW. This will need to be addressed by restoring the pre-existing flow paths.

- d) Effects of the proposed subdivision on other public improvements under the jurisdiction of the county engineer/public works division:

There is no concern regarding effects to public improvements under the jurisdiction of the county engineer. Applicant will need a modification of existing approach permit based on the proposed land division.

- e) Accuracy of the technical information submitted:

The county surveyor will provide comments regarding the accuracy of the technical information.

- f) Adequacy of lot arrangement and dimensions for providing driveway access to buildings on such lots from an approved street:

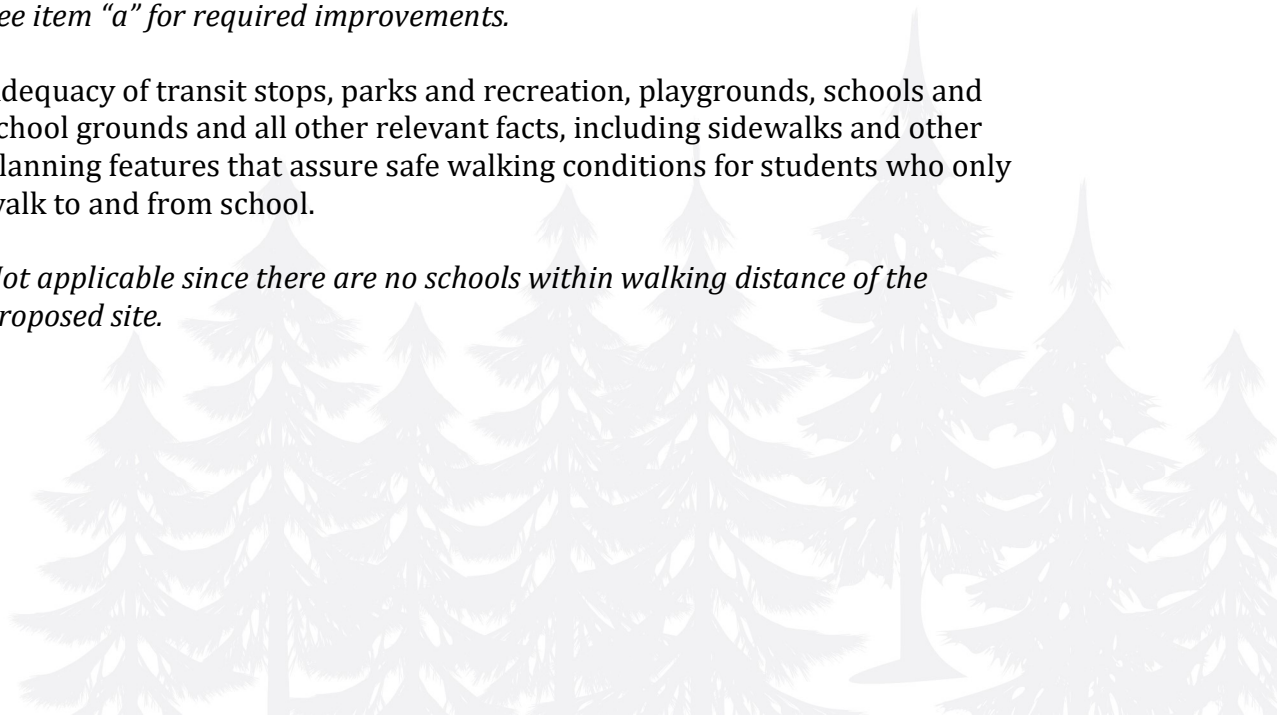
Lot arrangement and dimensions appear to be sufficient.

- g) Adequacy of any proposed public and private roadways:

See item "a" for required improvements.

- h) Adequacy of transit stops, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

Not applicable since there are no schools within walking distance of the proposed site.





Long Plat Initial Internal Review Comments

File Number: LP24-00001

Date Printed: July 18, 2024

Access Review:

- Add road #373371 to Crescent Drive, to be shown as "Crescent Drive #373371" on map face. Add road #73430 to Riverside Drive to be shown as "Riverside Drive #73430" on map face. Add the road file number to Silver Tip Lane on the map face.

