



STAFF REPORT AND RECOMMENDATION TO THE HEARING EXAMINER

Report Date: August 12, 2026
Report Submitted By: *KW* Karen A. Witherspoon, AICP
Senior Project Planner
File Number: LP25-00001
Project Name: Plat of Columbia Creek Heights
Type of Action: Type III – Subdivision application (Formal Long Plat)

A. SUMMARY OF PROPOSED ACTION

The proposed action for a Type III – Subdivision application (Formal Long Plat) to create a five (5) lot subdivision named "Plat of Columbia Creek Heights" to include the re-construction / expansion of approximately 1,900 linear feet of private road (Adventure Lane) with stormwater facilities and emergency vehicle turnaround serving the proposed lots. Lots 3, 4 & 5 will have an additional new (currently unnamed) private road connecting to Adventure Lane. All five lots are proposed to be served by water connections from a Group A Public Water System (Timberline Village Water System) and will have individual septic systems. The parcel is 5.88 acres in size and currently vacant land. Road construction will include approximately 1,250 cubic yards of grading. The re-constructed private road has been named "Adventure Lane" and the additional new private road serving lots 3, 4 & 5 will be named. The lots will be assigned new addresses from the named private roads.

B. GENERAL INFORMATION

Owner/Applicant: Ivan Evdokimov & Alexander Shikhanov
P.O. Box 1409
Bellevue, WA 98009-1409
a3309802@gmail.com
alina@columbiacreek.com
Surveyor: Butler Surveying, Inc.
P.O. Box 149
Chehalis, WA 98532
admin@butlersurveying.net
chris@butlersurveying.net

Tax Parcel Numbers:	035048028000
Location:	134 63 Grizzly Road in Packwood, WA
Square Footage/Acreage:	Approximately 5.88 acres
Zoning Classification:	Rural Residential Center – One Acre (RRC-D)
Comp. Plan Designation:	Rural Small Communities - Local Area of More Intense Rural Development (LAMIRD – Type I)
Sewage Disposal:	New individual septic systems (all 5 lots)
Water Supply:	Timberline Village Group A Public Water System – all 5 lots

C. HISTORY/BACKGROUND

The first step in the land division process is now the Land Development Review (LDR) to determine application process document, and any required critical area and resource land studies/reports necessary for the project. A Land Development Review (LDR25-0036) was issued Conditional Approval on August 28, 2025.

The Type III – Subdivision application, preliminary plat drawing, lot closure notes, Environmental (SEPA) Checklist, four adequate facilities memos, preliminary County Engineer’s report, Land Development Review (LDR25-0036) Conditional Approval, WDFW Approval Letter, Geotechnical Report with addendum and Ecology’s Permit Exempt Well Use letter were submitted on December 5, 2025 and application fees were paid on January 6, 2026.

(Exhibit 1 – <https://lewiscountywa.gov/departments/community-development/current-planning-applications/lp25-00001-sep25-0032/>

located under the Subheading “Application Documents” for a total of thirteen document files on the webpage).

The application packet was determined to be complete for processing on January 6, 2026 (Exhibit 2). The Notice of Application was issued and published in *The Chronicle* on January 20, 2026 (Exhibit 3).

Lewis County is Lead Agency for the SEPA review. The SEPA checklist was reviewed and a DNS Threshold Determination was issued and published in *The Chronicle* on January 20, 2026 (Exhibit 4). The SEPA Threshold determination and Notice of Application for Type III – Subdivision application (Formal Long Plat) documents were mailed to the surrounding property owners within 500 feet of the parcel on January 16, 2026 (Exhibit 5). Notice of the DNS and Type III – Subdivision application (Formal Long Plat) documents were posted on-site by county staff on January 15, 2026 (Exhibit 6).

Two (2) members of the public provided comments letters and the agency/department initial comment letters were submitted during the comment period (Exhibit 7 – <https://lewiscountywa.gov/departments/community-development/current-planning-applications/lp25-00001-sep25-0032/> located under the Subheading “Public Comments Submitted During SEPA and Notice of Application” (eleven pages) titled “All NOA/SEPA

Comments". No appeals were filed and the SEPA Threshold Determination was retained. The SEPA Threshold Determination is final.

On March 18, 2026, the applicant was notified of the comments and provided an opportunity to respond to the comments (Exhibit 8). The applicant provided responses to the comments and submitted response documents on April 24, 2026. (Exhibit 9 – <https://lewiscountywa.gov/departments/community-development/current-planning-applications/lp25-00001-sep25-0032/> located under the Subheading "Applicant Response to Comments" for two document files on the webpage.

