



STAFF REPORT AND RECOMMENDATION TO THE HEARING EXAMINER

Report Date: October 27, 2025
Report Submitted By: Karen Witherspoon, AICP
Senior Project Planner
File Number: SUP25-0002 PUBLIC HEARING (25-6-001)
Project Name: Roamers RV Park

A. SUMMARY OF PROPOSED ACTION

The proposed action for the Special Use Permit Hearing is the establishment of a new Recreational Vehicle (RV) Park facility on a 19.23 acre parcel. The RV Park is proposed in two phases of implementation: Phase 1 is the initial 29 RV sites plus a space for camp host, and Phase 2 is the expansion of an additional 27 RV sites on the eastern portion of the parcel. Total number of sites will be 56 plus a caretaker/host site (57 sites). The proposed cumulative impervious surface amount is approximately 16% of the project site. The proposed facility will be located at 676 N. Military Road, in the Winlock area.

B. GENERAL INFORMATION

Property Owner/
Applicant: Andrew Royer
676 N. Military Road
Winlock, WA 98596
roughhousehd@gmail.com

Tax Parcel Number: 015118002000
Location: 676 N. Military Road, Winlock
Acreage: 19.23 acres
Zoning Classification: Rural Development District 10 Acres (RDD-10)
Comp. Plan Designation: Rural Residential
Sewage Disposal: Individual on-site septic systems for each phase
Water Supply: New Group A Public Water System

C. APPLICATION HISTORY/BACKGROUND

The initial application packet was submitted on April 22, 2025, and the application fees were submitted on April 24, 2025. The application packet includes the Special Use Permit Type III application, and site plan (Exhibit 1 – <https://lewiscountywa.gov/departments/community-development/current-planning-applications/sup25-0002-roamers-rv-park/> located under the Subheading “Application Documents” for a total of ten document files on the webpage).

The application was determined to be incomplete for processing on May 16, 2025 (Exhibit 2). The “*applicant’s compliance narrative*” was submitted on May 21, 2025, and is included in Exhibit 1 –

<https://lewiscountywa.gov/departments/community-development/current-planning-applications/sup25-0002-roamers-rv-park/>

The application packet was determined to be complete for processing on June 4, 2025 (Exhibit 3).

A Master Site Review (MSR24-0650) for critical areas and resources lands was approved on April 21, 2025 (Exhibit 4). The Notice of Application was issued and published in *The East County Journal* on June 18, 2025 (Exhibit 5). The Notice of Application for Special Use Permit application was mailed to the surrounding property owners within 500 feet of the subject parcels on June 16, 2025 (Exhibit 6). The Notice of Application for the Special Use Permit was posted on-site by county staff on June 16, 2025 (Exhibit 7). The required notice of application timeframe was met.

Three (3) agency/departments comment letters and seven (7) public comment letters were received during the comment period are included in Exhibit 8 – Subheading “Public Comments Submitted During SEPA and Notice of Application” document file *SUP25-0002 All NOA SEPA Comments* on the webpage:

<https://lewiscountywa.gov/departments/community-development/current-planning-applications/sup25-0002-roamers-rv-park/>

On September 24, 2025, the applicant was notified by the Hearing Examiner’s Office of the scheduled public hearing time and date (Exhibit 9).

D. PUBLIC HEARING NOTICE

A notice of public hearing was published on October 7, 2025, in *The Chronicle*, the newspaper of record for Lewis County (Exhibit 10). Additionally, notice of the public hearing was mailed to property owners within 500 feet of the subject parcel’s outer boundaries, to any additional parties of record, and to the applicant on October 1, 2025 (Exhibit 11). The public hearing notice was posted by County staff at the property’s

physical location on October 6, 2025 (Exhibit 12). The required notice of hearing timeframe was met.

E. AGENCIES CONTACTED

Lewis County Environmental Health Division – Septic
Lewis County Environmental Health Division – Water
Lewis County Public Works Department
Lewis County Building Division/Fire Marshal
Lewis County Sheriff's Office
Lewis County Fire District #15
Washington State Department of Ecology (ECY)
Washington State Department of Natural Resources (DNR)
Washington State Department of Transportation (WSDOT)
Washington State Department of Fish and Wildlife (WDFW)
Southwest Washington Clean Air Agency (SWCAA)
US Army Corps of Engineers (USACE)
Cowlitz Indian Tribe
Confederated Tribes of the Chehalis
Quinault Indian Tribe
Nisqually Indian Tribe
Washington State Department of Archaeology and Historic Preservation (DAHP)
Winlock School District #232
Twin Transit
Lemay Refuse Service
Lower Columbia Fish Recovery Board

F. NATURAL ENVIRONMENT

Topography:

The proposed development area consists of generally flat land with less than 3% slope, except in the location of the Type F stream bank. Slopes across the parcel are generally between 2 and 4 percent. The steepest slopes (approximately 11%) occur immediately adjacent to the stream channel. No development is proposed in those areas.

Surface Water:

A tributary of Olequa Creek flows through the site from east to west along the northern border of the parcel. The tributary is designated as a mapped Type F Stream with a 150-foot stream buffer. All proposed development is located outside of the Type F stream and the 150-foot stream buffer, except for a wood-chip walking path for passive recreational use.

Vegetation:

The site contains both deciduous and evergreen trees, as well as grass. Approximately 2.6 acres of vegetation will be removed to construct this project. This vegetation would include primarily grass, light brush, and deciduous/coniferous trees. Clearcutting is not proposed; retention of existing trees will be emphasized to maintain a natural appeal and shade through the proposed sites. The full buildout of the RV Park proposes roughly 16% of the parcel (approximately 3.0 acres) to be impervious surface. The vegetation along the northern, western and eastern parcel boundaries will be retained. The applicant also proposes planting an enhanced visual buffer along the southern parcel boundary and at the park entrance on N. Military Road. Vegetation in the 150-foot stream buffer is not proposed to be removed, except for the wood-chipped walking path for passive recreational use.

Wildlife:

No threatened or endangered species are known to exist on or near the site. The Washington State Fish and Wildlife (WDFW) habitat layer of the GIS system was consulted by staff and notice of the SEPA determination and the Special Use Permit application were sent to WDFW for review. WDFW did not submit concerns or request any conditions of approval for this project.

Sensitive Areas:

The site is located within mapped wetlands and mapped hydric soils. A Critical Area report by Loowit Consulting Group, LLC dated November 4, 2024, was reviewed for wetland and stream delineation and assessment as part of the MSR24-0650 review. The report was accepted as final on August 19, 2024 (Exhibit 1 –

<https://lewiscountywa.gov/departments/community-development/current-planning-applications/sup25-0002-roamers-rv-park/>

located under the Subheading “Application Documents” Wetland Report Final on the webpage). The wetland buffer does not extend further south than the 150-foot stream buffer. No wetland or wetland buffer impacts are proposed.

A critical aquifer recharge area (CARA) – Category I for a Group B Public Water System for Tiffany Lane MHP System ID#06225 (source well tag# AFN833) and a small overlapping portion of a CARA – Category I for Group B Public Water System for Velasco Hauschild MHP System ID# 01963 (source well tag# AKK603) exists on the southeastern portion of the parcel. A screen shot of the County GIS layer identifies the location of the CARA – Category I in red on the project site (Exhibit 13). The remaining area of the site is located outside of mapped CARA. As proposed, the septic system for Phase 1 is located outside of the mapped CARA. The septic system for proposed Phase 2 is located within the mapped CARA. A Hydrogeologic Assessment and Nitrate Loading Study (critical aquifer recharge area report) by Insight Geologic, Inc. dated February 23, 2025, was submitted as required by Lewis County Code 17.38.830(2) - (Exhibit 1 –

<https://lewiscountywa.gov/departments/community-development/current-planning-applications/sup25-0002-roamers-rv-park/>

located under the Subheading "Application Documents" CARA Report Final on the webpage).

