



Master Site Review

Step 1 Site Analysis Status: **CONDITIONALLY APPROVED**

Parcel Number(s): 031921001000

Master Site Review #: MSR26-0453

Applicant's Name: BARNEY, BARRY L & BONNIE J

Project Proposal: Barn to ADU Change of Use, Septic Connection, and Well Connection

Previous Project Reviewed: S00-000183 3 br septic

Associated Planning Permits: None

Zoning: RDD-10 & RDD-20

Conditions of Approval:

- 1 Any change in the project from the current proposal requires further review.
- 2 All other required local, state, and federal permits are required to be obtained by the applicant including all permits listed on page two of this Master Site Review.
- 3 The septic system is required to be rated to serve the total number of bedrooms connected. If an alteration is required to increase the capacity of the system, a new MSR will be required.
- 4 The ADU is required to meet the criteria of Lewis County Code 17.102.
- 5 JARPA- The Joint Aquatic Resources Permit Application (JARPA) is required due to the proposed location within a Shoreline Jurisdiction. Based on the information provided, the proposal will require a Shoreline Substantial Development Permit as an accessory use.
- 6 A Shoreline Burden of Proof Statement detailing how the proposal is compliant with all applicable sections of the SMP is required to be submitted with the JARPA.
- 7 Alternatively, a Wetland Report can be submitted indicating that the proposal is not in a wetland area with which the Shoreline Jurisdiction is associated. Report must be completed by a wetland professional meeting the definition in LCC 17.10.170 or sent for third party review upon submission.

The recommendations and requirements in the following reports may be conditions of development:

None

The current proposal is in compliance with the Critical Area Ordinance. If the project changes from the current scope, a review of the following critical areas may be required:

- Wetlands Review – due to the site's proximity to mapped wetlands or hydric soils.
- Shoreline review – as a result of the proximity of the site to shoreline jurisdiction, as identified in the Shoreline Master Program.
- Geologically Hazardous Areas Review – due to the proximity of the site to steep slopes, erosion hazard areas and/or historic landslide areas.
- Volcanic Hazard Areas Review
- Critical Aquifer Recharge Areas Review – due to the proximity of the site to a mapped critical aquifer recharge area.

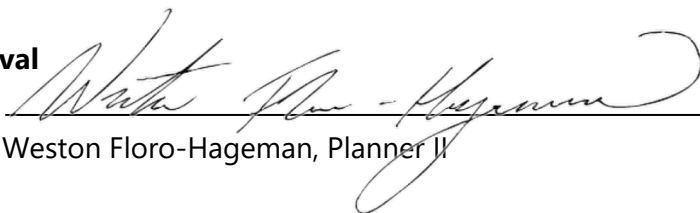
- A Hydrologic and Hydraulic (H&H) Study – due to the proximity of the site to a Floodway.
- Floodplain Development Review – due to the proximity of the site to a 100-year floodplain (Flood Zone A)

The following notices are provided for the proposal:

- The subject property is within or near land designated for long-term commercially significant resource use in which natural resource activities are permitted and encouraged, including a variety of activities that may not be compatible with residential or other types of development. These activities may be conducted over periods that extend beyond the normal workday and/or work week and produce noise, dust, smoke, visual impacts, and odors. When performed in accordance with best management practices, these resource utilization activities are to be expected and shall not be subject to legal action or public nuisance.
- The accessory dwelling unit proposed as part of this project shall not be a cause for the future subdivision of the site, unless such subdivision is in compliance with all zoning, subdivision and other applicable development regulations in effect on the date of the application for subdivision approval.

Final Planning Approval

Review Approved By:



Date: 06/17/2026

Review Completed By: Weston Floro-Hageman, Planner II

Step 2: Land Use Permitting

Step 2 permits and applications are required to be approved prior to submittal of Step 3 permits:

- ☐ Administrative Approval
- ☐ Special Use Permit
- ☐ SEPA
- ☒ JARPA (Shoreline Permitting)
- ☐ None

Step 3: Development Permitting

Required applications for the proposal described (more applications/information may be required after further review):

WATER

☒ Well Site Inspection

- ☐ Well Log
- ☐ Water Availability Notification
- ☐ Municipal WAN
- ☐ Group B Well
- ☐ Arsenic Testing
- ☐ Water Purveyor Consent Form

☒ Two Party/Shared Well

SEWAGE DISPOSAL

- ☐ Septic Permit
- ☒ Septic Connection/Reconnection
- ☐ Sewer Availability

WRIA: 26 Cowlitz

**If the well is drilled after January 19, 2018 and you are located in the Chehalis (23), Nisqually (11) or Deschutes Water Basin(13), a \$500 fee and covenant restricting water usage may apply.*

OTHER

☒ Road Approach

☒ Address - ADU

- ☐ Flood Development Permit
- *Pre/Post Elevation Certificate may be required.*
- ☐ Airport Obstruction Zone Permit
- ☐ Fill and Grade
- ☐ Stormwater

BUILDING

☒ Building or Placement Permit

☒ Building (Change of Use)

- ☐ Demolition Permit
- ☒ Energy Code Compliance
- *Driveway will be reviewed for emergency service access*

APPROVED
By Weston Floro-Hageman at 8:48 am, Jun 17, 2026

