

LEWIS COUNTY
PLANNING REVIEW – LAND DEVELOPMENT REVIEW
Parcel No.: 035067002003

Exhibit 11

Status: **APPROVED**
Applicant: MERRLAWSKI INVESTMENTS LLC
Review #: LDR24-0016
Application #: LP24-00001
Project: Long Plat Subdivision – 9 Lots
Date: 10/07/2024

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 A, the 100 year flood plain; Flood Zone B, the 500 year flood plain; and in Flood Zone C, typically areas of minimal flooding. Development in Flood Zone A shall be consistent with the Lewis County Flood Damage Prevention Ordinance LCC Chapter 15.35.
4. Portions of this land division are located in the floodway. Development in that zone shall comply with the Lewis County Flood Damage Prevention Ordinance, LCC 15.35 and the Shoreline Master Program, LCC Chapter 17.25.
5. Portions of this land division are located within the jurisdiction of the Shoreline Management Act. Activities and development in this jurisdiction shall comply with the Lewis County Shoreline Master Program, LCC Chapter 17.25.
6. All development shall conform to the requirements of the Rural Residential Center (RRC-R1), One Residence per 1 Acre, Zoning District per LCC Chapter 17.95. Lots 1, 2, 5, 6, 7 & 8 are authorized to be smaller than the minimum lot size through the clustering provisions pursuant to LCC Chapter 16.18.
7. This land division is located within WRIA 26 Cowlitz.
8. Portions of this land division are located in a mapped Channel Migration Zone (CMZ) of Severe Risk and Moderate Risk. Quality Geo NW submitted a CMZ Evaluation Report dated November 6, 2023 & Revised on December 7, 2023, to evaluate the CMZ hazard related to the proposed land division consistent with the Lewis County Flood Damage Prevention Ordinance (LCC Chapter 15.35) and Lewis County Critical Area LCC Chapter 17.38. The land division was determined to be in the low risk CMZ.
9. This land division contains identified and delineated wetlands as identified on the Final Plat Map and in the Critical Area & Shoreline Assessment Report by Land Services Northwest dated November 13, 2023. Future development shall be consistent with LCC Chapter 17.38.
10. 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, LCC Chapter 17.38.
11. 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.
12. This land division is located within the mapped volcanic hazard area.

Karen Witherspoon

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Senior Project Planner