On June 1, 2026, Public Health & Social Services – Water issued preliminary water approval based on the review of the applications Exhibit 9 response documents (Exhibit 10)

On June 22, 2026, the applicant was notified by the Hearing Examiner's Office of the scheduled public hearing date (Exhibit 11).

D. PUBLIC HEARING NOTICE

A notice of public hearing was published in *The Chronicle* on June 16, 2026 (Exhibit 12). Additionally, notice of the public hearing was mailed to property owners within 500 feet of the subject property and to the applicant on June 15, 2026 (Exhibit 13). The public hearing notice was posted by County staff at the property's physical location on June 16, 2026 (Exhibit 14).

E. AGENCIES CONTACTED

Lewis County Environmental Health Division – Septic
Lewis County Environmental Health Division – Water
Lewis County Public Works Department
Lewis County Building Official/Fire Marshal
Lewis County Assessor's Office
Lewis County Fire District #10
White Pass School District #303
Lewis County Conservation District
Lewis County Public Utility District
Lewis County Transit
Lower Columbia Fish Recovery Board
Washington State Department of Ecology (ECY)
Washington State Department of Natural Resources (DNR)
Washington State Department of Transportation (WSDOT)
Washington State Department of Fish & Wildlife (WDFW)
Washington State Department of Archaeology and Historic Preservation (DAHP)
Southwest Washington Clean Air Agency (SWCAA)
US Army Corps of Engineers (USACE)
Cowlitz Indian Tribe
Confederated Tribes of the Chehalis

Quinault Indian Tribe
Nisqually Indian Tribe

F. NATURAL ENVIRONMENT (*LCC Chapter 17.38 – Critical Areas; LCC Chapter 17.25 – Shoreline Management; and LCC Chapter 15.35 – Flood Damage Prevention*)

Topography:

The site contains gradual to steep slopes but is relatively flat in the immediate locations of the planned new residences. A screenshot of the GIS topographic layer is included as Exhibit 15 – 2 pages. Portions of the parcel contain mapped steep slopes and mapped erosion hazardous areas (Exhibit 16 – 2 pages). A Geotechnical Report and Amendment to the Geotechnical Report written by StrataDesign dated March 22, 2022 (Amended October 6, 2025) was submitted for this project to analyze future construction within the proposed subdivision (Exhibit 1 – Geotechnical Report).

The following conditions of approval should be included in the preliminary decision document:

- *Future road construction and building construction shall follow the recommendations identified in the StrataDesign Geotechnical Report and Amendment.*

Surface Water:

The County GIS layer does not indicate there are any streams, stream buffers, seasonal drainages, mapped wetlands, wetland buffers, hydric soil, channel migration zones (CMZs) or shoreline jurisdiction on the parcel.

Vegetation:

According to the SEPA Checklist and Geotechnical Report (Exhibit 1) the site is wooded primarily with coniferous trees and small shrubs, with the exception of areas that have already been cleared by past logging activity. An additional half acre of vegetation is proposed to be removed to widen roads and clear additional area for building sites, as stated in the SEPA Checklist (Exhibit 1).

Wildlife:

The project area is mapped in Spotted Owl Habitat. Washington State Department of Fish and Wildlife (WDFW) sent an email stating “WDFW is not concerned with nor will require a Spotted Owl survey for this development. There was not concern with the logging operation a few years ago, there isn’t a concern with the proposed development now” (Exhibit 1 – WDFW email).

Sensitive Areas:

A review of the County GIS mapping layers determines portions of the project area is located within mapped critical aquifer recharge area (Exhibit 17) and volcanic hazard area (Exhibit 18). Portions of the subdivision area contain category III soils, which are moderate to low aquifer sensitivity areas.

The proposed subdivision is located outside of the landslide hazardous areas, channel migration zone (CMZ) areas, mapped wetland and hydric soils, mapped shoreline areas, frequently flooded areas, mapped streams and stream buffers, mapped areas of high arsenic levels and mapped Packwood Airport Zones.

G. NEIGHBORHOOD CHARACTERISTICS (*LCC Chapter 17.30 – Resource Lands*)

The proposed subdivision is roughly 5.88 acres in size and is located within 1,320 feet of land zoned as Forest Resource Land (Forest). The land use zoning of the proposed subdivision is Rural Residential Center – Residential 1 Acre (RRC-D).

The adjoining lands on the north, south, east and west are zoned Rural Residential Center – Residential 1 Acre (RRC-D). The newly named private road, “Adventure Lane” connects to Grizzly Road (public) and will be upgraded to serve the additional lots created by this proposed subdivision. The additional private road and turnaround connecting to Adventure Lane will serve proposed lots 3, 4, & 5, and will also be named. The surrounding development consists of existing rural residential development to the north, south, east and west with parcels of roughly 1/4 acre to 5 acres in size.