The proposed project site is located outside of the shoreline jurisdictional area, mapped floodplain and floodway areas. The proposal is also located outside of any mapped areas of high arsenic levels, erosion hazard areas, landslide hazard areas, volcanic hazard areas, or mapped areas of soil liquefaction susceptibility.

G. NEIGHBORHOOD CHARACTERISTICS

The project site is zoned Rural Development District-10 Acre (RDD-10). The abutting lands on the north, south, east and west are also zoned RDD-10. The surrounding land beyond the abutting land is a mix of zoning districts: Agricultural Resource Lands (ARL) and Rural Development District-5 (RDD-5) on the west side of Interstate-5 (I-5) and Rural Development District-20 (RDD-20) on the east side of I-5. The surrounding development consists of land used for a mix of rural residential, agricultural, and forestry activities. The Rolling Meadows Village/ Tiffany Lane Mobile Home Park (eight connections approved 1997) is located directly south of the proposed development and Hauschild Mobile Home Park (three connections approved 1978) is located southeast of the proposed development. A screen shot of the GIS layer for zoning is incorporated by reference into the record (Exhibit 14).

The site currently contains an existing house, shop building, well site, and septic system which will be retained on site. A screen shot of the GIS layer of the 2024 aerial photos of the development site and the surrounding area is incorporated by reference into the record (Exhibit 15). A screen shot of the Google Map 2025 aerial photo of the development site and surrounding area shows the existing development and the existing road approach to N. Military Road and is incorporated by reference into the record (Exhibit 16).

H. TRANSPORTATION PLANS

The site has an existing road approach on N. Military Road serving the existing house. Public Works provided comments indicating the existing road approach will need to be widened and new commercial road approach is required to serve the proposed RV Park.

The following should be listed as conditions of approval:

This project will require physical improvements to the road approach and a new commercial road approach permit. The commercial road approach shall receive final approval prior to operation of the RV Park.

Public Works completed a review of the project materials, including the Trip Generation Memorandum dated February 10, 2025, by JTE (Jake Traffic Engineering, Inc.) See

Exhibit 1 – <https://lewiscountywa.gov/departments/community-development/current-planning-applications/sup25-0002-roamers-rv-park/> located under the Subheading "Application Documents" Trip Generation Memorandum on the webpage.

Public Works staff agreed with the determination the project is under the threshold for requiring a Level II Traffic Impact Analysis (TIA) to be conducted. A Level II TIA is not required for this project. N. Military Road is designated as a Rural Major Collector in the Lewis County road network and has a speed limit of 50 miles per hour (MPH).

Application materials (Exhibit 1 – Trip Generation Memorandum, narrative - original, and applicant's compliance narrative) indicate the site would use the existing driveway with width modification to ensure fire access and maneuverability for towed RVs. Aisle and circulation through the park would be a minimum of 20 feet wide for fire access. RV sites would be a minimum of 24 feet wide with 10 feet of separation between sites.

I. ADEQUATE PUBLIC FACILITIES AND SERVICES (LCC 17.130)

Potable Water: The proposed project includes the construction of a new Recreational Vehicle (RV) Park facility on a 19.23 acre parcel. The RV Park is proposed in two phases of implementation, an initial 29 RV sites plus a space for camp host, and an expansion of 27 RV sites on the eastern portion of the parcel. Total number of sites will be 56 plus a caretaker/host site (57 sites). Comments received from Lewis County Public Health & Social Services (Exhibit 8) indicated the well site inspection is satisfactory with correctable condition (WS25-00016). Approval of a well site or preliminary site plan does not constitute or imply approval of the proposed water system. Approval of the water system is contingent upon the water system construction and management plan meeting rules and regulations of the State of Washington.

The proposed use requires Group A public water system design approval by the Washington State Department of Health Office of Drinking Water (ODW) under WAC 246-290 prior to Lewis County site development approval and use. Please contact ODW engineer, Phyo Kyaw, for further information on requirements for completion of well site and system approval at 564-669-3849. Adequate water and septic facilities are required prior to the operation of the RV Park. **The following should be listed as a condition of approval:**

The project requires permitting and final approval of a Group A public water system by the Washington State Department of Health Office of Drinking Water (ODW) under WAC 246-290 prior to operation of the RV Park.

Wastewater Disposal: The proposed project includes the construction of a new Recreational Vehicle (RV) Park facility on a 19.23 acre parcel. The RV Park is proposed in

two phases of implementation, an initial 29 RV sites plus a space for camp host, and an expansion of 27 RV sites on the eastern portion of the parcel. Total number of sites will be 56 plus a caretaker/host site (57 sites). Comments received from Lewis County Public Health & Social Services (Exhibit 8) indicated septic would need state approval not county approval. Adequate water and septic facilities are required prior to the operation of the RV Park. **The following should be listed as a condition of approval:**

Adequate water and septic facilities are required to be installed prior to the operation of the RV Park.

Fire/Emergency Services: Lewis County Fire District #15 and the Lewis County Sheriff's Office responded with signed adequate facilities provider memos on October 14, 2025, indicating they have adequate facilities and are willing to serve the proposed project (Exhibit 17). Neither facility provider requested any conditions of approval for the project.

The Building Official/ Fire Marshal indicated the applicant will need to submit a fill and grade permit application and building permit applications for the proposed project (Exhibit 8). All internal roads shall be designed and constructed for fire apparatus and EMS access per the 2021 International Fire Code (IFC). The development must maintain appropriate fire apparatus access lanes and building setbacks. Approved permits for adequate water and septic facilities are required prior to the issuance of building permits. **The following should be listed as conditions of approval:**

Fill and grade permit for proposed access roads and site development is required to be issued for this proposal prior to ground disturbance. All internal roads shall be designed and constructed for fire apparatus and EMS access per the 2021 International Fire Code (IFC). Final approval of the fill and grade permit is required prior to operation of the RV Park.

Each RV Site shall have an identifying number or letter for emergency services.

Permits for approved water and septic facilities are required to be issued prior to the issuance of any building permit for this project.

Building permits shall be obtained for all proposed buildings. Current codes are 2021 ICC Building and 2021 Uniform plumbing.

School District: Winlock School District #232 was provided with notice of application, SEPA notice and notice of public hearing for this proposal. Additionally, a follow-up adequate facilities provider request memo sent to the school district on October 13, 2025. The adequate facility provider did not request any conditions of approval for the project.

Transportation: The existing access is off N. Military Road and is under the jurisdiction of Lewis County Public Works. No new access points are proposed, but the existing access

will need to be improved to commercial road approach standards. Lewis County Public Works comments (Exhibit 8) stated a commercial road approach permit is required. As previously conditioned in Section H of this staff report, Public Works comments are met.

Solid Waste: Lemay, Inc. (refuse disposal service) responded with a signed adequate facilities provider memo on October 14, 2025, indicating they have adequate facilities and are willing to serve the proposed project (Exhibit 17). The adequate facility provider did not request any conditions of approval for the project.

Stormwater: Lewis County Public Works comments (Exhibit 8) stated a Lewis County Stormwater Permit for the entire facility is required. Additionally, Washington State Department of Ecology (ECY) public comments (Exhibit 8) stated erosion control measures must be in place prior to clearing, grading or construction. The application documents state they will apply for the Lewis County fill and grade permit, Lewis County Stormwater Permit and the ECY Construction Stormwater Permit. **The following should be listed as conditions of approval:**

A Lewis County Stormwater Permit is required for this proposal, prior to issuance of the Lewis County fill and grade permit. Final approval of the constructed stormwater facility is required prior to operation of the RV Park.

