

Lewis County Type II Administrative Decision



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

ADMINISTRATIVE DECISION: CONDITIONALLY APPROVED

Application Number: AP25-00005
Date of Decision: December 23, 2025
Proposal: Reduction of a rear yard setback for a single-family residence. The current proposal is requesting to reduce the rear setback from 15 feet to 5 feet from the property line.

CONDITIONS OF APPROVAL

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

1. A Building Permit is required for the proposed residence. With the building review, the proposal is required to comply with building, fire safety, and all other applicable regulations.

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

Preston Pinkston
Planner

*This Type II Administrative Application may be appealed to the Lewis County Hearings Examiner until **4 pm on January 2, 2026** at the Lewis County Community Development Permit Center.*

Lewis County

Type II Administrative Staff Report



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A. PROJECT PROPOSAL

Reduction of a rear yard setback for a single family residence. The current proposal is requesting to reduce the rear setback from 15 feet to 5 feet from the property line.

B. GENERAL INFORMATION

Owner/Applicant:	James Carpenter 159 Combs Rd Packwood, WA 98361
Tax Parcel Number:	039029001001
Location:	0 Skate Creek Rd N, Ashford WA 98304
Square Footage/Acreage:	approximately 0.14 acres
Zoning Classification:	Rural Residential Center – E (RRC-E)
Comp. Plan Designation:	LAMIRD
Sewage Disposal:	On-site septic
Water Supply:	Private Well

C. NOTICE

The notice of the Type II administrative application for the proposal was mailed to property owners within 500 feet on November 24, 2025 and the site was posted on November 20, 2025 for the start of the comment period on November 26, 2025. The public comment period closed on December 11, 2025 at 4 pm per Lewis County Code (LCC) Chapter 17.05.

D. PUBLIC CONCERNS

One (1) comment was received from the public in the allotted time frame. The comment was a general opposition to the reduction; however, the proposed reduction is not on a lot that shares a property line with the owner of that lot that submitted comment.

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

E. STATUTES/CODES/FINDINGS

17.145.020 Required setbacks.

(1) The minimum required setbacks shall be as follows:

Setback	Residential	Commercial	Industrial
Front			
From public right-of-way	As defined in Chapter 15.15 LCC		
From private right-of-way easement	0	0	0
Side			
From public right-of-way	As defined in Chapter 15.15 LCC		
From alley ¹	5	5	5
From property line	5	10	10
Rear			
From alley ¹	5	5	5
From property line	15	0	0
From abutting residential zone	-	25	50

¹ In no instance shall parking associated with the proposed structure be allowed in an alley, or allowed to back directly into an alley.

(2) The administrator may reduce the required side or rear setbacks:

(a) To promote reasonable use of the property, where topography, critical areas or the lot's size and configuration impact the reasonable development of the property.

Staff Response: New setback codes were adopted on October 1, 2025. The Conditionally Approved Master Site Review for the proposal was approved prior to the adoption of the new setback regulations. For this staff report, the previous setback code is required to be met. In either instance the proposal would require an Administrative Reduction for the proposed 5-foot setback from the rear property line.

The property is 0.14 acres. As the applicant states in the application, lot size is the limiting factor to meeting the required setbacks. The proposed residence is located on the widest portion of the lot and conformance with the rear yard minimum setback would require a reduced setback from the County Right-of-Way. The proposed residence is consistent with development in the neighborhood and reasonable for the property.

(b) To complement surrounding commercial or industrial development, in existing commercial or industrial areas that are typified by setbacks that are less than those presented above, so long as adequate fire protection is included in the design of the structure.

Staff Response: The proposal is adjacent to a public campground however, RRC-E zoning is primarily used for residential uses. As single-family residences are not required to have proof of adequate

facilities per LCC 17.130.010 no Adequate Facilities Memos were sent to providers; instead, fire safety will be reviewed by the Building Department with the Building Permit. A condition of approval shall state a Building Permit is required for the proposed residence. With the building review, the proposal is required to comply with building, fire safety, and all other applicable regulations.

(3) An administrative reduction will be considered if:

(a) Justification for the request is included in the application.

Staff Response: As previously stated, the justification for the setback reduction request is due to lot size.

(b) The reduction will not adversely affect health and safety.

Staff Response: Based on the comments received, the proposal does not appear to affect health and safety.

(c) When a reduction is used for the reasonable development of the property:

Staff Response: As previously stated in the report, the lot is 0.14 acres, and the residence is being placed in the widest portion of the lot. Other locations on the property would also require setback reductions. A reduction is necessary for the reasonable use of the property.

(i) It is demonstrated that the use of the proposed reduction cannot be reasonably accommodated elsewhere on the lot; and

Staff Response: As previously stated in the report, the proposed residence is in the most suitable location on the lot.

(ii) If granted, the reduction would be the minimum necessary for reasonable use of the lot.

Staff Response: As previously stated, the proposed reduction is the minimum amount necessary to accommodate the residence on the lot and maintain minimum setbacks from the County Right-of-Way and side property line setbacks.

An administrative reduction will be processed in accordance with LCC [17.160.055](#).

Staff Response: The Administrative Reduction was processed as a Type II Permit per LCC 17.160.055

F. CONCLUSION

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