



# Lewis County Community Development

125 NW Chehalis Ave, Chehalis, WA 98532  
Phone: (360) 740-1146 • [www.lewiscountywa.gov](http://www.lewiscountywa.gov)

## ADMINISTRATIVE APPROVAL TYPE II APPLICATION

Type II applications require a mailed notice to properties within 500 feet of the property and notice posted on the road frontage of the project description. The administrator is the decision making body for the Type II application.

The following are required to be submitted with this Type II application to begin the review process:

### STAFF

### APPLICANT

☐☒

Completed Site Plan  
(with all the requirements on the Lewis County Community Development 'Site Plan Requirements' Handout)

☐☒

Completed 'General Information' Application

☐☒

Completed Permit Application for the associated permit

☐☒

All additional requirements listed on application

☐☒

SEPA

☐

Not applicable; Exemption: \_\_\_\_\_

☐☒

Application Fee

Any appeals will be heard by the Lewis County Hearing Examiner per the Lewis County Code Chapter 17.05.

#### For Official Use Only:

Date Received: 2/25/25

Application Number: AP25-00002

Associated Permits: B25-00116, SEP25-0004, MSR25-0069

Permit Technician: Mollie

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## GENERAL INFORMATION

### Property Information:

Tax Parcel Number (s): 019526000000  
Zoning: Rural Development District (RDD-5) Acreage: 39.18  
Site Address: 0 Moon Hill Road (near western terminus)  
Owner's Name: Island Timber Company  
Owner's Address: 8133 River Dr. SE, Tumwater, WA 98501  
Owner's Phone Number: 360-596-9419 Owner's Email: cweis@portblakely.com  
SW Quarter Section, Section 26, Township 13 North, Range 4 W East/West (Circle One)

### Applicant Information:

Name: Boistfort Valley Water Company  
Mailing Address: 442 Curtis Hill Road, Chehalis WA, 98532  
Phone Number: (360) 748-1285 E-mail: dusty@boistfortwater.com

### Surveyor/Engineer or Other Contractor Information (Attach additional sheets if necessary):

Name: Joe Plahuta, P.E.  
Mailing Address: 230 Spooner Road, Chehalis WA, 98532  
Phone Number: (360) 259-8533 E-mail: plahutaengineering@icloud.com

### Acknowledgment

I understand that County regulations require owner permission for County personnel to enter private property to conduct permit processing, review, and inspections. I also understand that my failure to grant permission to enter may result in denial or withdrawal of a permit or approval. By my signature below, permission is granted for representatives of the Community Development, Environmental Services, and Public Works Department to enter and remain on and about the property for the sole purpose of processing such permits and performing required inspections or reviews.

Prior notification of the date of inspections will take place is: ☐ Required ☐ Not Required  
( ) (Must provide phone number where applicant/representative can be reached)

I/We certify that all plans, specifications and other submissions required in support of this application conform to the requirements of all federal, state, and local codes and applicable laws and ordinances; and I certify that I am either the current legal owner of this property or their authorized representative. With this document, I take full responsibility for the lawful action that this document allows.

I certify that I have read and understand the limitations and conditions of Lewis County Code and agree to comply with all conditions of approval. I understand that any permits issued by Lewis County, consistent with the attached site plan, are valid ONLY if construction is in according to this plan and all other conditions of the permit are followed. By my signature below, I affirm that all the information and documents provided with this application are true and accurate to the best of my knowledge.

Signature: Dusty Guenther Digitally signed by Dusty Guenther  
Date: 2025.02.24 14:32:36 -08'00'

Date: 2/24/2025

Check one: ☐ Owner ☒ Authorized Agent

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## ADMINISTRATIVE APPROVAL

**Fees:** The minimum fee due at the time of submittal is \$615. Additional fees may apply.

### Additional Information:

Staff   Applicant

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Detailed summary identifying all uses proposed for the site, including direct and accessory uses. Approval will be limited to only those uses shown on the application or maps. All other uses that are not shown will be prohibited.                                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Soils report, as required by the Lewis County Sanitary Code, LCC 8.40 and 8.41, if new or altered onsite sewage systems are proposed.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any additional materials required by an administrator for the specific project.   |
| <input type="checkbox"/> | <input type="checkbox"/>            | If the proposed project is an animal kennel, shelter, boarding, grooming, or hospital that requires the Lewis County Dog Kennel Operating Permit from Public Health and Social Services, a copy of the Lewis County Dog Kennel Operating Permit is required to be attached. |

**Project Name:** Moon Hill Reservoir Project      **Permit Number:** \_\_\_\_\_

### Brief Description of proposal:

The proposed project will construct a 20,000 gallon reinforced concrete water reservoir at near the western terminus of Moon Hill Road. The purpose of the reservoir is to provide additional water storage for Boistfort Valley Water Corporation to serve residences along Moon Hill Road.

### Water Supply:

- Existing Source:    ☐ Private Well    ☐ Shared Well    ☐ Public Water    ☐ Group B    ☐ Group A  
                         ☐ Other;      If other, please explain: None
- Proposed Source:    ☐ Private Well    ☐ Shared Well    ☐ Public Water    ☐ Group B    ☒ Group A  
                         ☐ Other;      If other, please explain: \_\_\_\_\_

### Sewage Disposal

- Existing Method:    ☐ Septic    ☐ Public Sewer    ☒ Other; If other, please explain: \_\_\_\_\_
- Proposed Method:    ☐ Septic    ☐ Public Sewer    ☒ Other; If other, please explain: \_\_\_\_\_

### Access, Vehicles, and Traffic

Access Road: Moon Hill Road

- Please check one:    ☐ Private Road    ☒ County Road    ☐ State Highway  
                         ☐ Other: If other, please explain: \_\_\_\_\_

Number of parking spaces available: 2      Number of parking spaces proposed: 2

How many vehicle trips will be generated daily to and from the site by the proposed use? Please include employees, customers, delivery trucks, etc. "Trip" means a one-direction movement that begins at the origin and ends at the destination per LCC 12.60.030: Approximately 0.5 trips per day (2 per week).

How will these trips be distributed by type and time of day?  
The trips will be short duration visits to check on the proposed facility. The trips will generally occur between the hours of 7:00am and 6:00pm

**Site Characteristics**

What type of commercial activity is proposed: None

Hours of operation: Not Applicable

On average, how many customers do you expect per day: None

Will there be public assembly (church, event center, sports arena, etc.): ☐ Yes ☒ No

If yes, will the public assembly be within an enclosed building: ☐ Yes ☐ No

If the assembly is within an enclosed building, what is the occupancy load for the structures with proposed public assembly? \_\_\_\_\_

Please provide a floor plan detailing the layout of activities proposed in enclosed building

Total number of employees: None Total number of employees living on site: None

	Existing	Proposed	Total
Number of Buildings		1	1
Gross Floor Area of all Buildings, all Floors	Sq. ft.	452 Sq. ft.	452 Sq. ft.
Total Impervious Area	Sq. ft.	Sq. ft.	Sq. ft.

Please give a description of the type and area in square feet of each use within the building (ex: commercial dwelling space, storage, etc.):

The proposed structure is a water storage reservoir.

How do you propose to make the project compatible with the appearance and character of the surrounding area?

The surrounding area is forest land. The proposed reservoir structure will be gray in color and blend into the site surroundings.

What provisions have been made to safeguard the adjoining properties against any detrimental effects caused by the development?

None needed. The proposed structure is not visible from adjacent properties.