



DESIGN → PERMIT → MANAGE

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Re: Roamers RV Park, N. Military Road
RBE NO. 24021

Roamers RV Park - Project Narrative

Project Description:

Owners Andy Royer and Darlene Peters propose to build an RV Park facility on their property at 676 N Military Road, Winlock WA. The site is roughly 20 acres with existing residential use. The RV Park will be designed to meet the requirements of LCC 17.144. The extent of the RV park will depend on permitted water and septic system capacities. The development concept illustrates a phased approach, with a total of 30 initial sites and expansion of an additional 27 sites. Most or all the sites would have full connections for power, water, and sewer. Sites would accommodate a 60' trailer as well as separate parking for towing vehicles. RV Coach sites will also be provided. Existing tree retention would be emphasized. The park would provide amenities including central restrooms/shower facility (each phase), shelters for gathering, a central fire pit area, a walking path and potentially a small play area. Project phasing is discussed below under utilities.

Zoning & Land Uses:

The current zoning for the property is RDD-10 Rural Development. The residential use includes a house, garage, and shop building. Parcel to the north is undeveloped. Parcels immediately to the south are existing residential with most of those homes adjacent to Sargent Road with pasture adjacent to the subject site. The existing site is mostly woodland and pasture. The Park would retain a 25 ft buffer on the site perimeter.

Traffic and Access:

The site would utilize an existing private gravel driveway off N Military Road. The driveway would be widened to provide fire access. No street improvements or right-of-way dedication is proposed for Military Road. The fully built-out park would generate trips depending on occupancy, potentially 56 trips per day with a PM peak hour estimate of 10 trips. Aisles and circulation through the park would be a minimum of 20 feet wide for fire access. Sites would be a minimum of 24 feet wide with 10 ft separation. At full build-out one of the sites would be used for a seasonal caretaker.

Stormwater:

The project will require stormwater detention and treatment per Lewis County stormwater requirements. Stormwater plans will capture, treat, and detain runoff from roofs, roadways, parking areas, and other impervious surfaces through dedicated drain lines or swales. Post-developed non-pervious areas such as landscaped portions of the lots will also be factored into stormwater detention. Portions of the runoff will be detained, treated, and released to the existing drainage patterns exiting the site. Conceptual stormwater retention areas are illustrated on the site plan.

Critical Areas:

Streams- A tributary of Olequa Creek flows through the site from east to west. This segment is type "F" per DNR mapping. The required stream setback is 150 ft.

Activity within the 150' stream buffer will be low intensity uses consistent with LCC 17.38. No RV sites or access are proposed within the buffer. Construction will be limited to a series of unpaved nature trails which will be an amenity to the campground. Trails will be bark surfaced and are intended for hiking, bird-watching, and visual appreciation of the creek and its native vegetation. Stormwater detention, water and septic system infrastructure will be outside of the buffer areas. Tree removal will be limited to dead or hazard trees only.

Wetlands - NWI data indicates the potential for wetlands on the north portion of the property. A delineation has been prepared and indicates wetland areas in the northeast quadrant of the site, but no occurrence south of the stream. The wetland has a Class II moderate intensity buffer of 150 feet. This makes the stream buffer the more restrictive setback which is shown on the plan. No wetland impacts are proposed.

CARA- A Critical Aquifer Recharge Area exists across the southeast portion of the parcel due to an offsite public water supply. The CARA would limit the ability to establish septic systems nearest the southeast quadrant of the site. Septic systems are proposed in the higher southwest portion of the site.

Utilities:

The existing residence is currently served by an exempt well and septic system. The RV Park will phase the development based on the cost and limitations for a public water system to serve sites. The sites west of the residence will require a Group B water system based on average daily flows per site from similar facilities. Future expansion to east of the residence (another 27 sites illustrated) may require a Group A system based on total anticipated demand.

Soil investigation and logs were developed to support septic design. Septic systems would be phased and adjusted to avoid critical areas and the CARA and utilize the best soil conditions. Septic design will consist of two systems for the first phase and two systems for the second phase. All systems will be less than 3,500 gpd.

Landscaping and Open Space:

Tree retention is desired to create a more attractive camping area as well as buffer the park from adjacent uses. The final park layout might be adjusted slightly to preserve trees and site features. Some portions of the perimeter 25 feet buffer are not currently vegetated or treed.

Sincerely,


Chris Aldrich, RLA
Planning Manager

cc: Project file; Client

Enclosure: Special Use Permit Application
SEPA Checklist
CARA Assessment
Revised Critical Areas Report
Revised Preliminary Site Plan
Trip Generation Report