



Community Development

125 NW Chehalis Ave
Chehalis WA 98532

August 27, 2025

TCI Group, LLC (sent electronically)
PO Box 546
Queen Creek, AZ 85142
tcigroupllc23@gmail.com

RE: Type I Application - Land Development Review - LDR25-0034
Project Proposal: Future Large Lot Subdivision (6-Lots) application
Parcel Number: 0238830000000
Status: **Conditional Approval**

The Land Development Review application intake was determined to be procedurally complete per LCC 17.05.070(1) as of July 8, 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 LDR25-0034 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 Large Lot Subdivision will include a condition of approval that prior to final approval of the large lot 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 16.12.480(1).
3. The future Large Lot Subdivision will include a condition of approval that prior to final approval of the large lot subdivision the applicant shall obtain individual lot addresses and private road name if applicable.
4. The future Large Lot Subdivision will include a condition of approval that prior to final approval of the large lot subdivision the applicant shall submit permits for and complete the steps for final approval of the construction and naming of any private roads, if applicable. Private road and stormwater design and construction shall conform to the standards of Lewis County Code 12.60, 12.60.095 detail 3-2, and 15.45.

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 (Large Lot 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):

- ☒ County Road Approach (preliminary) – verify lot access points with Public Works Department, to determine if shared access point or individual access points will be authorized. Surveyor to show the approved access point on the Large Lot Subdivision drawing prior to Step 3.
 - Please show the preliminary approved point of proposed access for each lot to the public road, whether each lot shall use common access or have individual access to the public road.
- ☒ Approved and Signed Adequate Facilities Provider Forms from Riverside Fire Authority #99, Centralia School District #401, Lewis County Sheriff's Office, and LeMay for Refuse Service.
- ☒ Prior to Land Division (Large Lot Subdivision) application submittal, the applicant shall submit to the Permit Center for Jeff Landrum's review, Well Driller's "Water Availability Letters" from a certified driller indicating a single family residential well can be drilled on each of the proposed Lots in the proposed locations (Six well driller letters). The applicant shall receive approval from Public Health & Social Services Water Division to move forward with the Large Lot Subdivision application.
- ☒ Prior to Land Division (Large Lot Subdivision) application submittal, the applicant must obtain approval of the Soil Evaluation Septic Permit Application, including the approval of the dug soil test pits for each of the six 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 (Large Lot Subdivision) application. This will include six (6) soil evaluation applications.
- ☒ Prior to Land Division (Large Lot Subdivision) application submittal, the applicant shall submit Critical Area Reports/Studies authored by Qualified Critical Area Professional 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.

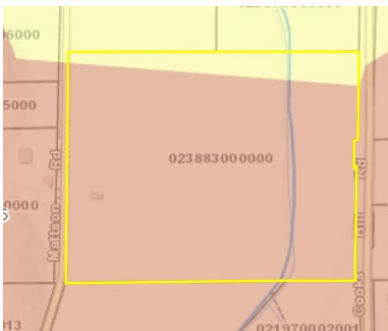
- Wetland Report reviewing the entire parcel and each individual proposed lot; the new wetland report shall meet the current Lewis County Code 17.38 – note: the wetland report from 2016 on this parcel does not meet the current code criteria for Lewis County Code 17.38 and is not for the entire site, nor for the proposed lots;
- Stream & Habitat Assessment meeting current Lewis County Code 17.38;
- Erosion Hazard and Soil Liquefaction Report (Geo-Technical Study) meeting current Lewis County Code 17.38;
- Identification of 2007 Flood Inundation Area;
- Identification of Flood Zone A (100-year floodplain) boundary from the current FIRM map

STEP 3 – REQUIRED PERMITTING FOR LARGE LOT SUBDIVISION:

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

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

1. Submit a SEPA Checklist and fees along with the Land Division application packet.
2. On the drawing, please show the preliminary approved point of proposed access for each lot to the public road, whether each lot shall use common access or have individual access to the public road. Please include road approach permit number with approval date, if issued.
3. On the drawing, identify the location of the zoning district boundary line between the RDD-5 (tan) and RDD-20 (yellow) zoning districts.



