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By K. Witherspoon at 12:15 pm, Feb 04, 2026



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

Southwest Region Office

PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

February 4, 2026

Karen Witherspoon, AICP, Senior Project Planner
Lewis County
Community Development
2025 Northeast Kresky Avenue
Chehalis, WA 98531

Dear Karen Witherspoon:

Thank you for the opportunity to comment on the determination of non-significance for the Plat of Columbia Creek Heights Project (SEP25-0032) located at 134 63 Grizzly Road as proposed by Ivan Evdokimov & Alina Zvonova. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 995-3176

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.

**WATER QUALITY/General Permit Unit:
Jacob Neuharth (360) 706-4599**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Discharges must not cause or contribute to a violation of surface water quality standards, groundwater quality standards, sediment management standards, and human health-based criteria. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

If there are known soil/ground water contaminants present on site, additional information will be required to be submitted. For contaminated construction sites, contact Evan Wood at evan.wood@ecy.wa.gov, or by phone at (360) 706-4599.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

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1. Clearing, grading, excavation, construction support activity, and other soil disturbing activity that results in the disturbance of one or more acres (including off-site disturbance acreage related to construction-support activity) and discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State (that is, forest practices that prepare a site for construction activities); and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

Some projects may be eligible for coverage under an Erosivity Waiver if they result in the disturbance of under five acres, are not a portion of a common plan of development, and the entire period of construction activity occurs between June 15 – September 15. Additional requirements about the Erosivity Waiver may be found in Section S1.F of the Construction Stormwater General Permit.

Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice. Applicants may apply online or obtain an application from Ecology's website at: <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(JKT:202600065)

cc: Derek Rockett, SWM
Jacob Neuharth, WQ



Internal Reviewers Conditions Memo (SmartGov)

File Number: LP25-00001

Date Printed: March 18, 2026

- Survey: Please verify the LP number, all map locations. The correct number is LP25-00001
- Survey: In the Basis of Bearing, verify the volume and page matches the reference survey listed. The Basis of Bearing listed is different on page 1 and 2.
- Survey: The reference surveys listed are different on page 1 and 2.
- Survey: The warnings and conditions of development are listed on page 1 and also on page 2. Only list on one of the pages.
- On-site: ok as proposed with designed/engineered on-site sewage disposal systems
- Road & Utilities, Stormwater, & Traffic:

As a condition of final approval of the plat 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 11-28 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.

See County Engineer's Report.

- Water: see attached memo note dated 01.20.2026
- Access: Road Approach Permit required



Community Development

125 NW Chehalis Avenue
Chehalis WA 98532

- BO/FM: Proposed road shall be designed and constructed per number of lots being served, dead end roads in excess of 150 feet shall have an emergency vehicle turn around see LCC 12.60.950 detail 3-2. Proposed road shall be named and parcels served by proposed road shall be addressed off new road
- BO/FM: Each lot shall have approved water and septic



MEMO

Date: January 20, 2026

To: Karen Witherspoon, Senior Planner, Lewis County Community Development

From: Jeff Landrum, RS, LG, Lewis County Public Health & Social Services - Environmental Health

RE: LP25-0001 | Columbia Creek Heights Subdivision – 143 63 Grizzly Rd, TPN 035048028000 | Domestic Water and Irrigation Wells Environmental Health Review

Lewis County Environmental Health has reviewed the proposed long plat for adequacy of domestic water supply and for public health protections associated with existing on-site wells proposed for irrigation-only use.

Environmental Health review of conditions for preliminary and final plat approval cannot be completed at this time. Environmental Health will not resume review until the applicant submits the following required items:

1. Corrected preliminary plat map (required).

The preliminary plat map is incomplete and must be revised as follows:

- Well locations and tags: Revise the preliminary plat map to depict the locations of wells BQT429, BQT461, and BPD930 (with correct tag IDs).
- Water infrastructure: Revise the preliminary plat map to include proposed and existing water lines, utilities, and meter locations.

2. Irrigation Wells: Intent, Configuration, and Management (required)

Per Washington State Department of Ecology correspondence dated 11/25/2025, the existing wells are considered one single permit-exempt withdrawal, limited to irrigation-only use, and subject to Ecology's combined irrigation limitation. The applicant must provide a written description and supporting documentation sufficient for Environmental Health to determine required recorded instruments, easements (if applicable), and controls.