The applicant shall apply for the Construction Stormwater General Permit with Washington State Department of Ecology prior to the issuance of the Lewis County fill and grade permit.

J. STATE ENVIRONMENTAL POLICY ACT (SEPA) – LCC 17.110

A SEPA Threshold Determination of Non-significance (DNS) was issued and published on June 18, 2025 (Exhibit 18) for the project. No appeals of the SEPA threshold determination were submitted within the appeal timeframe. The DNS was retained and is final.

K. COMPREHENSIVE PLAN

The project site has a comprehensive plan designation of Rural Residential, as shown on Figure 10 Land Use Designation Map in the Lewis County Comprehensive Plan. The proposed development is consistent with Policy RL 1.1, Policy RL 2.1, Policy RL 3.1, Policy RL 3.2, and Policy RL 5.2 of the Lewis County Comprehensive Plan.

- Policy RL 1.1 Consider Rural Development District (RDD), Rural Small Communities (Type I LAMIRDs), Recreational and Tourism Areas (Type II LAMIRDs) and Industrial and Commercial Areas (Type III LAMIRDs) as

described in this section, as development types that are consistent with the rural character of Lewis County.

- Policy RL 2.1 Promote the development of a vital rural economy in Lewis County with jobs in agriculture, mining, timber production, home occupations, small businesses, ecotourism, recreation, energy production, agritourism, manufacturing, productions of goods and other cottage industries, such as breweries.
- Policy RL 3.1 Ensure that public facilities and services are provided concurrent with development and at levels that support rural development and uses and do not promote low-density sprawl.
- Policy RL 3.2 Coordinate with special districts, including but not limited to water/sewer, fire and school districts, to incorporate adopted growth projections into district planning.
- Policy RL 5.2 Promote and grow ecotourism and recreation as a vital part of the rural economy.

L. PUBLIC CONCERNS

Three (3) agency/department comment letters and seven (7) public comment letters were received during the comment period (Exhibit 8 –

<https://lewiscountywa.gov/departments/community-development/current-planning-applications/sup25-0002-roamers-rv-park/>

located under the Subheading “Public Comments Submitted During SEPA and Notice of Application” on the webpage). On July 25, 2025, all comment letters were transmitted to the applicant for response (Exhibit 19).

On August 5, 2025, the applicant responded with an updated narrative and updated site plan including new landscape screening (Exhibit 20 –

<https://lewiscountywa.gov/departments/community-development/current-planning-applications/sup25-0002-roamers-rv-park/>

located under the Subheading “Applicant Response to Comments” for a total of two document files on the webpage).

Items from the comment letters that the County has the ability to address through the special use permit process are addressed in this staff report. However, only those concerns that Lewis County has the regulatory authority to address will be included in recommended conditions of approval.

M. STATUTES/CODES/FINDINGS

"RV parks and campgrounds" is listed as a use type in LCC 17.42.020 – Land Use Summary Table 2 – Lodging/ Accommodations Item B in the RDD-10 zoning district and are authorized through the Type III Special Use Permit process.

The hearing examiner's decision shall be based upon compliance with the criteria established for the requirements of LCC 17.05, 17.38, 17.42, 17.110, 17.130, 17.142.020, 17.144, 17.145, 17.150.020, 17.150.030, and 17.158.

A. LCC 17.05 General Provisions

LCC 17.05.040 Project permit application type

(1) Project permit applications are categorized as one of five types described below. Tables 17.05-1 and 17.05-2 specify various permits that fall within the categories and the methods for processing the various project permits. Type III applications are quasi-judicial actions that require an open record hearing and decision before the hearing examiner.

Staff response: The Special Use Permit – Type III application packet (Exhibit 1) was submitted on April 22, 2025, and the application fees were submitted on April 24, 2025. The application was determined to be incomplete for processing on May 16, 2025 (Exhibit 2). The "applicant's compliance narrative" was submitted on May 21, 2025. The application materials were signed appropriately and determined to be a complete application packet for processing (Exhibit 3) on June 4, 2025. A public hearing before the hearing examiner is scheduled for November 17, 2025, beginning at 9:00 am, or immediately thereafter. This action is the only item on the agenda docket. This criterion has been met.

(2) Table 17.05-1 Permit Review Type – Process Chart and Table 17.05-2 Process Required for Different Permit Types:

Type III – Notice Period is at least 15 days before an open record public hearing, Mailed notice is required, Notice Posted on road frontages is required, Notice published in the Newspaper of Record is required, the public hearing is conducted by the Hearing Examiner, decision is issued by the Hearing Examiner and the appeal process is to the appropriate court as defined in LCC Section 2.25.140.

Staff response: The Notice of Public Hearing was published in the newspaper of record on October 7, 2025; posted on the road frontage on October 6, 2025; and mailed as required on October 1, 2025, which exceeds the 15-day

notice prior to the scheduled public hearing. The Hearing Examiner will conduct the hearing and issue a decision with designated appeal process. This criterion has been met.

(3) LCC 17.05.140 duration of decisions

All project permit approval shall be valid for a period of three years, after which they shall automatically expire, unless otherwise stated.

Staff response: The project applicant has a period of three years to comply with the conditions of approval of the special use permit and for the issuance of the building permits for the office and proposed shop buildings. If the conditions of approval are not met within a period of three years, the special use permit approval will expire. Construction may continue beyond that period, provided permits have been issued. **A condition of approval should state the special use permit for the RV Park facility shall expire in three years unless the applicant completes the conditions of approval.**

B. LCC 17.142.020 General land use standards.

(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.

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

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

Staff Response: This project is located in the Rural Residential District – 10 Acre (RDD-10). Rural areas in Lewis County have historically contained a mix of residential, small commercial businesses and recreational lodging facilities. Rural areas that are not designated natural resource lands are intended to provide housing at rural densities, a diverse range agricultural use, a variety of recreational uses, as well as cottage industries. As such, public infrastructure including roads, schools, emergency services, and often water systems are in place. There are two small mobile home parks to the southeast of the project. The purpose of the Rural Residential District (RDD) zoning district is to achieve a variety of lot sizes, protect rural character, and protect small rural business which have historically served the citizens of Lewis County.

The proposed development for the operation of a Recreational Vehicle (RV) Park is authorized through a special use permit (Type III application) in the

RDD-10 zoning designation. As previously stated in Section K (Comprehensive Plan) of this staff report, the project complies with the policies and objectives of the Lewis County Comprehensive Plan.

The application materials (Exhibit 1, Application Documents; Type III Special Use Permit Application) identify the regular hours of operation for the facility to be 6:00 AM to 10:00 PM daily; stormwater facilities will be constructed; perimeter vegetation will be retained and additional vegetation will be planted on the southern border of the parcel.

The applicant's response to comments document (Exhibit 20) indicates that tree retention is desired to create a more attractive camping area as well as buffer the park from adjacent uses and that park rules will establish and enforce quiet hours in accordance with county ordinances as well as general noise limits during non-quiet hours. The updated site plan in Exhibit 20 identifies the new landscaping areas.

The proposed camp host office building is setback from N. Military Road approximately 500 feet. The site retains a significant portion of native vegetation and trees within a riparian and wetland buffer which also provides opportunity for passive recreation and rural aesthetics. Perimeters along the south property line will require the addition of screening and buffering per 17.144.100 to provide additional separation. Site perimeters to the west, north and east will remain fully vegetated. Conditions related to the hours of operation and outdoor lighting should be included. **Conditions of approval should state:**

The hours of operation of the facility shall be limited to the hours of 6:00 AM to 10:00 PM, daily.

