



## Community Development

125 NW Chehalis Ave  
Chehalis WA 98532

August 28, 2025

Ivan Evdokimov & Alina Zvonova (sent electronically)

PO Box 1409

Bellevue, WA 98009-1409

[a3309802@gmail.com](mailto:a3309802@gmail.com)

[alina@columbiacreek.com](mailto:alina@columbiacreek.com)

RE: Type I Application - Land Development Review - LDR25-0036  
Project Proposal: Future Preliminary Subdivision – Long Plat (5-Lots) application  
Parcel Number: 035048028000  
Status: **Conditional Approval**

The Land Development Review application intake was determined to be procedurally complete per LCC 17.05.070(1) as of July 9, 2025, and the Type I project review clock began. As proposed, the project is in compliance with land use zoning and critical area codes. The project review has ended and LDR25-0036 is granted conditional approval.

### **STEP 1 – LAND DEVELOPMENT REVIEW STATUS: CONDITIONAL APPROVAL**

Land Development Review Conditions of Approval:

1. Any changes to the project from the current proposal requires a new LDR application, application fee, review and decision.
2. The future Preliminary Subdivision will include a condition of approval that prior to final approval of the Final Subdivision the applicant shall demonstrate to the Public Health & Social Services - Environmental Services Section that a potable water source is available to serve all lots per LCC 16.05.340(1) including water meters are purchased and installed in the ground along with installation of all water lines.
3. The future Preliminary Subdivision will include a condition of approval that prior to final approval of the Final Subdivision the applicant shall demonstrate the project is consistent with the fire flow requirements identified in LCC 16.05.350.
4. The future Preliminary Subdivision will include a condition of approval that prior to final approval of the Final Subdivision all private roads, including stormwater, systems, shall be designed and constructed to meet the standards listed in LCC Chapter 12.60, LCC 12.60.950 list of standard details "Detail 3-2" serving the 5-10 lot standard and stormwater design is consistent with LCC Chapter 15.45. Maximum grade for private roads is 12% without written permission from the Fire

Marshal, Doyle Sandford. Private roads and driveways exceeding 150 feet in length shall include Emergency Vehicle Fire Apparatus turnaround as detailed in LCC 12.60. Turnaround easement shall be provided and turnarounds shall be constructed prior to final plat submittal.

5. All other required local, state, and federal permits are required to be obtained by the applicant including any permit listed below in Step 2 prior to applying for items in Step 3.
6. Submit a complete Land Division (Preliminary Subdivision) application and associated application fees along with the drawing corrections and required additional documents as noted below in Step 3 to the Permit Center:

## **STEP 2 – REQUIRED OTHER PERMITTING/REPORTS/STUDIES:**

**Items in Step 2 shall be completed prior to applying for items in Step 3.** Required applications for the proposal described (other applications/information may be required after review of the future applications):

- ☒ Approved and Signed Adequate Facilities Provider Forms from Lewis County Fire District #10, White Pass School District #303, Lewis County Sheriff's Office, and LeMay for Refuse Service indicating each provider has the capacity and is willing to serve the proposed development.
- ☒ Prior to Land Division (Preliminary Subdivision) application submittal, the applicant must obtain approval of the Soil Evaluation Septic Permit Applications, including the approval of the dug soil test pits for each of the five proposed lots. Contact the Permit Center to apply for this application. Approval from Public Health & Social Services On-Site Division for the soil evaluations and test pits are required prior to submitting the Land Division (Preliminary Subdivision) application. This will include five soil evaluation applications and fees.
- ☒ Prior to Land Division (Preliminary Subdivision) application submittal, the applicant must submit five signed Water Availability Notification forms from Timberline Village Water System (Purveyor Thurston PUD) and pay the WAN application fees. Please submit the WANs and fees to the Permit Center.
- ☒ Prior to Land Division (Preliminary Subdivision) application submittal, the applicant shall submit Critical Area Reports/Studies authored by Qualified Critical Area Professionals as defined in Lewis County Code 17.10.170:
  - The reports shall verification there is adequate buildable area within each proposed lot outside of any critical area, critical area buffer, road setback or property line setback.
    - Habitat Assessment meeting current Lewis County Code 17.38 and Washington State Department of Fish & Wildlife criteria for spotted owl circles. WDFW review and concurrence is required prior to submitting the Land Division (Preliminary Subdivision) application;
    - Geo-technical Report meeting current Lewis County Code 17.38.