A screen shot of the GIS layer of the 2024 aerial photo of the development site and surrounding area is incorporated by reference into the record (Exhibit 19 – 3 pages). A screenshot of the GIS layer for zoning is incorporated by reference into the record (Exhibit 20). A screenshot of the GIS layer showing Land Designated Long-Term Resource (Forest and Mine) within 1-mile buffer of proposed subdivision site (Exhibit 21).

H. TRANSPORTATION PLANS

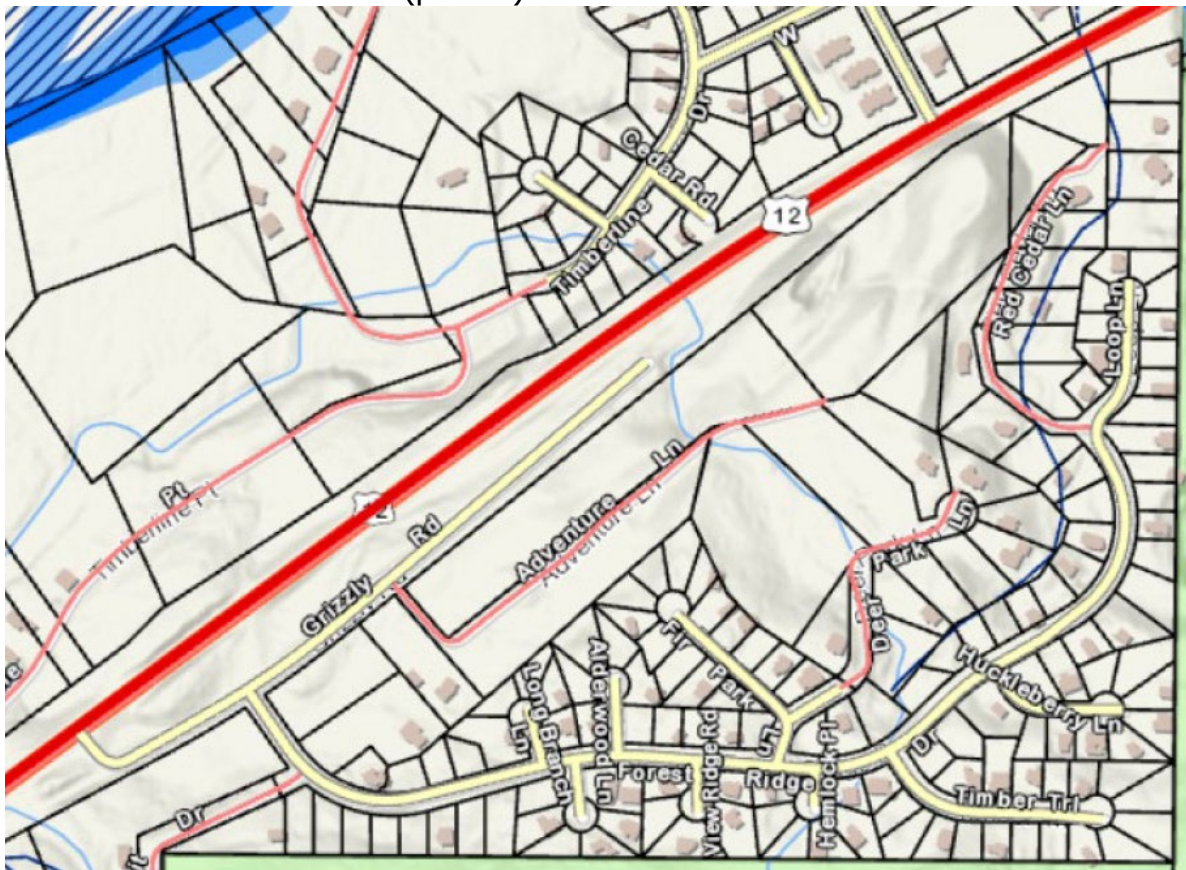
The proposed subdivision has one access point to Grizzly Road (public), a county road. Lewis County Public Works has the review authority for approach permits onto county roads. Lewis County Public Works and the Lewis County Building Official/Fire Marshal have jurisdiction for the private road construction decisions within the proposed subdivision.