All outdoor lighting shall be hooded and shielded to prevent glare as viewed by adjacent properties and by vehicles on public roadways. No outdoor lighting will be constructed within the 150-foot stream buffer.

With the recommended conditions of approval, the proposed RV Park facility is harmonious and in accordance with the general and specific objectives in the Lewis County comprehensive plan and the zoning regulations. As conditioned, the project meets this criterion.

(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 facilities provider request memos were sent to the fire district, refuse disposal, law enforcement, and the school district during the review process (Exhibit 17). None of the adequate facility providers requested any conditions of approval to be added to this permit. Lewis County Public Works and other agencies have commented on this project (Exhibit 8).

Application documents (Exhibit 1 – Applicant’s Compliance Narrative) indicate the Applicant has been in coordination with Lewis County Fire District #15 (LCFD#15) and the District finds that adequate access will satisfy fire prevention needs without water storage. Refuse disposal facilities (dumpster) will be provided within the RV Park and collection services will be provided by Lemay. Stormwater drainage improvements will be designed to meet the Lewis County Stormwater Codes including collection, treatment and storage of runoff with preservation of existing patterns and discharges. As conditioned in this staff report, the project meets this criterion.

(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: The proposed RV Park facility will not require any public costs for services. As conditioned in this staff report, this criterion is met.

(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: The developed RV Park will involve short term overnight accommodation used by travelling public including those coming for local recreation and tourism. A small group campfire site is designated within the proposed RV Park facility. Operation hours are conditioned as part of the permit. The operation of the RV Park does not produce excessive smoke, fumes or odors. The existing road approach will continue to be utilized and will be improved to a commercial road approach. Outdoor lighting will use lights that have downward-directed shields to limit ambient light transmission off the site. As conditioned in this staff report, the project meets this criterion.

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

Staff Response: The road approach to N. Military Road exists but will require physical improvements and permitting into a commercial road approach. As previously conditioned in this report, the project meets this criterion.

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

Staff Response: The project site was reviewed for any mapped historic and cultural sites; no historic or cultural sites were found in the database. However, all sites located near river confluences are considered “Very High Risk” for encountering archaeology. The Notice of Application was sent to the Department of Archaeology and Historic Preservation (DAHP) and the Indian Tribes for comment. DAHP recommends that an Inadvertent Discovery Plan (IDP) be created and kept on site. **A condition of approval should state:**

An Inadvertent Discovery Plan (IDP) shall be prepared by a qualified professional and shall be retained on-site by the RV Park owner/operator.

As conditioned, this criterion is met.

(g) Will ensure adequate protection is given critical areas, including surface and ground water consistent with the critical areas requirements of Chapter 17.38 LCC.

Staff Response: The Master Site Review (MSR24-0650), which reviews zoning, critical areas and resource lands, was approved on April 21, 2025 (Exhibit 3). The discussion in Section F (Natural Environment) of this staff report indicated the mapped critical areas include a Type F Stream with 150-foot stream buffer, wetland buffers (within the 150-foot stream buffer), and portions of critical aquifer recharge area for two off-site Group B Public Water Systems as shown on Exhibit 13.

LCC 17.38.830(1) lists activities that are prohibited within mapped CARA – Category I areas. The proposed RV Park facility is not one of the listed prohibited uses within a CARA – Category I area. Additionally, the application materials (Exhibit 1 – special use application) indicate there will be no storage of chemicals.

No development will take place within the 150-foot Type F stream buffer, except for walking paths for passive recreational use during daytime hours.

As conditioned in this staff report, the project meets this criterion.

(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 project will require new water service and new on-site septic systems. Based on the proposal, on-site facilities are designed to serve the site and are not expanding beyond the project site. This criterion is met.

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.

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

(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, critical areas, resource protection, road, stormwater and public health were conducted by staff for this proposal. Lewis County Public Works provided comments on the proposal, which are reflected in the staff report. No new road access is requested as part of this proposal, but the existing road approach will need to be improved to commercial road approach standards. As previously conditioned in this report, this criterion has been met.

(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: Hazardous or dangerous waste disposal facilities as defined in Chapter 173-303 WAC, municipal solid waste landfills as defined in Chapter 173-351 WAC, and limited purpose landfills as defined in Chapter 173-350 WAC are prohibited within a mapped CARA-Category I areas as previously reviewed in this report. The RV Park facility is not one of the listed prohibited uses within a mapped CARA-Category I area. The application documents (Exhibit 1 – Applications documents; Special Use Permit Type III Application and Applicant’s Compliance Narrative) states no hazardous waste handling or storage is proposed. As proposed, this criterion is met.

- (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: Operational noise from the general use of the RV Park facility is expected to be below the maximum environmental noise levels established in Chapter 173-60 WAC. **A condition of approval should state the proposal is required to comply with the environmental noise levels established by Chapter 173-60 WAC.** As conditioned, this criterion is met.

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

Staff Response: The SWCAA is responsible for enforcing federal, state and local outdoor air quality standards and regulations in Lewis County and other southwest Washington Counties. Permits from SWCAA regulate odor, dust, smoke, fumes and other emissions. **Conditions of approval should state the proposal shall be in compliance with air quality standards adopted by SWCAA.** As conditioned, this criterion is met.

- (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: It is the applicant's responsibility to meet other local, state, and federal regulations. **A condition of approval should state all appropriate local, state and federal permits required for the proposed development shall be obtained.** As conditioned, this criterion is met.

- (f) Conditions imposed in any final environmental determination, mitigated determination of non-significance (DNS) or final environmental impact statement under Chapter 43.21C RCW.

Staff Response: As stated previously in the report in Section J – SEPA – LCC 17.110, no appeals of the SEPA threshold determination (file number SEP25-0013) were submitted within the appeal timeframe. The Determination of Non-Significance (DNS) was retained and is final. This criterion is met.

- (g) Health standards for wells and drain fields as set forth in sections such as Chapters 8.40 and 8.41 LCC.

Staff Response: The proposed project is to construct and operate a new RV Park facility. As previously discussed in this report, Lewis County Public Health & Social Services (Exhibit 8) indicated approved permits for adequate water and septic facilities are required prior to the issuance of building permits.

LCC Chapter 8.40 regulates new and existing septic systems, and LCC Chapter 8.41 regulates specific areas in Lewis County that prohibit the use of septic systems. The project site is not located within one of the areas of Lewis County that prohibits the use of on-site septic systems. As previously conditioned in this report, this criterion is met.

- (h) Flood hazard standards as set forth in Chapter 15.35 LCC.

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

- (i) Stormwater standards as set forth in Chapter 15.45 LCC.

Staff Response: Lewis County Public Works comments (Exhibit 8) stated a Lewis County Stormwater Permit meeting LCC Chapter 15.45 is required for the entire facility. As previously discussed and conditioned in this staff report, this criterion is met.

- (j) The supplemental requirements of Chapter 17.145 LCC.

Staff Response: The supplemental requirements relate to items such as building setbacks, and driveways/road approaches. The RV Park requires 25 ft setbacks from site perimeters. Auxiliary parking spaces (limited guest parking) will include parking spaces of 10 foot x 20 foot per space. Common use areas of the site will provide low-level lighting. No uses on the site will exceed the height limitations. As conditioned in this staff report, this criterion is met.

- (k) Other applicable standards.

Staff Response: The current proposal was reviewed based on current Lewis County Code provisions in effect at the time of complete application. As conditioned in this staff report, this criterion is met.

