

Lewis County

Type II Administrative Decision



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

ADMINISTRATIVE DECISION: **CONDITIONALLY APPROVED**

Application Number: AP25-00002
Date of Decision: May 15, 2025
Proposal: Construction of a 20,000-gallon reservoir for Boistfort Valley Water Company to serve existing and future connections in the vicinity of Moon Hill Rd. The reservoir will be approximately 20 feet in diameter by 10 feet in height and be made of reinforced concrete.

CONDITIONS OF APPROVAL

Based on the analysis and findings in the Lewis County Type II Administrative Staff Report (see attached), this application is **approved** with the following conditions:

1. A Building Permit with engineered plans is required for the reservoir.
2. A Fill and Grade Permit is required. Compaction reports are required for the proposal. The compaction reports are required to be submitted and approved prior to construction of the reservoir.
3. Prior to final approval of the Building Permit, verification that the project has met the requirements of the State Department of Health – Office of Drinking Water Approval dated March 14, 2025.
4. Any new or modification of existing road approach to County roads will require a Road Approach Permit issued and approved by Lewis County Public Works.
5. Any requirements of Master Site Review (MSR25-0069) are also conditions of approval of this Administrative Approval.
6. All appropriate local, state and federal permits required for the proposed development shall be obtained. Verification of which local, state and federal permits required for the project is the responsibility of the applicant.

A handwritten signature in black ink, appearing to read "P. Pinkston", written over a horizontal line.

Preston Pinkston
Planner

*This Type II Administrative Application may be appealed to the Lewis County Hearings Examiner until **4 pm on May 26, 2025** at the Lewis County Community Development Permit Center. Appellants should be prepared to make **specific factual objections**. The appeal procedure is established in Lewis County Code (LCC) Section 17.05.160 and LCC Section 2.25.140. The administrative appeal fee is established by Resolution of Board of County Commissioners. The current adopted fee schedule is available online at <https://lewiscountywa.gov/departments/community-development/permit-applications-and-handouts/>.*

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Type II Administrative Staff Report



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A. PROJECT PROPOSAL

Construction of a 20,000-gallon reservoir for Boistfort Valley Water Company to serve existing and future connections in the vicinity of Moon Hill Rd. The reservoir will be approximately 20 feet in diameter by 10 feet in height and be made of reinforced concrete.

B. GENERAL INFORMATION

Owner/Applicant:	Boistfort Valley Water Company 442 Curtis Hill Rd Chehalis, WA 98532
Tax Parcel Number:	019526000000
Location:	481 Moon Hill Rd
Square Footage/Acreage:	approximately 31.16 acres
Zoning Classification:	Rural Development District – 1 dwelling per 5 acres (RDD-5)
Comp. Plan Designation:	Rural
Sewage Disposal:	None proposed
Water Supply:	Group A System

C. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The optional SEPA Determination of Non-Significance (DNS) process in WAC 197-11-340(2) was used to combine the noticing for the Type II Administrative Application and the SEPA Checklist. The noticing began April 9, 2025 and ended on April 24, 2025. The comment period lasted 15 days. The DNS was retained and is final.

D. NOTICE

The notice of the Type II administrative application for the proposal was mailed to property owners within 500 feet on April 7, 2025 and the site was posted on April 9, 2025 for the start of the comment period on April 9, 2025. The public comment period closed April 25, 2025 at 4 pm per Lewis County Code (LCC) Chapter 17.05.

E. PUBLIC CONCERNS

Zero (0) comments from the public were received in the allotted time frame.

Comments were received from other agencies including Lewis County Public Works, the Building Department, and Lewis County Public Health & Social Services.

F. STATUTES/CODES/FINDINGS

LCC 17.142.020 (1) The administrator or hearing examiner shall ensure that the following general standards, in addition to the specific standards for the zoning district and use type, are met when approving a land use.

Staff Response: The proposed reservoir for Boistfort Valley Water is a Rural Government Service meeting the definition in RCW 36.70A.030 and Lewis County Code (LCC) 17.10.180 as a domestic water system. Rural Government Services in RDD-5 zoning are permitted with the Administrative Approval process per LCC 17.42.020.

17.42.020 Land use summary.
See Table 2 of this section.

Table 2: Land Use Summary

USE TYPE		RURAL (RDD)
Public/Semi-Public		RDD-5
E	Public facilities	
	-Rural governmental services	A

The following uses have an additional set of standards listed in the Lewis County Code:

17.142.160 Public facilities.

LCC 17.142.020 (2) General Use Findings. General use findings include the requirements that the land use:

LCC 17.142.020 (2)(a) Will be harmonious and in accordance with the general and specific objectives of the Lewis County comprehensive plan and zoning regulations.