### STEP 3 – REQUIRED PERMITTING FOR PRELIMINARY SUBDIVISION:

Required applications for the proposal described (other applications/information may be required after review of the future applications):

☒ **Land Division (Preliminary Subdivision) application packet and fees, to include the following additional documents and drawing corrections are required to be submitted to begin the Preliminary Subdivision application process:**

1. Submit a SEPA Checklist and fees with the Land Division application packet.
2. On the drawing, please identify and label the location of Grizzly Road (public).
3. On the drawing, please show the entire access network from Grizzly Road (public), through the proposed private road to the shared access points on each lot. Please include road approach permit number with approval date for the access point onto Grizzly Road, if issued.
4. On the drawing, the 30-foot wide access easement (easement note 2) is identified as serving lots 1 through 5. Due to the proposed length of the access easement and the number of lots served, the easement must be a minimum of 40 ft in width per LCC 12.60.950 beginning at the approach point on Grizzly Road and throughout the subdivision and must include a turnaround easement for emergency vehicles at the terminus of the ingress/ egress easement. Please correct the drawing prior to Land Division (Preliminary Subdivision) application submittal.
5. On the drawing, please include the location of the septic soil test pits for each lot.
6. On the drawing, please include all items listed in LCC 16.05.240(1) and (2).
7. On the drawing, please include the legal description of the original parcel and legal descriptions for each of the proposed five lots.
8. On the drawing, please include notary certificates for the owner's dedication signatures.
9. On the drawing, please add the radial bearings to C1.
10. On the drawing, please review the Auditor's Index, it does not appear the proposed development is located in within the Northwest Quarter of the Southeast Quarter. Please correct as needed.
11. On the drawing and in the application materials, please indicate location, intent, and disposition of existing water wells on the parcel:
  - a. **Well ID Tags:** BQT429, BQT461, and BDP930
  - b. Any well which is unusable, abandoned, or whose use has been permanently discontinued, or which is in such disrepair that its continued use is impractical or is an environmental, safety or public health hazard shall be decommissioned. The decommissioning procedure (as prescribed by these regulations) must be recorded and reported as required by the department. WAC 173-160-381.

12. Public Works Survey Review has indicated: There are survey monuments noted as previously set at the center of the access easement, if there are any improvements to the roadway that will disturb these monuments, a monument removal will need to be recorded with the Department of Natural Resources.
13. On the drawing, show the following statements as **Warnings**:
  1. Lewis County has no responsibility to build, improve, maintain, or otherwise service the private roads contained within or providing access to the property described in this Plat.
  2. The approval of this Plat does not guarantee the issuance of any other permit or approvals.
  3. The County road right of way shown on this Plat is not guaranteed by Lewis County, nor does Lewis County assume any liability for misrepresentation of County road right of way locations, widths and title shown on the Plat.
  4. Access to this Plat is not guaranteed by Lewis County.
  5. The lots within this Plat shall not be re-divided for five (5) years from the date of recording without filing for plat, short subdivision or large lot subdivision as provided in Lewis County code and the future division is consistent with the zoning in effect at the time of future application.
14. List the assigned Preliminary Subdivision file number (**LP**) on the drawing in all the standard locations, once the Preliminary Subdivision (**LP**) file number is assigned.
15. On the proposed Preliminary Subdivision drawing show the following statements as **Conditions of Development**:
  1. The applicant shall meet the minimum requirements of LCC Chapter 15.45, erosion and sediment control.
  2. The applicant shall obtain all other required local, state and federal permits and approvals.
  3. This land division is located in Flood Zone C, typically areas of minimal flooding. Development in these areas shall be consistent with the Lewis County Flood Damage Prevention Ordinances LCC 15.35.
  4. All development shall conform to the requirements of the Rural Residential Center (RRC-R1), One Residence per 1 Acre, Zoning District per LCC Chapter 17.95.
  5. This land division is located in WRIA 26 Cowlitz.
  6. Portions of this land division contain areas of mapped steep slopes and mapped erosion hazard areas. Future development may require a geo-technical engineering report consistent with the requirements listed in LCC Chapter 17.38.
  7. This land division is located within a mapped Volcanic Hazard Area. Future development shall be consistent with LCC Chapter 17.38.
  8. This land division is located in a mapped aquifer recharge area. Future development activity shall conform to the aquifer recharge areas element of the Lewis County Critical Areas, Lewis County Code (LCC) Chapter 17.38.
  9. NOTICE: The Washington Department of Fish and Wildlife identifies threatened or endangered species and/or habitat on or in the vicinity of this property. Any

use which may affect this habitat or species must be approved by the Washington Department of Fish and Wildlife before commencing.  
10. Per LCC 8.40.310: Lots 1, 2, 3, 4, and 5 shall be provided with water from an approved public water supply (Timberline Village Water System).

Land Development Review (LDR25-0036) is granted conditional approval on **August 28, 2025**. The decision of the LDR does not constitute approval of any other project application nor does it affect the timelines of any other project application.

*Karen Witherspoon*

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Karen Witherspoon, AICP

Senior Project Planner

[karen.witherspoon@lewiscountywa.gov](mailto:karen.witherspoon@lewiscountywa.gov)

**APPEAL PROCESS:**

This Type I Administrative Decision shall be final unless reversed or modified on appeal. Any final decision of the administrator in the interpretation and application of this chapter may be appealed to the county hearing examiner pursuant to LCC 2.25.130. The hearing examiner may reverse or affirm wholly or in part the decision of the administrator.

CC: Butler Surveying Inc. (sent electronically)  
RB Engineering (sent electronically)