The initial County Engineers report dated July 16, 2025 (Exhibit 1) identified the private road standard as construction to the 5-10 lot standard during the Land Development Review (LDR25-0036). However, during the initial review of the Preliminary Subdivision application (LP25-00001) a detailed review of the additional proposed development utilizing the newly

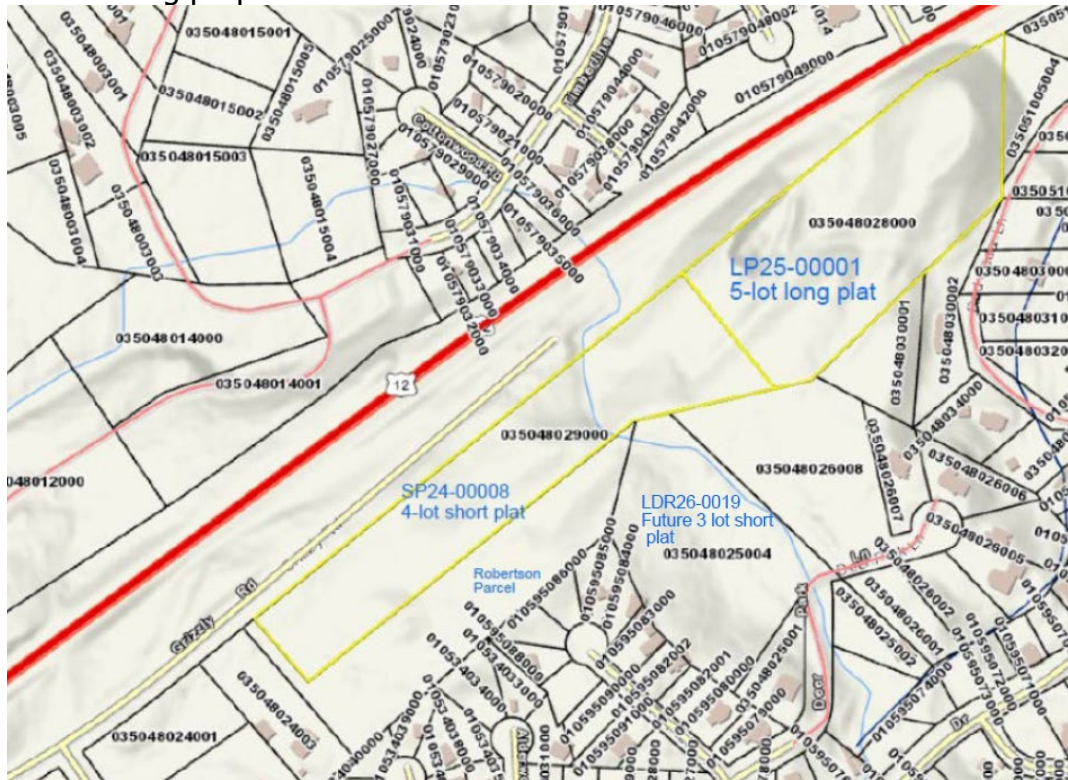
named "Adventure Lane" determined the exiting private road "Adventure Lane" will serve more than 10 lots with the recording of the "Plat of Columbia Creek Heights".

The initial review comments (Exhibit 7) from the Lewis County Fire Marshal indicated the proposed private 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. Public Works initial review comments for the subdivision review (Exhibit 7) indicated that 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.

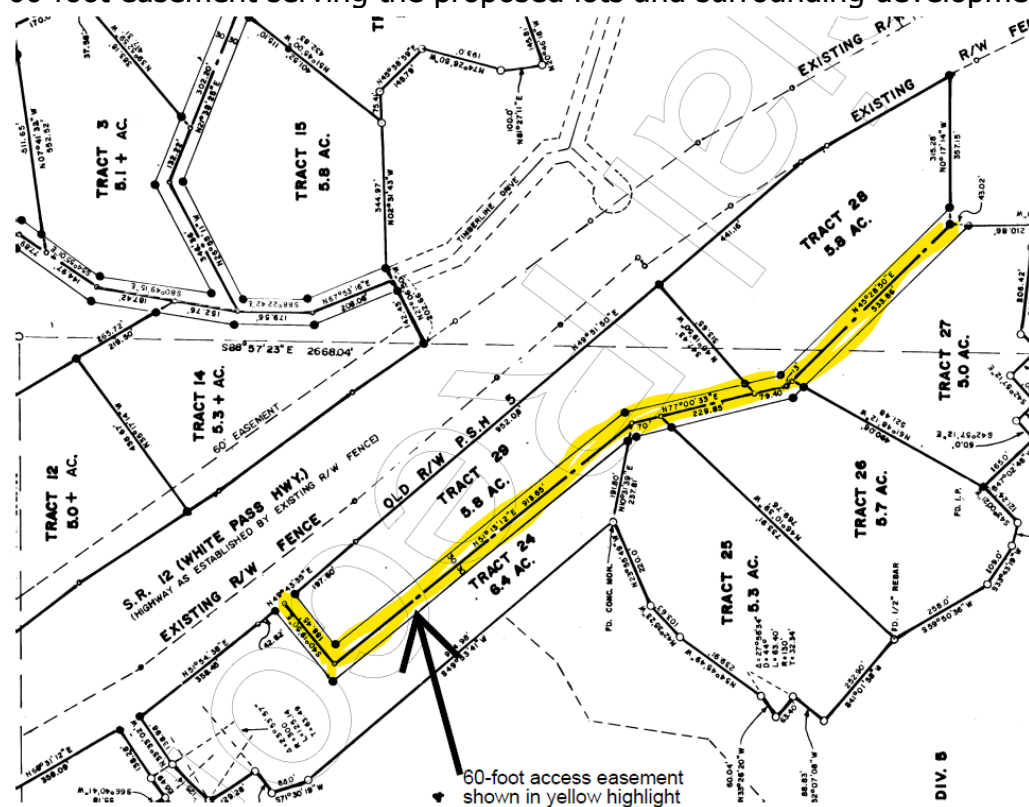
Location of Adventure Lane (private):



