

Preston Pinkston

From: Meyer, Zachary (ECY) <ZMEY461@ECY.WA.GOV>
Sent: Wednesday, August 14, 2024 9:28 AM
To: Preston Pinkston
Subject: RE: SHD24-0002 Welsh Shoreline Variance

Hi Preston,

In reviewing this variance, it appears there is opportunity to further reduce impacts by tightening up the site plan and moving all development closer to the road. Per variance criteria (WAC 173-27-170), a variance request must be the minimum necessary to afford relief.

It is acknowledged that the overall size of the proposed residence is relatively small, which helps in addressing the required variance criteria.

For more detailed information on variance criteria, I would encourage Ecology's Variance Permit Review guidance: <https://apps.ecology.wa.gov/publications/documents/2306010.pdf>

Please let me know if you have any questions or concerns as this project progresses. Ultimately, Ecology will have a formal decision making role since this is a shoreline variance.

Zach Meyer, PWS
Shorelands Technical and Regulatory Lead
Shorelands & Environmental Assistance Program
Washington State Department of Ecology
Southwest Regional Office, Lacey, WA
360-481-9885



From: Megan Sathre <Megan.Sathre@lewiscountywa.gov>
Sent: Monday, August 5, 2024 11:28 AM
Cc: Preston Pinkston <Preston.Pinkston@lewiscountywa.gov>
Subject: SHD24-0002 Welsh Shoreline Variance

External Email

Greetings,

Please see the attached memo for a shoreline variance request.

All documentation for this project can be viewed here: <https://lewiscountywa.gov/departments/community-development/current-planning-applications/shd24-0002-welsh-shoreline-variance/>

All questions and comments can be directed to Preston Pinkston at preston.pinkston@lewiscountywa.gov or 360-740-1389.

Megan Sathre

Office Assistant Sr.

Lewis County Community Development

360-740-2677

External Email - Remember to think before you click!

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From: [Meyer, Zachary \(ECY\)](#)
To: [Preston Pinkston](#)
Cc: [Mark Welsh](#); [Alex Callender](#)
Subject: RE: SHD24-0002 Complete Application Letter
Date: Thursday, September 19, 2024 8:05:03 AM

Thanks Preston (and Mark),

Sounds like minimization options were maximized. Just be sure the application provides this explanation to show how the project meets the requirements of WAC 173-07-170 for a shoreline variance.

Let me know if you would like to chat, or if you have any concerns/questions.

Zach Meyer, PWS
Shorelands Technical and Regulatory Lead
Shorelands & Environmental Assistance Program
Washington State Department of Ecology
Southwest Regional Office, Lacey, WA
360-481-9885



From: Preston Pinkston <Preston.Pinkston@lewiscountywa.gov>
Sent: Wednesday, September 18, 2024 11:51 AM
To: Meyer, Zachary (ECY) <ZMEY461@ECY.WA.GOV>
Cc: Mark Welsh <dooger14@aol.com>; Alex Callender <landservicesnw@gmail.com>
Subject: RE: SHD24-0002 Complete Application Letter

External Email

Hi Zach,

I just got done going over the site plan with Mark. They have their septic system as close to the road as possible with a 5' setback. The drainfield is as small as it can be and the foundation of the house needs to be 10' from the drainfield (health code). Based on that information, the

house is currently proposed as close to the road as it can be.

Do you have any additional concerns in regards to your comment or does that clear that up?

Preston Pinkston

Planner
Lewis County Community Development
125 NW Chehalis Ave
Chehalis, WA 98532
360-740-1389

From: Meyer, Zachary (ECY) <ZMEY461@ECY.WA.GOV>
Sent: Wednesday, August 21, 2024 9:57 AM
To: Alex Callender <landservicesnw@gmail.com>; Preston Pinkston <Preston.Pinkston@lewiscountywa.gov>
Cc: Mark Welsh <dooger14@aol.com>
Subject: RE: SHD24-0002 Complete Application Letter

Thanks Alex,

The County had also sent this out for comment. See attached for my comments on this one that I provided to the County.

Main comment is related to minimizing, and I suggest to tighten up the development footprint a bit and shift closer to the road (further from shoreline). It seems feasible that the redevelopment should not be extending further waterward of the existing cabin.

It is acknowledged that the overall size of the proposed residence is relatively small, which helps in addressing the required variance criteria.

Let me know if you have any questions or would like to discuss.

Zach Meyer, PWS
Shorelands Technical and Regulatory Lead
Shorelands & Environmental Assistance Program
Washington State Department of Ecology
Southwest Regional Office, Lacey, WA
360-481-9885



From: Alex Callender <landservicesnw@gmail.com>
Sent: Tuesday, August 20, 2024 11:31 AM
To: Meyer, Zachary (ECY) <ZMEY461@ECY.WA.GOV>; Preston Pinkston <preston.pinkston@lewiscountywa.gov>
Cc: Mark Welsh <dooger14@aol.com>
Subject: Re: SHD24-0002 Complete Application Letter

External Email

Sorry for the lateness. I had a hard time maintaining contact at the campsite on the road and I have a day at the coffee shop while doing reports.

Here is the site plan and the report. Let me know if you need anything else. I will be back next week if you want to visit. The builder, Mark Welsh does very nice work, and has really improved the neighborhood with his redevelopment.

This one has an old cabin on it that will be removed and replaced with a new home. He has limited the size of the cabin as much as we could while still maintaining a functional homesite for Mark.

Sincerely,

Alex Callender MS PWS
LSNW Inc.
360-481-4208

On Wed, Aug 14, 2024 at 6:03 PM Alex Callender <landservicesnw@gmail.com> wrote:

I'll will get that to you tomorrow.

On Mon, Jul 22, 2024, 9:57 AM Meyer, Zachary (ECY) <ZMEY461@ecy.wa.gov> wrote:

Thanks Alex,

Do you have a site plan I could take a look at? Any associated reporting would be useful too.

After preliminary review, we can determine if a site visit is necessary.

Zach Meyer
Shorelands Technical and Regulatory Lead
Shorelands & Environmental Assistance Program
Washington State Department of Ecology
Southwest Regional Office, Lacey, WA
360-481-9885

From: Alex Callender <landservicesnw@gmail.com>

Sent: Thursday, July 18, 2024 1:17 PM

To: Preston Pinkston <Preston.Pinkston@lewiscountywa.gov>

Cc: Meyer, Zachary (ECY) <ZMEY461@ECY.WA.GOV>; Mark Welsh <dooger14@aol.com>

Subject: Re: SHD24-0002 Complete Application Letter

External Email

Zach,

I have been working with Mark Welsh on this variance and would like to know if you would like to do a site visit with the county to view on site conditions as it has a shoreline Variance that we would like you to approve.

Let me know if there is any information I can get for you. I can tell you that Mark has done a number of redevelopments in the area and he does a good job with them.

Sincerely,

Alex Callender MS PWS
LSNW Inc.
360-481-4208

On Thu, Jul 18, 2024 at 10:52 AM Preston Pinkston
<Preston.Pinkston@lewiscountywa.gov> wrote:

Mark,

Attached is your complete application letter for your Shoreline Variance request.
The letter contains more information about process and next steps.

Let me know if you have any questions,

Preston Pinkston

Planner
Lewis County Community Development
2025 NE Kresky Ave
Chehalis, WA 98532
360-740-1389

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Alexander Callender MS, PWS
Land Services NW
120 State Avenue NE #190
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