



Community Development

EXHIBIT 8

125 NW Chehalis Ave
Chehalis WA 98532

March 18, 2026

Ivan Evdokimov & Alexander Shikhanov (sent electronically)
PO Box 1409
Bellevue, WA 98009-1409
a3309802@gmail.com

RE: Type III Application – Long Plat – Preliminary Subdivision Application “Plat of Columbia Creek Heights” – LP25-00001, SEP25-0032; Request for additional information and request response to comments
Parcel number: 035048028000

There were no appeals of the Determination of Non-significance (DNS) issued for the proposed Long Plat Subdivision (Plat of Columbia Creek Heights), and the environmental review process is now complete. The DNS threshold determination is retained.

Comments were submitted by State Agencies, County Reviewers and the public. I have enclosed all the comments (6 letters/ emails) received during the SEPA notice and Land Division (Long Plat Subdivision) notice of application. The comments have been combined into one document for your review and response. As the long plat is currently proposed, in my staff report, I will not be able to recommend preliminary plat approval to the Hearing Examiner. (This is assuming you take no action to correct the deficiencies noted; you can take action to avoid this problem.)

Your project clock timeline will pause until the items below have been completed, uploaded to your SmartGov portal and verified as completed to then move forward to the next steps:

1. The items identified in the Lewis County Public Health & Social Services (LCPHSS) memo from Jeff Landrum, dated January 20, 2026 have been resolved and corrected preliminary survey drawing has been submitted for Review 2 to your SmartGov portal. The project cannot be scheduled for public hearing until LCPHSS grants preliminary approval for water.
2. Public Comment concerns (Kennedy and Robertson) have been raised related to well use/decommissioning and the private road usage (which private road and future construction of private road). Please provide responses to the comment letters explaining the irrigation wells and which existing and/or upgraded private roads will be utilized for this proposed development. Identify all lots between the access point to Grizzly Road (public) and the terminus of the new private roads to determine the number of lots served by the new/upgraded access. (5-10 lot standard or 11-28 lot standard). Documentation to be uploaded through your SmartGov portal.

3. Corrections to the draft "Preliminary Plat" Drawing and resubmittal in your SmartGov portal:
- a. Correct all drawing deficiencies identified in the LCPHSS memo from Jeff Landrum
 - b. Correct the file number in all standard locations on the drawing, including but not limited to the new legal descriptions and the title block on each page. The correct file number is **LP25-00001**.
 - c. The reference surveys listed are different on page 1 and page 2. Please verify and correct as needed.
 - d. 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 page 2.
 - e. The warnings and conditions of development are listed on page 1 and also on page 2. Only list on one of the pages. Remove duplicate information.
 - f. Identify the approval road approach location to Grizzly Road (public), permit number and approval date on the drawing
 - g. In the Conditions of Development, please add number 11:
"11. All lots require designed/engineered on-site sewage disposal systems in the location tested."
 - h. On page 2, the original legal description is listed twice in different locations. Please only show it once.
 - i. On page 1, the signature block for the Community Development Director – Subdivision Administrator is listed twice in different locations. Please only show it once.
 - j. On page 2, the easement notes 1 and 2 are listed, but the easements are shown on page 3 with the easement note symbol. Please show the notes on page 3 with the graphic easement depiction.

Once the re-designed subdivision drawings and the responses to comments are submitted for review in your SmartGov portal; the revised project documents will be sent to departments, agencies, facilities providers and the public for review to determine adequacy to move forward and schedule a public hearing for preliminary plat review with the Hearing Examiner.

Sincerely,



Karen Witherspoon, AICP
Senior Project Planner
karen.witherspoon@lewiscountywa.gov

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

Enclosure: All NOA & SEPA Comments Document