C. LCC 17.144 Recreational Vehicle Parks and Campgrounds.

17.144.010 Purpose and applicability.

This chapter establishes a permitting process for recreational vehicle parks and campgrounds that create two or more camping sites for purposes of transient accommodations.

Recreational vehicle parks and campgrounds that create camping sites which may be leased individually, and the membership of that camping site may be transferred to another person, shall be considered master planned resorts and must comply with Chapter 17.20E LCC, Master Planned Resorts.

Staff Response: The proposed project does not propose leasing individual RV Park sites, nor does it propose establishing a membership facility; it is not a master planned resort. The permitting process is through a Type III Special Use Permit. This criterion is met.

17.144.020 Administration.

(1) Recreational vehicle parks and campgrounds shall be processed as a Type III special use permit application per Chapter 17.05 LCC, General Provisions.

(2) Recreational vehicle parks and campgrounds that exceed the maximum density standards listed in LCC 17.144.040 shall be administered as master planned resorts and must comply with Chapter 17.20E LCC, Master Planned Resorts.

(3) Existing legal nonconforming recreational vehicle parks or campgrounds are allowed to persist in accordance with Chapter 17.155 LCC, Nonconforming Uses and Parcels.

(4) Revisions to approved recreational vehicle parks and campgrounds shall proceed in compliance with the regulations and standards in Chapter 17.158 LCC, Special Use Permits, in effect at the time of complete project application.

(5) Revisions to existing legal nonconforming recreational vehicle parks or campgrounds shall proceed in compliance with the regulations and standards in Chapter 17.155 LCC, Nonconforming Uses and Parcels, in effect at the time of complete project application.

(6) Existing recreational vehicle parks or campgrounds that were permitted through the binding site plan process and found to be in violation of the binding site plan shall be subject to the noncompliance and violation provisions in Chapter 17.07 LCC, Violations and Civil Penalties.

Staff Response: The proposal includes a new recreational vehicle park (RV Park) facility and does not propose expanding or revising a previously approved recreational vehicle park. The Type III Special Use Permit was submitted for this project (Exhibit 1). The proposal does not exceed the maximum density standards listed in LCC 17.144.040. Criteria (1) and (2) are met, and Criteria (3)-(6) do not apply.

17.144.030 General.

- (1) In the event of a discrepancy between the standards established herein and those contained in any other applicable plan, control, or ordinance, the stricter standard shall apply.
- (2) Every camping site shall be, or consist of, at least 500 square feet.
- (3) All camping sites are subject to a minimum 10-foot setback between camping sites.
- (4) All structures, except cabins or yurts, are subject to a minimum 10-foot setback from any camping site.
- (5) All structures are subject to a minimum five-foot setback from any other structure, regardless of the size of the structure.
- (6) Each camping site shall be numbered, and the number shall be prominently displayed on the camping site.
- (7) Camping sites, caretaker accommodations, common facilities and accessory uses shall be maintained in functional and working condition.

Staff Response: As identified in the Exhibit 1 – the Applicant’s Compliance Narrative and in Exhibit 20 the Applicant’s response documents, the proposed camping sites will consist of at least 500 square feet, there will be a minimum 10-foot separations between spaces, no cabins or yurts are proposed, each camping site will be numbered and the caretaker accommodations and common facilities will be maintained. These criteria are met.

17.144.040 Density.

- (1) A recreational vehicle park or campground may occupy a single parcel, or combination of parcels under common ownership, of which at least one parcel shall be a minimum of two and one-half acres; provided, a larger minimum parcel size may be required by the state or local departments for septage disposal, stormwater management, public water supply or applicable development regulations.

Staff Response: The proposed project occupies a single parcel of 19.23 acres in area. This criterion is met.

- (2) Maximum density shall be:
 - (a) No more than 15 camping sites per acre when a community septage system with individual camping site connections or individual holding tanks for each camping site is provided.
 - (b) No more than seven camping sites per acre when a central septage dump station is provided with no individual camping site connections or individual holding tanks for each camping site.
 - (c) Permanent cabins or yurts may be included.

- (i) The total number of cabins or yurts shall not exceed 25 percent of the total proposed camping sites. When calculations result in a fraction, the result is rounded down to the nearest whole number. For example, if there are 25 total camping sites, six of those may be occupied by a cabin or yurt. If a cabin or yurt is provided as caretaker accommodations, that cabin or yurt shall be counted towards the total number of cabins or yurts allowed.
- (ii) The total floor area of each cabin or yurt shall not exceed 400 square feet, except a cabin or yurt provided as caretaker accommodations.
- (iii) A cabin or yurt shall be completely contained within a single camping site.
- (iv) Cabins must connect to a designed septic system when required by Lewis County public health and social services.
- (d) For campgrounds that create sites for tent camping only, or other similar accommodations, and no recreational vehicles will be accommodated at the campground, then a maximum density of 25 camping spaces per acre is allowed, except that one camping site may be provided for caretaker accommodations.

Staff Response: The proposed project does not exceed the maximum density of 15 camping sites per acre when a community septage system with individual camping site connections for each camping site is provided. The proposal is for 57 camping sites (one site is for the camp host) in two phases which equate to a density of three (3) camping sites per acre. No permanent cabins or yurts are proposed. "Tent site only" camp sites are not proposed as part of the RV Park facility. These criteria are met.

- (3) No more than one recreational vehicle may occupy a camping site at any given time. Camping sites occupied by a recreational vehicle may also be occupied by no more than one passenger vehicle and one appurtenance (e.g., a boat, an awning, etc.) at any given time.

Staff Response: Application documents in Exhibit 1 and the updated site plan in Exhibit 20 indicate all RV sites will be constructed for a single recreational vehicle and one towing or accessory vehicle. This criterion is met.

- (4) Camping sites that are occupied by a tent(s) may also be occupied by no more than three passenger vehicles or two passenger vehicles and one appurtenance (a boat, an easy-up, etc.) at any given time. Recreational vehicles are not allowed to occupy tent-only camping sites.

Staff Response: The proposed project does not include any camping sites that are designed as "tent camping only". This criterion does not apply.

17.144.050 Length of stay.

- (1) The maximum number of consecutive days that a camping site shall be occupied by the same party in a recreational vehicle or tent is 210 days, except

one camping site may be permanently occupied by a caretaker, ranger, manager or similar role. Recreational vehicle parks and campgrounds that allow stays longer than 210 consecutive days shall be administered as a mobile home park and must be compliant with Chapter 15.30 LCC, Mobile Home Parks.

(2) The maximum number of consecutive days that a cabin or yurt shall be occupied by the same party is 30 days, except one cabin or yurt may be permanently occupied by a caretaker, ranger, manager or similar role.

Staff Response: Application documents in Exhibit 1 and the updated site plan in Exhibit 20 indicate the length of stay maximums will be observed. One RV space will be reserved for a camp host or caretaker. No cabins or yurts are proposed as part of this project. These criteria are met.

17.144.060 Caretaker accommodations.

Accommodations for use by a recreational vehicle park or campground caretaker, ranger, manager or similar role is allowed. Caretaker accommodations may include a recreational vehicle, a new cabin or yurt, or an existing single-family residence or accessory dwelling unit. Caretaker accommodations are not subject to the length of stay limitations of LCC 17.144.050.

(1) No more than one caretaker accommodation per development is allowed.

(2) The total floor area of a new cabin or yurt provided as caretaker accommodations shall not exceed 1,296 square feet in size.

(3) Caretaker accommodations must connect to a designed septic system when required by Lewis County public health and social services.

(4) An existing single-family residence or accessory dwelling unit used as caretaker accommodations does not count towards the total number of cabins or yurts allowed in LCC 17.144.040.