Surrounding proposed land divisions:



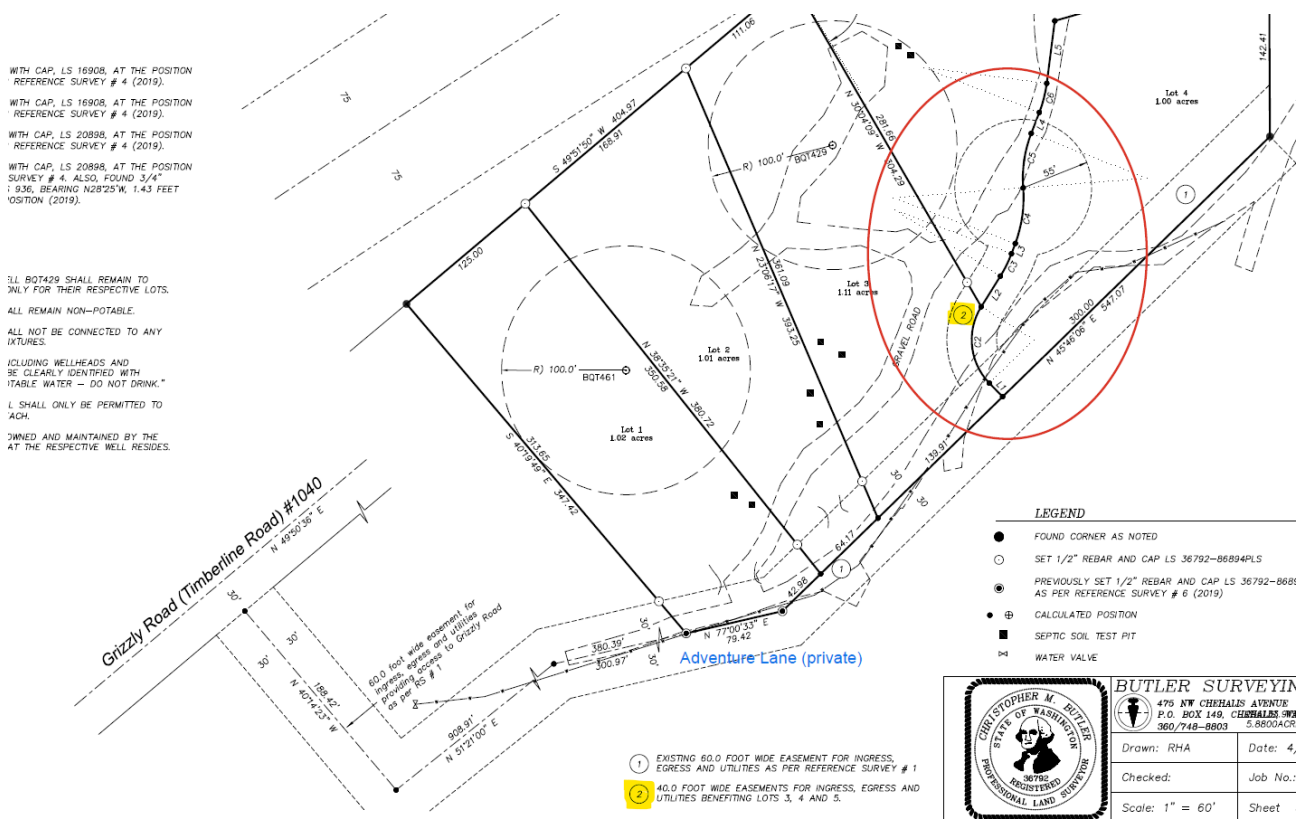
60-foot easement serving the proposed lots and surrounding development:



Two public comments were submitted indicating concerns with the future private road utilization (Exhibit 7 – Kennedy and Robertson letters).