Staff Response: The property currently has a comprehensive plan designation of Rural. Policies in the Land Use and, Utilities and Capital Facilities Sub-Elements of the Comprehensive Plan recognize the importance of ensuring that rural economic activities will continue to be viable while visually compatible with the County's pastoral character. The proposed development is consistent with Policies Rural 3.1, 3.2 and UCF 1.1 and 17.1 of the Lewis County Comprehensive Plan.

- Policy Rural 3.1 – Ensure that rural public facilities and services are provided at levels that are consistent with the preservation of rural character and in the historical and typical manner that is found in rural Lewis County. Use development regulations to ensure that water, wastewater treatment and other services are consistent with established standards.

- Policy Rural 3.2 – Coordinate the review of rural development with rural water systems, fire districts, and school districts. This coordination is intended to assure that new uses have adequate facilities in place concurrent with development or are able to develop adequate mitigation agreements when upgrades are necessary to meet current standards. County development regulations will identify the levels of rural services that must be available or provided to meet concurrency requirements.
- Policy UCF 1.1 – Plan, design, and operate public facilities and utilities to:
 - Accommodate the demands of growth, consistent with the adopted land use and zoning designations.
 - Comply with appropriate state and federal laws.
 - Protect public health and safety.
- Policy UCF 17.1 – Do not prohibit or exclude the siting of essential public facilities in Lewis County.

LCC 17.142.020 (2)(b) Will be adequately served by essential public facilities such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and waste disposal, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

Staff Response: Adequate Facility Memos were sent to Lewis County Fire District 13, Boistfort School District, the Lewis County Sheriff's Office, and LeMay for refuse disposal as a courtesy. The proposed development does not include any habitable structures or include any development that would increase the need for services. Memos were signed and submitted by LeMay and the Sheriff's Office. The project was routed to Lewis County Public Works and the Building Department who provided comments on the project. Comments received have been incorporated into the staff report. Based on comments received, the following are conditions of approval:

A condition of approval shall state a Building Permit with engineered plans is required for the reservoir.

A condition of approval shall state a Fill and Grade Permit is required. Compaction reports are required for the proposal. The compaction reports are required to be submitted and approved prior to construction of the reservoir.

LCC 17.142.020 (2)(c) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.

Staff Response: Based on the current proposal, there will no cost to the public for facilities and services to be upgraded. Boistfort Valley Water is a public water system that is funded primarily through service fees.

LCC 17.142.020 (2)(d) Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reasons of excessive production of traffic, noise, smoke, fumes, glare, or odors.

Staff Response: With the current proposal and responses received during the comment period, there appears to be no impact.

LCC 17.142.020 (2)(e) Will have vehicular approaches to the property designed as to not create an interference with traffic on surrounding public streets.

Staff Response: With the current proposal and responses received during the comment period, there appears to be no interference. The following is a condition of approval to accommodate comments received by Lewis County Public Works:

A condition of approval shall state any new or modification of existing road approach to County roads will require a Road Approach Permit issued and approved by Lewis County Public Works.

LCC 17.142.020 (2)(f) Will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of major importance.

Staff Response: Moon Hill Road is not designated as a natural, scenic, or historic feature of major importance.

LCC 17.142.020 (2)(g) Will ensure adequate protection is given critical areas, including surface and ground water consistent with the critical areas requirements of Chapter [17.35](#) or [17.38](#) LCC.

Staff Response: The Master Site Review, which reviews zoning and critical areas, was approved on February 18, 2025. No critical areas reports were required for the proposal. A condition of approval shall state any requirements of Master Site Review (MSR25-0069) are also condition of approval of this Administrative Approval.

LCC 17.142.020 (2)(h) Will ensure that on-site public facilities, or facilities designed to serve the site, are limited to the project area and are not available to spur growth outside the area of the permit, when located in a rural area.

Staff Response: The proposed reservoir is to ensure adequate water to an area already served by Boistfort Valley Water. The proposal will not expand the service area of the system.

The administrator or hearing examiner may condition such permits based on written recommendations in environmental documents, and as otherwise necessary to comply with the requirements of this chapter, the county comprehensive plan, development regulations, and environmental regulations.

LCC 17.142.020 (3) General Use Standards. The following criteria are used to help determine the conformance with the general findings for land uses:

LCC 17.142.020 (3)(a) The applicable portions of the Lewis County Code, and the Lewis County road development standards.

Staff Response: Review of the Lewis County Code for zoning and critical areas were reviewed for this proposal. Lewis County Public Works and Lewis County Public Health & Social Services provided comments for the proposal. Their comments are reflected in the review.