Staff Response: The park will be operated by the property owner who will reside on-site. The owner will use their existing residence except seasonally when a caretaker or camp host may occupy the designated camp host RV site. The application documents in Exhibit 1 and the updated site plan in Exhibit 20 indicate there will be one RV site reserved for a camp host or caretaker accommodations. All RV spaces will have a connection to the designed septic system. No cabins or yurts are proposed as part of this project. As conditioned, these criteria are met. **Conditions of approval should state:**

Only one caretaker accommodation (Camp Host RV site) is allowed for the Roamers RV Park.

The designated camp host RV site shall have a connection to the designed septic system and designated water system.

17.144.070 Accessory uses.

Accessory uses such as offices, maintenance sheds, swimming pools, playgrounds, restaurants, convenience stores less than 2,500 square feet, recreation facilities and other similar structures are allowed outright when directly connected with and in aid of the recreational vehicle park or campground. Accessory uses are required to be completely within the boundaries of the recreational vehicle park or campground. Accessory uses must connect to a designed septic system when required by Lewis County Public Health and social service.

Staff Response: The application documents in Exhibit 1 and the updated site plan in Exhibit 20 indicate there will be amenities including a central restroom/shower facility for each phase, shelters for small gatherings, a small play area, a small fire pit area, walking path, and a small office shed (10-foot x 20-foot) for Park Administration such as checking-in/out. All amenities will be located within the boundary of the 19.23 acre RV Park. The bathroom/shower facilities will be connected to water and septic as required by Lewis County Public Health. As conditioned, these criteria are met.

Conditions of approval should state:

The bathroom/shower facilities will be connected to the approved water system and approved septic system as required by Lewis County Public Health.

All accessory uses shall be located within the boundaries of the recreational vehicle park.

17.144.080 Fire protection.

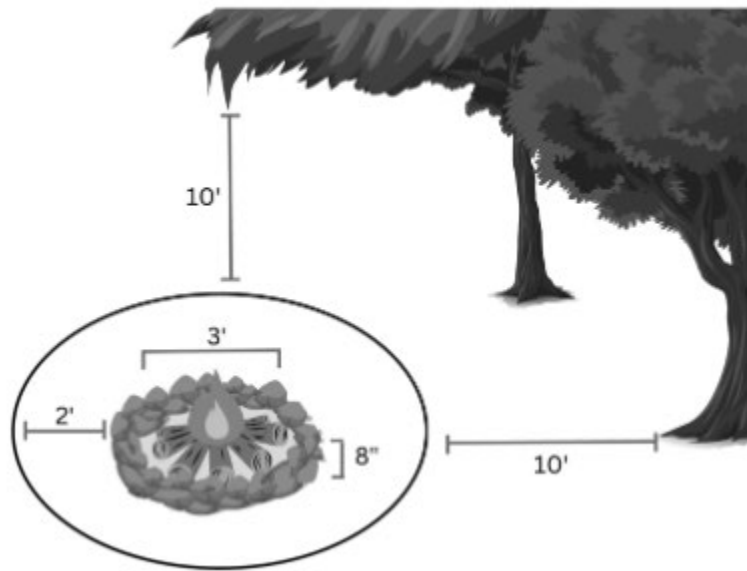
(1) Water supply adequate for fire protection is required and shall be consistent with the International Fire Code, fire district recommendations, and applicable state and local laws.

(2) An approved firefighting vehicle and/or other permanent firefighting devices or equipment shall be installed within the confines of recreational vehicle parks or campgrounds when required by either the Washington State Department of Natural Resources, the U.S. Forest Service, the appropriate local fire district, or county fire marshal.

(3) No more than one fire pit per campsite is allowed. See Figure 1 of this section.
(a) The fire pit must be no wider than three feet in diameter and have a ring constructed of metal, concrete, stone, or brick at least eight inches above ground grade.

- (b) There must be an additional area surrounding the fire pit with a minimum two-foot width constructed of noncombustible material, such as concrete, rock, brick, or cement blocks.
- (c) All fire pits must be equipped with a spark arresting screen or similar device.
- (d) Trees, tree limbs and shrubs must be cleared within 10 feet in all directions around a fire pit.

Figure 1: Minimum Fire Pit Dimensions



- (4) Fire break trails shall be provided around the periphery of the development when required by either the Washington State Department of Natural Resources, the U.S. Forest Service, the local fire district, the county fire marshal or hearings examiner.

Staff Response: Lewis County Fire District #15 (LCFD#15) and the Lewis County Fire Marshal have not requested additional fire storage facilities, fire trail break construction, or for fire vehicles to be maintained on-site. A signed adequate facility provider memo (Exhibit 8) from LCFD#15 was submitted and did not request any additional conditions of approval. Campfire pits shall meet the requirements of LCC 17.144.080(3). As conditioned, these criteria are met.

Conditions of approval should state:

The construction of campfire pits shall meet the requirements of LCC 17.144.080(3):

- (a) The fire pit must be no wider than three feet in diameter and have a ring constructed of metal, concrete, stone, or brick at least eight inches above ground grade.**
- (b) There must be an additional area surrounding the fire pit with a minimum two-foot width constructed of noncombustible material, such as concrete, rock, brick, or cement blocks.**
- (c) All fire pits must be equipped with a spark arresting screen or similar device.**
- (d) Trees, tree limbs and shrubs must be cleared within 10 feet in all directions around a fire pit.**

17.144.090 Electric utilities.

No recreational vehicle park or campground shall be serviced by overhead utilities, and all electrical utilities associated with or incidental to the development of camping sites or other facilities and accessory uses shall be designed, installed and maintained in conformance with the rules, regulations, and standards of the Washington State Department of Labor and Industries.

Staff Response: The applicants compliance narrative (Exhibit 1) states that all RV sites will have full hookups including water, septic and electricity. No RV dumping facility will be proposed. The updated site plan's legend (Exhibit 20) lists underground power (UGP) for electrical lines. As conditioned, this criterion is met. **Conditions of approval should state:**

All utilities serving the RV Park shall be installed underground.

All electrical utilities associated with or incidental to the development of the camping sites or other facilities and accessory uses shall be designed, installed and maintained in conformance with the rules, regulations, and standards of the Washington State Department of Labor and Industries (L&I).

17.144.100 Screening and buffering.

The purpose of screening and buffering is to protect the adjacent properties or roadways from unsightliness, visual distraction and/or noise impacts. The buffer area may be reduced where it can be demonstrated that alternative screening can adequately accomplish the purposes stated in this subsection.

- (1) Screening and buffering areas shall be established with a minimum width of 25 feet along all exterior property lines. If a recreational trail is included in the buffer, the minimum width must be no less than 50 feet along all exterior property lines that contain such a trail.
- (2) Screening and buffering may include fences, vegetation, earth berms, waterbodies or a combination of these methods.

- (3) The screening shall be at least six feet high and shall obscure at least 80 percent visibility of all structures and improvements as seen from rights-of-way and adjacent properties, except when the buffer or a portion of the buffer is comprised of a waterbody, then the waterbody may be considered screening.
- (4) Screening and buffering areas shall not contain any constructed facilities or structures, erected or placed, with the exception of utility lines, fencing, security posts or trails.
- (5) Setbacks from adjacent resource lands must be in conformance with Chapter 17.30 LCC, Resource Lands.

Staff Response: The updated site plan (Exhibit 20) identifies the required 25 foot buffer on the west, south and east property lines. The north property line contains the 150-foot Type F stream buffer. Application documents in Exhibit 1 (Applicant's Compliance Narrative and project narrative) state the existing tree retention would be emphasized and the park will retain the 25-foot vegetation buffer on the site perimeter and the southern boundary will be enhanced for visual screening. The proposed development is not located adjacent to resource lands. As conditioned, these criteria are met. **Conditions of approval should state:**

Screening and buffering areas shall be established with a minimum width of 25 feet along all exterior property lines.