The applicant responded to the initial review comments (Exhibit 9) providing a response letter and an updated preliminary plat drawing. The applicant agrees that all proposed lots within the proposed subdivision will access Grizzly Rd via a private road (Adventure Lane) to the west of the property; that Red Cedar Ln (private) to the East of the proposed subdivision will not be used for access to the new lots; that the private road (Adventure Lane) will need to be upgraded to meet Lewis County standards; and the private road (Adventure Lane) being utilized is located within an easement that the project site has legal access to.

Internal Lot Lines and Access Easements for LP:25-00001:



Lots 1 and 2 will be serviced by Adventure Lane (private) and Lots 3, 4 and 5 are proposed to be served by a secondary private road off of Adventure Lane (Private) as shown above on page 3 of the Updated Preliminary Plat Drawing (Exhibit 9). The new private road off of adventure lane will receive its own private road name.

The physical road construction of the existing private road (Adventure Lane) and the currently unnamed new private road (serving lots 3, 4 & 5) will require the submittal of a Road Review application, Stormwater Review application and a Grading application meeting the rural road standard as required by LCC 12.60 and LCC 15.45 (Stormwater Management).

Lewis County Fire District #10 submitted a signed adequate facilities memo stating they have the capacity and are willing to serve the development; no requests for access modification were listed on the adequate facilities memo (Exhibit 1 – submitted Adequate Facilities Memo -Fire).

Further analysis of consistency with the subdivision codes will be reviewed in this report.

I. ADEQUATE PUBLIC FACILITIES AND SERVICES (LCC Chapter 17.130)

Potable Water: The application materials (Exhibit 1 – LP24-00001 Application) indicate all 5 proposed lots will be served by a Group A Public Water System (Timberline Village Water System). Further analysis of consistency with the subdivision codes will be reviewed in this report.

Wastewater Disposal: The application materials (Exhibit 1 – LP24-00001 Application) indicate all 5 proposed lots will be serviced by individual septic systems. Lewis County Public Health & Social Services stated the new septic systems need to be designed by a professional engineer or licensed septic designer and the lot layout is okay for septic use with an approved water system (Exhibit 7 – All NOA/SEPA comments).

Fire/Emergency Services: An adequate facilities memo from the Lewis County Sheriff's Office dated September 15, 2025, was submitted to Community Development (Exhibit 1) stating the agency has the capacity and is willing to serve the proposed development without the need for modifications, dedications, or conditions of development.

An adequate facilities memo from Lewis County Fire District #10 dated September 5, 2025, was submitted to Community Development (Exhibit 1) stating the agency has the capacity and are willing to serve the proposed development.

School District: An adequate facilities memo from the White Pass School District #303 dated September 10, 2025, was submitted to Community Development (Exhibit 1). The school district indicated they have the capacity and are willing to serve the proposed development without the need for modifications, dedications, or condition of development.

Solid Waste: An adequate facilities memo dated September 5, 2025, from LeMay Inc. for refuse disposal service was submitted to Community Development (Exhibit 1). The service indicated they have the capacity and are willing to serve the proposed development without the need for modifications, dedications, or conditions of development.

Transportation: The proposed access approach to Grizzly Road (public) is under the jurisdiction of Lewis County Public Works. The private road layout and construction is under the jurisdiction of Lewis County Public Works and the Lewis County Building Official /Fire Marshal. See Section H. Transportation Plan above in this staff report for detailed information.

Stormwater: Lewis County Public Works comments (Exhibit 1 – County Engineer’s Report and Exhibit 7 – all NOA/SEPA comments) stated a stormwater permit is required. The design and construction of the stormwater facilities will need to be consistent with LCC Chapter 15.45 (Stormwater Management).

J. STATE ENVIRONMENTAL POLICY ACT (SEPA) – LCC Chapter 17.110

The SEPA checklist was reviewed, and a DNS was issued and published in *The Chronicle* on January 20, 2026 (Exhibit 4). The review included the entire proposal and all proposed improvements such as the future grading for site development, and the new private road and stormwater facilities construction.