LCC 17.142.020 (3)(b) The handling and treatment of dangerous or hazardous waste in accordance with LCC Title [8](#), Chapter [173-303](#) WAC, and other applicable standards.

Staff Response: Based on the current proposal, there does not appear to be dangerous or hazardous waste associated with the proposal.

LCC 17.142.020 (3)(c) The maximum environmental noise levels established by Chapter [173-60](#) WAC and incorporated herein by reference, together with any adjustments authorized therein.

Staff Response: Based on the current proposal, there does not appear to be loud noises proposed.

LCC 17.142.020 (3)(d) The air quality standards adopted by the Southwest Clean Air Agency (SWCAA) and any SWCAA permit issued for a project.

Staff Response: Based on the proposed project, the proposal does not appear to require a SWCAA permit. It is the applicant's responsibility to meet other local, state, and federal regulations. A Condition of Approval shall state all appropriate local, state and federal permits required for the proposed development shall be obtained. Verification of which local, state and federal permits required for the project is the responsibility of the applicant.

LCC 17.142.020 (3)(e) The terms of any permit issued for a project by a resource agency, including Washington State Department of Fish and Wildlife, HPA, water quality permit, Chapter [90.48](#) RCW, shoreline permit, Chapter [90.58](#) RCW, or permit issued by the U.S. Army Corps of Engineers.

Staff Response: As stated above, it is the applicant's responsibility to obtain all required local, state, and federal permits.

LCC 17.142.020 (3)(f) Conditions imposed in any final environmental determination, mitigated determination of non-significance or final environmental impact statement under Chapter [43.21C](#) RCW.

Staff Response: As stated above, the optional SEPA Determination of Non-Significance (DNS) process in WAC 197-11-340(2) was used to combine the noticing for the Type II Administrative Application and the SEPA Checklist. The DNS was retained and is final. Comments were received by Lewis County Public Health & Social Services. The following conditions of approval apply to the proposal:

A condition of approval shall state prior to final approval of the Building Permit, verification that the project has met the requirements of the State Department of Health – Office of Drinking Water Approval dated March 14, 2025.

LCC 17.142.020 (3)(g) Health standards for wells and drain fields as set forth in sections such as Chapters [8.40](#) and [8.41](#) LCC.

Staff Response: No bathroom facilities are being proposed for this project.

LCC 17.142.020 (3)(h) Flood hazard standards as set forth in Chapter [15.35](#) LCC.

Staff Response: The proposed project is outside of the Flood Zone A, the 100-year floodplain. The proposal is located in Flood Zone C, typically areas of minimal flooding.

LCC 17.142.020 (3)(i) Stormwater standards as set forth in Chapter [15.45](#) LCC.

Staff Response: Based on the current proposal, comments were received from Lewis County Public Works. A Stormwater Permit is not required.

LCC 17.142.020 (3)(j) The supplemental requirements of Chapter [17.145](#) LCC.

Staff Response: Based on the current proposal, the water reservoir meets the supplemental requirements. Supplemental requirements are reviewed with the Master Site Review which was approved on February 18, 2025.

LCC 17.142.020 (3)(k) Other applicable standards. [Ord. 1292 §23, 2018]

Staff Response: The proposal was reviewed based on current zoning regulations and received comments regarding Public Works Regulations and Public Health & Social Services Regulations for local standards. As stated above, it is the applicant's responsibility to obtain all required local, state, and federal permits.

LCC 17.142.170 Public Facilities

Public utility buildings, telephone exchanges, sewage pump stations, electrical distribution substations, and similar developments necessary for the operation of utilities shall comply with the following requirements.

LCC 17.142.170(1) If the installation is housed in a building, the building shall conform architecturally, with the surrounding building that are likely to develop in the districts.

Staff Response: The proposal is a water reservoir with a similar construction and design to water reservoirs throughout Lewis County.

LCC 17.142.170(2) Any unhoused or housed installations that do not conform to the architecture of subsection (1) of this section shall be surrounded by sight-obscuring planting.

Staff Response: As stated above, the proposed design is similar to other water reservoirs throughout the County.

LCC 17.142.170(3) Any housed installation of a dangerous nature, such as an electrical distribution substation, shall be enclosed by a wire fence at least eight feet in height.

Staff Response: The proposal does not include any housed installations of a dangerous nature. The proposal included a perimeter security fence.

LCC 17.140.170(4) All buildings, installations, and fences shall observe the yard requirements for buildings in the districts in which they are located.

Staff Response: As previously stated, the proposal is compliant with the supplemental requirements of LCC 17.145 and those requirements were reviewed with the Master Site Review.

G. CONCLUSION

With the conditions mentioned in the report, the proposal is approved and will comply with the Lewis County Comprehensive Plan and the Lewis County Code.