



Community Development

2025 NE Kresky Avenue
Chehalis WA 98532

July 19, 2024

Merrlawski Investments LLC (sent electronically)
Chris Merritt
209 Crescent Beach Dr
Packwood, WA 98361
chris@olyeng.com

RE: Long Plat (Full Subdivision) Application – LP24-00001 – “Riverside” – Request for additional information and request response to agency comments

During the notice of application, SEPA determination comment period and internal review process, nine local and state agency comments were received. Comments submitted identified deficiencies in the project designs and lack of adequate public services for the fire district.

As the plat is currently proposed, in my staff report, I will not be able to recommend preliminary plat approval to the Hearing Examiner. (This is assuming you take no action to correct the deficiencies noted; you can take action to avoid this problem.) I am including all of the comments received during the notice process (see comments for specific details) and have summarized the comments and the issues identified as follows:

- For a land division to be approved the adequate facilities memos must be submitted indicating each facilities provider is willing and has the capacity to serve the proposed development. Fire District #10 has indicated they are willing to serve the development but fire flow is needed.
 - Concurrency of adequate public facilities is required under GMA, the state subdivision codes and within our local subdivision codes and our local adequate facilities codes.
- County Fire Marshal comments identify deficiencies in the road design as related to the floodplain and require redesign of primary access point before a public hearing can be scheduled with the hearing examiner.
 - If the redesign is not submitted and reviewed by County department reviewers, the staff report will have to recommend the preliminary approval be denied, as the current design cannot meet the requirements.
 - Additional comments listed from the County Engineer and County Fire Marshal not related to re-design of the project layout can be resolved as conditions of preliminary approval that have to be completed prior to final approval.
- Comments from one state agency (Ecology), and several internal reviewers identified conditions of preliminary plat approval that will be included in a staff report to the hearing examiner.

It is important to note, no appeals were filed on the SEPA determination and the SEPA process is complete. The Determination of Non-Significance (DNS) is retained and is final, but the project requires re-design of subdivision based on county and state code sections.

Once the re-designed subdivision drawings and the responses to comments are submitted for review; the revised project documents will be sent to departments, agencies, facilities providers and the public for review to determine adequacy to move forward and schedule a public hearing for preliminary plat review with the Hearing Examiner.

Sincerely,

Karen Witherspoon

Karen Witherspoon, AICP
Senior Project Planner

CC: Bracy Thomas Land Surveyors (sent electronically)

Enclosure: Comment letters (13 pages)