



DESIGN → PERMIT → MANAGE

August 4, 2025

Karen Witherspoon, AICP, Senior Project Planner
Lewis County Community Development
2025 NE Kresky Ave
Chehalis WA 98532
Via email: karen.witherspoon@lewiscountywa.gov

Re: SUP25-0002/SEP25-0013, Parcel 015118002000
Roamers RV Park, N. Military Road, RBe No. 24021

The following is provided in response to comments received following the SEPA determination, specific to project consistency with Staff and Agency conditions and code requirements.

Roamers RV Park – Updated 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 RV park proposes two phases of implementation, an initial 28 RV sites including a space for camp host, and an expansion of 27 RV sites on the eastern portion of the parcel. Total site would be 55 plus a caretaker/host site. All of the sites will have full connections for power, water, and sewer. Sites would accommodate up to a 60' trailer or motor coach as well as separate parking for towing vehicle. Existing tree retention would be emphasized. The park would provide amenities including a central restrooms/shower facility (each phase), shelters for small gatherings, a small fire pit area, a walking path and small play area. Project phasing is discussed below under utilities. The existing single family residence with shop will remain.

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. The neighborhood character is rural, including small farms, commercial agriculture, a private airstrip, and single family housing. The site is generally located between the small towns of Winlock and Napavine, with relatively easy access to exit 68 at Interstate 5.

Traffic and Access:

The site would utilize an existing private gravel driveway off N Military Road, a Major Collector. The driveway would be widened to ensure fire access and maneuverability for towed RVs. 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 82 trips per day with a PM peak hour estimate of 12 trips (Trip Generation Memo, JTE 2/10/25). 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 or host.

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 wood chip or bark surfaced and are intended for passive recreation including 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 stream buffer areas. Tree removal will be limited to dead or hazard trees only; new trees/shrubs will be planted as needed to provide increased habitat or visual buffering to increase functional value.

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 a private 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. Together, Phase 1 and 2 will require a Transient Non-Community Group A water system based on average daily flows per site from similar facilities. The system will operate under an exempt well status based on preliminary water use records for similar facilities.

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.

Roamers RV Park – Response to SEPA Comments for Public Hearing

Street Access

The project proposes upgrading the existing driveway to a commercial approach. A Road Approach Permit has been applied for. The approach will be engineered to meet county standards. Visibility at N Military Road is excellent in both directions at the entrance.

Fire and Emergency Access

All interior driveways and aisles serving RV sites will be designed to meet 20 foot width and loading to support fire apparatus access. Park rules will ensure no parking that would impede emergency access.

Traffic Impacts

N. Military Road is classified as a Minor Collector road which has sufficient capacity to support the AM/PM peak hour as well as total estimated daily trips safely. Importantly, the proposed entrance has excellent visibility for ingress/egress at the posted speed of 50 mph. Traffic estimation is supported by the JTE report, 2/10/25).

Survey

No monumentation (surveyed/recorded corners) are proposed to be impacted.

Clearing and Grading

A Fill and Grade permit will be required from Lewis County Public Works prior to site grading and road construction. No timberland conversion is proposed; a forest practices permit should not be required. Ground disturbance and grading with new surfaces will require a Construction Stormwater Permit (NPDES).

Cultural Resources

No known cultural resources have been identified. The Department of Archaeology and Historic Preservation recommends that an Inadvertent Discovery Plan (IDP) be created and kept on site.

Erosion Control and Water Quality

Temporary and Permanent Erosion Control measures are proposed for approval during and after the RV park construction. All BMPs will be consistent with the County Stormwater Manual, including temporary silt fence, temporary and permanent seeding to protect exposed ground.

There are no known soil/ground water contaminants found on the site. A Hydrogeologic Assessment and Nitrate Loading Study was conducted to evaluate the possible impacts of the proposed septic systems on the quality of groundwater in aquifers beneath the property (Insight Geologic, 2/23/25). The report finds that expected nitrate loading from the proposed septic system would not have an impact on local water supplies.