The SEPA Threshold determination and Notice of Application for Type III – Subdivision application (Formal Long Plat) documents were mailed to the surrounding property owners within 500 feet of the parcel on January 16, 2026 (Exhibit 5). Notice of the DNS and Type III – Subdivision application (Formal Long Plat) documents were posted on-site by county staff on January 15, 2026 (Exhibit 6).

Two (2) members of the public provided comments letters and the agency/departments initial comment letters were submitted during the comment period (Exhibit 7 – <https://lewiscountywa.gov/departments/community-development/current-planning-applications/lp25-00001-sep25-0032/> located under the Subheading “Public Comments Submitted During SEPA and Notice of Application” (eleven pages) titled “All NOA/SEPA Comments”.

No appeals were filed and the SEPA Threshold Determination was retained. The SEPA Threshold Determination is final.

K. COMPREHENSIVE PLAN

The property currently has a comprehensive plan designation of Rural Small Communities – LAMIRD – Type I. Policies in the Land Use Element of the Comprehensive Plan recognize the importance of ensuring that a variety of rural residential housing options are available and compatible with the rural character of Lewis County. Public water provided by Timberline Village Group A Water System and individual on-site septic systems are consistent with rural character of the Rural Small Communities LAMIRD Type I and the historical development of the area. Service providers including water systems, fire districts and school districts determine what adequate services and facilities are needed to serve a subdivision. As discussed in Section I of this report, adequate facilities memos have been provided and conditions are proposed.

The proposed development is consistent with Policy RL 3.1, Policy RL 3.2, and Policy RL 3.3 of the Lewis County Comprehensive Plan 2045 Periodic Update adopted September 23, 2025. The policies are listed below for reference:

Policy RL 3.1: Ensure that public facilities and services are provided concurrent with development and at levels that support rural development and uses and do not promote low-density sprawl.

Policy RL 3.2: Coordinate with special districts, including but not limited to water/sewer, fire and school districts, to incorporate adopted growth projections into district planning.

Policy RL 3.3: Ensure that lots within new land divisions are appropriately sized and configured for private wells and wastewater treatment facilities (when those facilities will be used).

L. PUBLIC CONCERNS

Two (2) members of the public provided comments letters and the agency/departments initial comment letters were submitted during the comment period (Exhibit 7 – <https://lewiscountywa.gov/departments/community-development/current-planning-applications/lp25-00001-sep25-0032/> located under the Subheading “Public Comments Submitted During SEPA and Notice of Application” (eleven pages) titled “All NOA/SEPA Comments”).

No additional public comments have been received related to the Type III – Subdivision application – Formal Long Plat public hearing notice at the time of writing this staff report. Items from the comment letters that the County has the ability to address through the permit process are addressed in this report.

M. STATUTES/CODES/FINDINGS

At the date of complete application, the project permit was located within a zoned area of unincorporated Lewis County and located outside of an Urban Growth Area (UGA). The zoning district for this property is Rural Residential Center – One Acre (RRC-D). LCC Section 17.42.017 Table 1 – minimum lot size summary indicates that in the RRC-D zoning district, the zoning minimum lot size requirement for RRC-D is one acre. All five proposed lots meet or exceed one acre in size. As reviewed and conditioned in this staff report, the proposed subdivision is in conformity with the applicable zoning ordinance and other land use controls which exist at the time of complete application, as required by RCW 58.17.195.

The hearing examiner’s preliminary plat decision shall be based upon compliance with the applicable criteria in LCC Chapters 15.35, 16.05, 16.18, 17.05, 17.25, 17.30, 17.38, 17.42, 17.95, 17.110, 17.130, 17.145 and 17.150 and RCW 58.17.

A. LCC Chapter 16.05 Subdivision

LCC Section 16.05.050 Preliminary plat – Application.

A preliminary plat application shall be processed as a Type III application per Chapter 17.05 LCC.

Staff Response: The Type III Subdivision application (Formal Long Plat) was submitted on December 5, 2025 and application fees were paid on January 6, 2026. The application packet was determined to be a complete application to begin processing on January 6, 2026. The application shall be reviewed for compliance as shown below in this staff report.

LCC Section 16.05.080 Processing.

Upon receipt of a complete preliminary plat application the administrator shall affix a file number and date of receipt to the application and promptly forward copies of the plat with a request for comment.

Staff Response: File number LP25-00001 was assigned to the application and the Notice of Application was forwarded on January 16, 2026, to the appropriate departments, government agencies, tribal agencies and the public for an opportunity to comment.

LCC Section 16.05.090 Recommendations of other agencies.

(1) Each of the departments, municipalities, districts, public officials, utility companies, or other public agencies shall forward to the administrator written reports of its comments and recommendations.