Any irrigation-well use proposed under this project shall meet the following public health protections:

- The irrigation wells shall remain non-potable.
- The irrigation wells shall not be connected to any interior plumbing fixtures.
- The irrigation wells shall be protected against **cross-connection** with the Timberline Village Group A potable water system.
- The irrigation system shall be clearly identified with permanent **“NON-POTABLE WATER – DO NOT DRINK”** labeling at the wellheads and at all irrigation outlets.

The applicant must demonstrate how irrigation use will remain within Ecology’s combined 1/2-acre limitation. The applicant must also identify ownership/maintenance responsibility and any necessary easements if irrigation will serve areas outside the lot on which a well is located. At minimum, for the purposes of re-submittal, please specify:

- Whether irrigation will be a shared system serving multiple lots/common areas or lot-specific irrigation use.
- Which lot contains each well (BQT429, BQT461, BPD930) and which well(s) will be used on which lot(s) and/or common areas.
- Identify the well with a fluoride MCL exceedance and indicate its intended use. If proposed for use, it shall be limited to irrigation-only (non-potable) with the permanent non-potable labeling described above and restrictions recorded on title.
- Who will own and maintain each well and associated irrigation infrastructure (individual ownership vs. HOA/shared arrangement).
- How compliance with Ecology’s permit-exempt 1/2-acre combined irrigation limitation will be implemented and maintained.

Upon receipt of the corrected preliminary plat map and the irrigation-well documentation, Environmental Health will resume review and will provide additional comments and conditions for preliminary and final plat approval based on the revised submittal.





Lewis County Department of Public Works

Geoff Soderquist, PE, Public Works Director
Wes Anderson, PE, County Engineer

MEMORANDUM

Date: July 16, 2025
To: Lewis County Community Development
Prepared By: Ryan Skeen, EIT, Engineering Associate
From: Wesley Anderson, PE, County Engineer
Subject: LDR25-0036 63 Grizzly Rd, Packwood – LCC 16.05.090 Review

1. Required Improvements

Private Road design shall meet Lewis County Code 12.60.950 'List of standard details' Standard Plan 3-2 for 5-10 lots. See Roads and Utility Requirements.

2. Required Easements

See Road and Utility, Survey, and Access Comments.

3. Subdivision Development drainage effects in the general area

See Stormwater Comments.

4. Proposed Subdivision Effects on other public improvements under the jurisdiction of the county engineer/public works division.

There is no concern regarding the effects to public improvements under the jurisdiction of the county engineer.

5. Accuracy of the technical information submitted

The County Survey will provide comments regarding the accuracy of the technical information.

6. Adequacy of lot arrangement and dimensions for providing driveway access to buildings on such lots from an approved street.

Lot arrangement and dimensions appear to be sufficient.

7. *Adequacy of any proposed public and private roadways*

See Roads & Utilities, Access, and Traffic Comments.

8. *The adequacy of transit stops, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.*

Not applicable since there are no schools within walking distance of the proposed site.

**Road Maintenance &
Fleet Services**
476 West Main St.
Chehalis, WA 98532
O 360.740.3380
F 360.740.2741

**Administration, Engineering, Utilities,
Real Estate Services & Traffic**
57 West Main St.
Chehalis, WA 98532
O 360.740.1123
F 360.740.1479

Solid Waste Services
Post Office Box 180
Centralia, WA 98531
O 360.740.1451
F 360.330.7805

Plat of Columbia Creek Heights LP25-00001 & SEP24-0032

Comments and Concerns

February 4, 2026

1. LP25-00001 page 2 of 3 "Note: Well ID tags BQT429, BQT461 and BQP930 have been removed from site." Does this mean the three existing wells have been decommissioned? Prior to approval of the Preliminary Plat decommissioning of all wells should be verified with the Washington State Department of Ecology or this issue should be revisited prior to Pre and Final plat approval. Please note: At least one of the existing wells contains a contaminant that exceeds a drinking water maximum contaminant level. In addition, should the well be proposed as a source for irrigation purposes, it poses a risk of contaminating shallower aquifers and public water supply sources within the area. This risk is due to both the depth, proximity and topography relative to private and public domestic water well's withdrawal zones.
2. Please clarify the proposed ingress and egress of lots 1 thru 5 to Grizzly Road. The current information available is unclear as to the number of outlets and locations of each lot.
3. Please verify ingress and egress of lots one thru five of LP25-00001 are not planned to include Red Cedar Lane, a private road.
4. Please verify construction and improvements for LP25-00001 do not include use of Red Cedar Lane as a route or access.