Water System

A Group A public water system will be designed and implemented in accordance with WAC 246-290. The existing well (reviewed under Well site inspection WS25-00016) has been found to have adequate capacity to support the proposed number of RV sites and the existing residence.

Sewer System

A sewer system design will be submitted for approval by Lewis County Health Department. The total capacity service both phases will not exceed 3,500 gpd. The existing drainfield may require certification.

Response to Public Comments

Residential Impacts

A private (non-membership) RV Park developed in accordance with LCC 17.144 is allowed within RDD zones under a Type III Special Use Permit. The proposed density is 2.8 RV sites per acre (56 sites on 20 acre parcel). Campsites will be numbered. Densities in the immediate area are as high as 1.7 du/ac (Rolling Meadows Village MHP). With required perimeter buffers an RV Park use for transient stays will not impact rural residential characters. A portions of the buffer may require new landscaping or a combination of visual barriers as required by LCC 17.144.100 a landscape plan will be provided prior to permit (please see updated Site Plan).

Park Caretaker/Host

The park will be operated by the owner or their agent(s) who will reside on-site. The operator will use the existing residence except seasonally where a caretaker or Park host may occupy a designated RV site. A small office shed (shown 10'x20') will be provided as a Park administration such as checking-in/out. Per LCC 17.144.060 this site may be permanently occupied.

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Impacts to Wildlife

Both wetland and riparian sensitive/critical areas have been identified on the site (Loowit Consulting Group LLC 11/4/25) with recommended buffers/setbacks of 150 feet. No RV sites or access is proposed within these buffers and maximum retention of exiting vegetation is proposed. Site hydrology will be maintained to support the existing habitat values. Low impact use is proposed within the buffer in the form of a bark chip trail for wildlife viewing and walking. No lighting is proposed within the buffers.

Noise

Park rules will establish and enforce quiet hours in accordance with county ordinance, as well as general noise limits during non-quiet hours. This will include pet noise and continuous management of pets inside and outside of RV sites. Pets must be leashed.

Air quality

Individual open camp fires or rings are not proposed for RV sites. Two small fire rings are proposed for each phase as a common-area gathering location for recreational fires. Buring rules will be enforced. No other air quality emissions are proposed or anticipated.

Financial impacts

The RV Park will support local and regional tourism in support of local community and sporting events. The park is in proximity to both Winlock and Napavine which will see associated commercial use. Arguments that the project will increase property taxes while lowering property values is contradictory. A clean and well run RV park in this area as a transient-stay facility will offer a needed community service in support of recreation dollars and support communities through LTAC use tax. Several comments include the fact that a benefit of rural living includes recreation opportunity.

Water & Sewer Impacts

The project will not impact any public water or sewer infrastructure. New water and sewer systems for the Park will conform to county and state standards for a public use. The existing well has been tested (Moerke & Sons,

8/14/24) and had site inspection (WS25-000016) to ensure it is capable of supporting the proposed use at maximum occupancy.

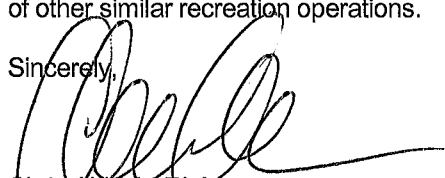
Solid Waste Management

Garbage collection will consist of three centralized dumpster locations for scheduled service by LeMay Disposal. Park rules will require campers to solely use the garbage collection points on the site, with no storage at the RV sites allowed.

Safety/Security

Park rules will establish code of conduct for campers during stay, including noise, site cleanliness, condition of vehicles, and types of uses allowed within the park. Park staff will be responsible for enforcing camp rules including evictions. The facility may require normal levels of police, emergency medical and fire response, typical of other similar recreation operations.

Sincerely,

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

Chris Aldrich, RLA
Planning Manager

cc: Project file; Client

Enclosure: Updated Site Plan (showing screening)