Survey Review:

- Label the land division type and the associated file number on the face of the map in all standard locations (Riverside Subdivision LP24-00001).
- This parcel does not appear to be located in the noted Section 2, please verify. This is noted in the Auditor's index both pages and in the original legal description. Please correct all locations of the drawing.
- Move the dimensions along the Northerly line of lot 1 for clarity.
- All individual lot corners will need to be set per LCC 16.05.250
- Please verify that all the written data per LCC 16.05.240(2) is on the face of the map.
- Land division survey map requirements state that original and proposed legal descriptions are to be listed on the face of the map.

Traffic Review:

- Traffic under the threshold to require a TIA.

Building Official/ Fire Marshal Review:

- Fire suppression storage tank and Fire Department Connection (FDC) required for FD#10
- Each lot shall have approved parcel and address
- Each lot shall have approved water and septic
- The main access point for the subdivision should be off Cannon Road to avoid the floodplain per LCC 15.35.320 (1). Secondary access could be off Riverside Drive.

- Gates located on the private road will need to meet the minimum requirements of LCC Section 12.60.270.
- Knox Boxes keyed per Lewis County Fire District #10's specifications are required at each gate.
- The location of the private road gates shall be shown on the final plat drawing.
- The proposed lots shall show buildable area and the required setbacks for each lot on the final plat drawing
- Private/Public Roads within the proposed plat shall be named and included in the lot addresses. Proposed road names are required to be reviewed and approved before usage
- Access shall be constructed to Lewis County road standards, Road review/Stormwater and Fill and Grade permits required.
- The property is located in a SFHA, all future development and buildings shall obtain floodplain development permits and have their own Pre and Post Elevation certificate. Base flood evaluations for each lot are required to be shown on the final plat drawing.

Road/Utilities Review:

- See attached County Engineer's Final Report dated July 16, 2024

Stormwater Review:

- Road construction will require stormwater review application and engineered plans per LCC 15.45. See additional requirements in County Engineer's Final Report dated July 16, 2024.

County Engineer's Review:

- See attached County Engineer's Final Report dated July 16, 2024

Public Health & Social Services – Water Review:

- The project will be served by a drilled well, ID# BPH997. The well site location was initially approved as WS23-00049. The proposed Group B Water System Design documents were submitted as WA24-00002 for initial review on April 10, 2024. Submittals include a draft SCA covenant and preliminary plat map showing the well's SCA. *These submittals are sufficient for preliminary approval.*
- Prior to Final Approval, the proposed Group B Water Supply that will serve Lots 1 through 9 must be designed and constructed consistent with LCC 8.55 and must be approved by Lewis County Public Health & Social Services. Final construction must be certified by the design engineer and all conditions of approval completed including but not limited to installation of all system components; water lines to all properties, establishment of easements, installation of service meters, ongoing management by an approved Satellite Management Agency, and any well/pumphouse improvements under LCC 8.55.
- Prior to Final Approval, the proposed Group B Water Supply must be designed to provide fire flow and a backup generator as requested by LCFD10 and consistent

- with the water system design criteria of LCC 8.55.
- Prior to Final Approval, Signed Water Availability Notices must be submitted for Lots 1 through 9, from the approved Group B water supply indicating the system is in substantial compliance with LCC 8.55 and is adequate/approved to serve each connection.
 - The following statement shall be shown as a Condition of Development on the face of the plat: "Per LCC 8.40.310 Lots 1 thru 9 shall be provided water from the approved public water supply designed and constructed to serve LP24-00001 Riverside."
 - All Sanitary Control Area Covenants must be shown on the Final Plat drawing and the Auditor File Numbers referenced accordingly on the Final Plat drawing.

Public Health & Social Services – Onsite Septic Review:

- All lots will require engineered/designed on-site septic systems. Notes shall be included as conditions of development.
- The septic soil perk holes/ test pit locations from the Soil Evaluations shall be shown on the final plat drawing.
- Lot sizes are ok with an approved water system