We look forward to your responses,

Michael P Kennedy

Susan Kennedy RS

Property Owners: 114 Red Cedar Lane 104 Red Cedar Lane 0 Red Cedar Lane

Karen Witherspoon

From: Astrid Robertson <astridetal@hotmail.com>
Sent: Monday, February 16, 2026 6:09 AM
To: Karen Witherspoon
Subject: from Astrid Robertson re Packwood

Follow Up Flag: FollowUp
Flag Status: Flagged

You don't often get email from astridetal@hotmail.com. [Learn why this is important](#)

Hello Karen! It has been a while and suddenly I am getting all kinds of letters about developments around my plot(s) on Grizzly Road in Packwood. I am traveling abroad currently and thus do not have with my the number of my land parcel... but if you needed it, I am sure you have it in your records, or could obtain the same from Tracy Croshaw who handled my sale.

Item # 1:

1. Long Plat application packet from Ivan Evdokimov & Alina Zvonova to create a 5-lot subdivision. It says the project location is "134 63 Grizzly Road," and I wonder how we can share such a similar address, when I am listed as 134 Grizzly Road and currently pay property taxes and utilities for each of three intended plots as they were outlined in a short plat subdivision of my own. While the "project location" address is 134 63, will that not cause confusion down the road???
2. Also, it is mentioned that there will be a "re-construction and expansion of approximately 1,900 linear feet of private road with stormwater facilities and emergency vehicle turnaround serving the proposed system." You may recall that in order to meet the requirements of my short plat approval, I completed a private road construction at my own expense and that excised some of my buildable land area in order to widen the same to accommodate my eventual three driveways. My question is: if this project is to undertake "re-construction and expansion," do they intend to extend the road along my property boundary? If so, I will have another question about further encroachment on my land.
3. I am in receipt of a Site Plan map but because it printed out in black and white, am unable to determine the location of the proposed road. Please could you email me a color copy of the same and also let me know if it follows the length of my plot.

Item #2:

1. A letter that came in November that sadly I have only just received indicating work being done for Packwood Adventures LLC who owns Parcel # 035048029000. This company is looking to subdivide in to four parcels. They are being required to name the current existing easement and create a private road. I have been asked to submit a name approval.
2. Again, sadly, the photo attached does not make it clear which road is intended for construction and again, whether or not it aligns with my land. Please could you provide clarification? I am also making contact with their lawyers.

Item #3:

1. I am concerned about a few things and do not know how to go forward in the following areas. If you could please offer any input and guidance on the same, I would be most grateful. I will be back in the US in late March and intend to come in to see you but in the interim, it would be great to get the ball rolling:

A) A bit of history: you may recall that my short plat subdivision was fully completed EXCEPT for the water connections which, as you may recall, were unfortunately delayed by Thurston PUD. I managed to extend the paperwork by one cycle but was denied on the second and thus, given how long it took to get the connections (which I now have on all three plots), the proposal was suspended.

i) Question #1: If I would like to complete the subdivisions now, will all or just part of the costly work I had done need to be started all over?

ii) Question #2: Given that the delay was caused not by myself but by Thurston PUD, do you see any cause for legal action for compensation?

iii) Question #3: I built the entire road at my own expense to meet the requirements of the short plat proposal. This cost quite a lot of money and was constructed to accommodate the three driveways that were intended to service my plots. Can others just take over my road? People are using that road the entire time and now that there will be even more traffic, can others just take over the road, build right over mine, without any compensation to me? I had the road named, the road sign posts made, and everything? I am just wondering what legal rights to access, privacy, and/or compensation I might have and from whom?

iv) Do I still have any rights to the initial 3 driveways I paid to provide access to or since I have not developed yet, nor had the subdivision completed, are my rights forfeited? All of this is so upsetting and it really is not my fault that Thurston PUD took so long and, well, here we are!

v) I do not understand easements and Butler Surveying now asking me to sign off on an easement - is this tantamount to them taking over any easement rights I may have had? I'm not sure this is the right question - I had earlier engaged a law firm to identify the landholders and reach out to each of them in a similar vein but the lawyer I was working with (Philips/Burgess I think) left before the job was done.

I just need some sound factual input here so that I don't get back to Packwood to find I've been all walked over and that my land assets have in some way been compromised in my absence.

Your assistance in this regard is most humbly appreciated, if just to provide facts according to what you may know, and what legal implications are implied.

All the best and thank you so very much.

Astrid (Robertson)

360-628-2563

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legitimate before opening it.**