Screening and buffering may include fences, vegetation, earth berms, waterbodies or a combination of these methods.

The screening shall be at least six feet high and shall obscure at least 80 percent visibility of all structures and improvements as seen from rights-of-way and adjacent properties, except when the buffer or a portion of the buffer is comprised of a waterbody, then the waterbody may be considered screening.

Screening and buffering areas shall not contain any constructed facilities or structures, erected or placed, with the exception of utility lines, fencing, security posts or trails.

17.144.110 Common facilities.

Common facilities such as service buildings, water systems, septage facilities, roads, paths, trails and other facilities shall be designed to accommodate maximum demand and occupancy.

- (1) Potable water shall be available within 200 feet of each camping site. Adequate disposal for faucet overflow shall be provided at each distribution point.
- (2) Service buildings containing toilet and handwashing facilities shall be available within 400 feet of each camping site.

(3) Common facilities must connect to a designed septic system when required by Lewis County public health and social services.

Staff Response: As indicated in the application materials (Exhibit 1) and the updated site plan (Exhibit 20), all the proposed recreational vehicle sites will be connected to water, septic and power. The bathroom/shower facilities are located within 400 feet of each campsite and are proposed to be connected to water and a designed septic system. As previously conditioned in the report, these criteria are met.

17.144.120 Access and circulation.

Access and circulation within a recreational vehicle park and campground shall be designed to accommodate maximum demand and occupancy, and with appropriate consideration for existing and proposed lanes of vehicle travel, anticipated traffic patterns, topographic and drainage conditions, pedestrian access and safety, and the proposed uses of the land served.

(1) Lanes of vehicle travel within the confines of a recreational vehicle park or campground shall provide for access to each camping site, and ease of vehicular movement within the development. Lanes of vehicle travel shall be named and identified with appropriate signs approved by the county building official.

(2) Traffic signs and safety devices shall be provided and installed by the applicant in accordance with the Manual on Uniform Traffic Control Devices.

(3) Common use facilities, such as potable water or toilet facilities, shall have pedestrian access by path or trail from each camping site to the facility and all of the following shall be met:

(a) Each path or trail shall be at least five feet wide;

(b) Paths or trails shall not interfere with or cross camping sites; and

(c) Paths and trails shall not be co-located within a lane of vehicle travel. Paths and trails may cross a lane of vehicle travel if the path or trail is clearly marked.

Staff Response: As previously discussed in the report, the Lewis County Fire Marshal has requested that all internal roads shall be designed and constructed for fire apparatus and EMS access per the 2021 International Fire Code (IFC). The development must maintain appropriate fire apparatus access lanes and building setbacks. **Additional conditions of approval should state:**

Traffic signs and safety devices shall be provided and installed by the applicant in accordance with the Manual on Uniform Traffic Control Devices.

Common use facilities, such as potable water or toilet facilities, shall have pedestrian access by path or trail from each camping site to the facility and all of the following shall be met:

- (a) Each path or trail shall be at least five feet wide;**
- (b) Paths or trails shall not interfere with or cross camping sites; and**
- (c) Paths and trails shall not be co-located within a lane of vehicle travel. Paths and trails may cross a lane of vehicle travel if the path or trail is clearly marked.**

D. LCC 17.150.020 Special Conditions.

LCC 17.150.020 (2) All Rural Area Uses. Any permit issued in rural areas shall meet the following conditions:

- (a) Urban growth is prohibited in all rural area developments, except as otherwise allowed in Chapter 36.70A RCW, the Growth Management Act.

Staff Response: The project is located in the rural area in the Rural Residential Development 10-Acre (RDD-10) zoning district. As discussed in this staff report, the proposed recreational vehicle park (RV Park) is authorized in the RDD-10 zoning district using the special use permit process. The project is found to be consistent with the rural development standards. Urban growth is defined by statute as:

Growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth. {*RCW 36.70A.030(28)*}

The subject parcel is located within an area designated for more intensive rural development consistent within RCW 36.70A.070. The project utilizes rural services and is not characterized by urban growth or the need for urban level services. This criterion is met.

- (b) To accomplish this objective, the review authority (either the administrator or hearing examiner, depending on the permit) shall find that:

- (i) The project makes adequate provision to assure that the development is limited to rural development and rural governmental services.

(ii) The project does not, directly or in concert with growth likely in the area affected, create a demand for urban governmental services or establish a form of “urban growth” that is prohibited outside urban growth areas.

Staff Response: As stated previously in the report, the proposal will utilize on site water and septic services. Adequate facilities provider request memos were sent to the fire district, law enforcement, refuse service, and the school district. No requests to add conditions of approval to the permit were received from any of the service providers. A recreational vehicle park facility does not meet the definition of urban growth and would not create a demand for urban governmental services. As conditioned, the project is consistent with these criteria.

E. LCC 17.150.030 Special Characteristics.

(1) Special Characteristics of Rural Development.

(a) Rural development refers to development outside of urban growth areas and outside designated long-term agricultural forest and mineral resource lands. Rural development can consist of a variety of residential, commercial and industrial uses and densities, including clustered residential development, at levels which are consistent with the preservation of rural character as defined in the Lewis County comprehensive plan.

Staff Response: As previously discussed in this staff report, the proposed project is consistent with the comprehensive plan designation of Rural Residential and the zoning classification of Rural Development District 10 Acre (RDD-10). This criterion is met.

(b) Rural development in Lewis County typically relies on existing facilities for school and fire, though existing facilities may be upgraded or expanded.

Staff Response: The adequate facilities provider request memos for fire, school, law enforcement, and refuse disposal services were sent for this project, no requests for conditions of approval were submitted by the providers. This criterion is met.

(c) Rural development commonly uses existing small towns and crossroad commercial facilities to meet local commercial needs.

Staff Response: The proposed project is not located within small town commercial or crossroad commercial zoning districts but is centrally located between the cities of Winlock (1.5 miles to the south) and Napavine (3.5 miles to the north). The use of “recreational vehicle parks and campgrounds” is an authorized use in the RDD-10 zoning district. This criterion does not apply.

- (d) Rural residential development typically minimizes any impacts to the overall productivity of designated long-term resource lands within a one-mile radius of the proposed development.

Staff Response: The proposed project is within ¼ mile of land zoned Agricultural Resource Land (ARL) but is not directly adjacent to land zoned ARL. Some adjacent properties do include some pastures to the south. The recreational vehicle park has established a 25-foot vegetation buffers around the perimeter of the parcel, erosion control measure, stormwater facilities and commercial access approach to N. Military Road as conditions of approval which would minimize any potential impact to the agricultural or forestry resources within one-mile of the proposed development. As previously conditioned, this criterion is met.

- (e) Clustered developments are considered appropriate for rural development if:

- (i) The overall density of the land does not exceed the underlying zoning of the parcel (unless bonus densities are awarded);
- (ii) The development can be accommodated with fire, school, and other rural public facilities without the need to relocate or create a new facility to serve the newly developing area; and
- (iii) The development can be served by commercial facilities in existing crossroad commercial areas and small towns and does not establish a new commercial center for the county.

Staff Response: The proposed project does not include clustered residential development. This criterion does not apply.

- (f) Industrial and commercial uses are appropriate forms of rural development if consistent with the requirements in RCW 36.70A.070(5)(d) and the descriptions of rural character in Lewis County Comprehensive Plan.

