

# Lewis County Master Site Review



Community Development • 125 NW Chehalis Ave, Chehalis, WA 98532 • Phone: (360) 740-1146

## Step 1 Site Analysis Status: **APPROVED**

**Parcel Number(s): 015118002000**

**Master Site Review #: MSR24-0650**

**Applicant's Name: ROYER, ANDREW & PETERS, DANIELLE**

**Review #: 1**

**Project Proposal: 60 space RV Park with septic, well, stormwater and access facilities.**

**Associated Planning Permits:** None

**Zoning:** Rural Development District (RDD-10)

### Conditions of Approval

- 1 Any change in the project from the current proposal requires further review.
- 2 All other required local, state, and federal permits are required to be obtained by the applicant including all permits listed on page two of this Master Site Review.
- 3 A Special Use Permit (SUP) is required for the proposed RV Park in RDD-10 Zoning. With the SUP, a Project Narrative detailing how the project complies with LCC 17.142.020, 17.144 & 17.150 is required.
- 4 The State Environmental Policy Act Checklist (SEPA) is required to be submitted with your SUP.

### The recommendations and requirements in the following reports may be conditions of development:

A Critical Areas Report completed by Loowit Consulting Group, LLC on November 4, 2024 delineated a Type F Stream and potential Category III Wetland adjacent to the proposal. The proposal meets all required buffer setbacks. No impacts to the critical areas or buffers is anticipated.

A Critical Aquifer Recharge Area Report was completed by Insight Geologic Inc. on February 23, 2025. The report concluded that the proposed development would not result in any adverse effects to groundwater quality in the vicinity of the proposal.

**The current proposal is in compliance with the Critical Area Ordinance. If the project changes from the current scope, a review of the following critical areas may be required.**

- Wetlands Review – due to the site's proximity to mapped wetlands or hydric soils.
- Aquatic Habitat Review – associated with the nearby Type F stream and its required 150 foot buffer.
- Critical Aquifer Recharge Areas Review – due to the proximity of the site to a mapped critical aquifer recharge area.

### The following notices are provided for the proposal:

- The subject property is within or near land designated for long-term commercially significant resource use 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. These activities may be conducted over periods that extend beyond the normal workday and/or work week and produce 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.

### Final Planning Approval

Review Approved by:  Date: 04/21/2025

Review Completed By: Preston Pinkston, Planner

## Step 2: Land Use Permitting

Step 2 Permits are required to be approved prior to submittal of any permits listed in Step 3

- ☐ Administrative Approval      ☒ Special Use Permit      ☒ SEPA
- ☐ None, the proposal can submit Permits listed in Step 3

## Step 3: Development Permitting

Anticipated list of development permits needed for proposal. Additional permits may be identified in Step 2.

### Water

- ☐ Well Log for Individual Well  
☒ Water Availability Notification  
☒ Well Site Inspection  
☐ Two Party/Shared Well  
☐ Group B Well  
☐ Arsenic Testing  
☐ Water Purveyor Consent Form

### Sewage Disposal

- ☒ Septic Permit  
☐ Septic Connection/Reconnection  
☐ Sewer Availability

### Other

- ☐ Flood Development Permit  
*\*Pre/Post Elevation Certificate may be required*  
☒ Road Approach Permit  
☒ Fill and Grade  
☒ Stormwater

### Building

- ☒ Building or Placement Permit  
☐ Building (Change of Use)  
☒ Improvements Necessary for Fire Access  
☐ Demolition Permit  
☒ Energy Code Compliance

*\*Building may require engineering depending on plans*

### WRIA: 26 Cowlitz

*\*If the well is drilled after January 19, 2018 and you are located in the Chehalis (23), Nisqually (11) or Deschutes Water Basin(13), a \$500 fee and covenant restricting water usage may apply*