4. On the drawing, identify the location of each lot's proposed individual well site along with each well's 100-foot radius water supply protection zone (WAC 246-272A-0320(b)(iii)).

5. On the drawing, verify the dimension for the easterly line of lot 2.
6. On the drawing, on page 2, verify the section listed for the West quarter corner of section 34.
7. On the drawing, identify the location of the 2007 flood inundation area.
8. On the drawing, identify the location of the 100-year floodplain (Flood Zone A).
9. On the drawing, it appears the road right-of-way for Mattson Road and for Cooks Hill Road are included within the lot area acreage calculation. If this is correct, please identify the gross and net acreage for each proposed lot.
10. On the drawing, in the owner's declaration, remove the references to simple segregation survey and the code section for simple segregations. The reference should be Large Lot Subdivision and LCC 16.12.
11. On the drawing, on page 3, the current critical area buffer for Eagle Creek is 150 feet on each side of the creek. The 50-foot buffer shown on the drawing is inconsistent with the current county code regulations. Please correct the drawing.
12. On the drawing, on page 1, please replace the four **WARNING** statements with the four following **WARNING** statements:
 1. The County road right of way shown on this Large Lot Subdivision map 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 map.
 2. Access to this Large Lot Subdivision is not guaranteed by Lewis County.
 3. 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 Large Lot Subdivision.
 4. The approval of this Large Lot Subdivision does not guarantee the issuance of any other permit or approvals.
13. List the assigned Large Lot Subdivision file number (**LLS**) on the drawing in all the standard locations, once the **LLS** file number has been assigned.
14. On the proposed Large Lot Subdivision drawing show the following statements as **Conditions of Development**:
 1. The applicant shall obtain all other required local, state and federal permits and approvals.
 2. The applicant shall meet the minimum requirements of LCC Chapter 15.45, erosion and sediment control.
 3. This land division is located in Flood Zone A, the 100 year flood plain and Flood Zone C, typically areas of minimal flooding. Development in these areas shall be consistent with the Lewis County Flood Damage Prevention Ordinance LCC Chapter 15.35.
 4. This land division is located within mapped areas that were inundated during the 2007 Flood Event.
 5. This land division is located in two zoning districts and development shall conform to the requirements of the zoning district in which it is located. The two zoning districts are: Rural Development District Zoning District, One

- Residence per 5 acres (RDD-5), per LCC Chapter 17.100 and Rural Development District Zoning District, One Residence per 20 acres (RDD-20), per LCC Chapter 17.100.
6. This land division is located in WRIA 23 Upper Chehalis. Future building permits shall meet the requirements of ESSB 6091.S.L.
 7. This land division contains areas of mapped hydric soil. Future development may require wetland determination and/or delineation consistent with LCC Chapter 17.38.
 8. Portions of this land division contain areas of mapped erosion hazard areas. Future development may require a geo-technical engineering report consistent with the requirements listed in LCC Chapter 17.38.
 9. This land division is located in a mapped area of moderate to high soil liquefaction susceptibility. Future development may require a geo-technical engineering report consistent with LCC Chapter 17.38.
 10. This land division contains a mapped Type F Stream. Type F Streams have a 150 foot buffer on each landward side of the ordinary high water mark. Future development shall be consistent with LCC Chapter 17.38.
 11. Domestic water use of this subdivision is subject to a water use limitation of a maximum annual average total withdrawal of three thousand gallons per day, per connection, subject to a domestic use limitation of five thousand gallons per day, in aggregate, and irrigation limit of no more than a ½ acre lawn area or noncommercial garden, collectively, in the subdivision per RCW 90.44.050 and RCW 90.94.020.
 12. Per LCC 8.40.310: all wells shall maintain a 100 foot radius water supply protection zone to fit within the lot lines. If this condition cannot be met, then a restrictive covenant approved by Lewis County Public Health & Social Services shall be filed accordingly.

Land Development Review (LDR25-0034) is granted conditional approval on **August 27, 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

Karen Witherspoon, AICP

Senior Project Planner

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)