Staff Response: RCW 36.70A.070(5)(d) is related to the mandatory elements within a comprehensive plan. Subsection (5) refers to the Rural Element, and subsection (d) refers to Limited Areas of More Intensive Rural Development

(LAMRID). The proposed project is not located within the LAMRID zone classification. The proposed project is for the construction and operation of a recreational vehicle park facility on a parcel of approximately 19.23 acres in size and is consistent with the Lewis County Comprehensive Plan descriptions of rural character. The project includes approximately 16% new impervious surface of the project site. This criterion is met.

F. LCC Chapter 17.158 Special Use Permits

17.158.010 Purpose

Special use permits may be allowed as set forth in this chapter. Special use permits shall be reviewed as a Type III application.

Staff Response: As stated above, the proposal was reviewed with the Type III application and process. This criterion is met.

N. CONCLUSIONS

With the conditions of approval recommended in this report, the construction and operation of the RV Park facility (Roamers RV Park) will comply with the Lewis County Comprehensive Plan and will comply with the requirements of the Lewis County Code.

O. RECOMMENDATIONS

Staff recommends the Special Use Permit application from Andy Royer file number SUP25-0002 be **approved**, subject to the following conditions:

1. This project will require physical improvements to the road approach and a new commercial road approach permit. The commercial road approach shall receive final approval prior to operation of the RV Park.
2. The project requires permitting and final approval of a Group A public water system by the Washington State Department of Health Office of Drinking Water (ODW) under WAC 246-290 prior to operation of the RV Park.
3. Adequate water and septic facilities are required to be installed prior to the operation of the RV Park.
4. Fill and grade permit for proposed access roads and site development is required to be issued for this proposal prior to ground disturbance. All internal roads shall be designed and constructed for fire apparatus and EMS access per the 2021 International Fire Code (IFC). Final approval of the fill and grade permit is required prior to operation of the RV Park.
5. Each RV Site shall have an identifying number or letter for emergency services.

6. Permits for approved water and septic facilities are required to be issued prior to the issuance of any building permit for this project.
7. Building permits shall be obtained for all proposed buildings. Current codes are 2021 ICC Building and 2021 Uniform plumbing.
8. A Lewis County Stormwater Permit is required for this proposal, prior to issuance of the Lewis County fill and grade permit. Final approval of the constructed stormwater facility is required prior to operation of the RV Park.
9. The applicant shall apply for the Construction Stormwater General Permit with Washington State Department of Ecology prior to the issuance of the Lewis County fill and grade permit.
10. The special use permit for the RV Park facility shall expire in three years unless the applicant completes the conditions of approval.
11. The hours of operation of the facility shall be limited to the hours of 6:00 AM to 10:00 PM, daily.
12. All outdoor lighting shall be hooded and shielded to prevent glare as viewed by adjacent properties and by vehicles on public roadways. No outdoor lighting will be constructed within the 150-foot stream buffer.
13. An Inadvertent Discovery Plan (IDP) shall be prepared by a qualified professional and shall be retained on-site by the RV Park owner/operator.
14. The proposal is required to comply with the environmental noise levels established by Chapter 173-60 WAC.
15. The proposal shall be in compliance with air quality standards adopted by SWCAA.
16. All appropriate local, state and federal permits required for the proposed development shall be obtained.
17. Only one caretaker accommodation (Camp Host RV site) is allowed for the Roamers RV Park.
18. The designated camp host RV site shall have a connection to the designed septic system and designated water system.
19. The bathroom/shower facilities will be connected to the approved water system and approved septic system as required by Lewis County Public Health.
20. All accessory uses shall be located within the boundaries of the recreational vehicle park.

21. The construction of campfire pits shall meet the requirements of LCC 17.144.080(3):

- a. The fire pit must be no wider than three feet in diameter and have a ring constructed of metal, concrete, stone, or brick at least eight inches above ground grade.
- b. There must be an additional area surrounding the fire pit with a minimum two-foot width constructed of noncombustible material, such as concrete, rock, brick, or cement blocks.
- c. All fire pits must be equipped with a spark arresting screen or similar device.
- d. Trees, tree limbs and shrubs must be cleared within 10 feet in all directions around a fire pit.

22. All utilities serving the RV Park shall be installed underground.

23. All electrical utilities associated with or incidental to the development of the camping sites or other facilities and accessory uses shall be designed, installed and maintained in conformance with the rules, regulations, and standards of the Washington State Department of Labor and Industries (L&I).

24. Screening and buffering areas shall be established with a minimum width of 25 feet along all exterior property lines.

25. Screening and buffering may include fences, vegetation, earth berms, waterbodies or a combination of these methods.

26. The screening shall be at least six feet high and shall obscure at least 80 percent visibility of all structures and improvements as seen from rights-of-way and adjacent properties, except when the buffer or a portion of the buffer is comprised of a waterbody, then the waterbody may be considered screening.

27. Screening and buffering areas shall not contain any constructed facilities or structures, erected or placed, with the exception of utility lines, fencing, security posts or trails.

28. Traffic signs and safety devices shall be provided and installed by the applicant in accordance with the Manual on Uniform Traffic Control Devices.

29. Common use facilities, such as potable water or toilet facilities, shall have pedestrian access by path or trail from each camping site to the facility and all of the following shall be met:

- a. Each path or trail shall be at least five feet wide;

- b. Paths or trails shall not interfere with or cross camping sites; and
- c. Paths and trails shall not be co-located within a lane of vehicle travel. Paths and trails may cross a lane of vehicle travel if the path or trail is clearly marked.

P. EXHIBITS

- Exhibit 1 Subheading – “Application Documents” on the webpage, which include ten documents:
<https://lewiscountywa.gov/departments/community-development/current-planning-applications/sup25-0002-roamers-rv-park/>
- Exhibit 2 Incomplete Application Review Letter
- Exhibit 3 Complete Application Review Letter
- Exhibit 4 Master Site Review (MSR24-0650) dated April 21, 2025
- Exhibit 5 Notice of Application – Affidavit of Publication
- Exhibit 6 Notice of Application – Affidavit of Mailing
- Exhibit 7 Notice of Application – Affidavit of Posting
- Exhibit 8 Subheading “Public Comments Submitted During SEPA and Notice of Application” document file *SUP25-0002 All NOA SEPA Comments* on the webpage:
<https://lewiscountywa.gov/departments/community-development/current-planning-applications/sup25-0002-roamers-rv-park/>
- Exhibit 9 Letter From Hearing Examiner – Setting Hearing Date and Time
- Exhibit 10 Notice of Public Hearing - Affidavit of Publication
- Exhibit 11 Notice of Public Hearing - Affidavit of Mailing
- Exhibit 12 Notice of Public Hearing - Affidavit of Posting
- Exhibit 13 Screen shot of County GIS layer showing location of critical aquifer recharge areas (CARAs) and the subject property location
- Exhibit 14 Screen shot of the County GIS layer showing current zoning designations of the subject parcels and surrounding area
- Exhibit 15 Screen shot of County GIS layer showing 2024 Aerial Photo of the subject parcels and surrounding area (2 pages)
- Exhibit 16 Screen shot of Google Maps 2025 aerial photo of the subject parcel and surrounding area
- Exhibit 17 Adequate Facilities Provider Responses (3 pages)
- Exhibit 18 SEPA Threshold Determination - DNS (SEP25-0013) – Affidavit of Publication
- Exhibit 19 County’s Letter to Applicant requesting response to public comments
- Exhibit 20 Subheading – “Applicant Response To Comments” on the webpage, which include two documents
<https://lewiscountywa.gov/departments/community-development/current-planning-applications/sup25-0002-roamers-rv-park/>