Staff Response: The departments, agencies, utilities and districts that had comments and/or recommendations have provided written reports of its comments and/or recommendations.

(2) County Engineer - Public Works Division. The public works division shall submit a report on:

- (a) The improvements required under the provisions of this chapter;
- (b) Any easements that may be required;
- (c) The effect of subdivision development on drainage in the general area, and the adequacy of the plan for handling drainage and stormwater runoff submitted by the subdivider;
- (d) Effects of the proposed subdivision on other public improvements under the jurisdiction of the county engineer/public works division;
- (e) The accuracy of the technical information submitted;
- (f) The adequacy of lot arrangement and dimensions for providing driveway access to buildings on such lots from an approved street;
- (g) The adequacy of any proposed public and private roadways;
- (h) 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.

Staff Response: The County Engineer's Report and Public Works Division initial review comments (Exhibit 1 and Exhibit 7). Physical improvements for the proposed private road and fire access turnarounds for all dead end roads and stormwater facilities are required. Additional easements may be necessary on the final plat drawing to accommodate the location of the turnaround and stormwater drainage facilities. Corrections are needed to the final plat drawing. The need for sidewalks, transit stops, and other planning features were reviewed and determined to not be required for rural subdivisions in this area of the County for transportation level of services demands. The following conditions of approval should be included in the preliminary decision document:

- The physical construction of the private roads and the emergency vehicle turnaround will require the submittal of a road review application, stormwater design review application, grading permit application, engineered civil plan set and engineered stormwater drainage report designed to the 11-28 lot rural road standards consistent with LCC 12.60. Turnaround design consistent with LCC Section 12.60.310 shall be provided for all dead-end roads. All application documents (Road Review, Stormwater Design Review, Grading Permit, engineered civil plan set and engineered stormwater drainage report) shall be submitted to the Community Development Department for processing and preliminary approval prior to any ground disturbance.*
- 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.*
- The final design of the private road and associated turnaround shall meet Lewis County Private Road standards in LCC Chapter 12.60 and the International Fire Code and final design of the proposed onsite stormwater improvements and the existing driveway stormwater improvements that will be converted to a private roadway shall meet standards in LCC Chapter 15.45. Final approval of the constructed road and turnaround, the stormwater facilities and grading activities are required from Lewis County Public Works and the Lewis County Building Official/Fire Marshal prior to review and recording of the final plat drawing.*
- The final approval of the Grading permit is required prior to review and recording of the final plat drawing.*

- *The conditions of development are listed on page 1 and also on page 2 of the updated preliminary plat drawing. Please remove the duplicate set from page 2 of the drawing.*
- *In accordance with LCC Section 16.05.290(3) a property owner's association shall be established and provide provisions for the maintenance and repair of the private road.*
- *The final plat drawing shall identify the permit number, approval date and location of the Road Approach permit to Grizzly Road.*
- *The final plat drawing shall include all items listed in and conform to LCC Section 16.05.240 Standard Format and LCC Section 16.05.250 Surveys.*
- *The final plat drawing shall include the original legal description, and the proposed legal description for each lot.*
- *All written data as identified in LCC Section 16.05.240(2) shall be included on the face of the final plat drawing.*
- *All lot corners of the individual lots shall be monumented in the field by the surveyor and noted on the final plat drawing for the final plat review.*
- *Label the land division type and the associated file number on the face of the final plat drawing in all standard locations (Plat of Columbia Creek Heights LP25-00001).*

(3) Lewis County Environmental Health Section. The environmental health section shall submit a report on:

- (a) Adequacy of the proposed method of sewage disposal;
- (b) Adequacy of the proposed method of domestic water supply, and incorporating the determination of potability by the building official;
- (c) The adequacy of lot arrangement and dimensions for obtaining any necessary sewage permits;
- (d) Other matters related to the proposed subdivision which may affect public health.

Staff Response: *Lewis County Public Health & Social Services (Environmental Health Section) provided written reports on water and septic adequacy (Exhibit 7) as well as review of the applicant response document (Exhibit 10). The subdivision will be served connections to an existing Group A Water System (Timberline Village Water System).*

The subdivision was issued preliminary approval for water and septic review and a list of conditions were provided that will need to be met prior to final plat approval and recording. The proposed lot sizes and layout were determined to meet LCC Chapter 8.40 On-Site Sewage Systems for lots utilizing individual septic systems and public water supply (existing Group A Public Water System).

As reviewed and conditioned in this staff report, these criteria are met. The following conditions of approval should be included in the preliminary decision document:

- *Prior to final plat approval, legal and physical water availability for each proposed lot shall be confirmed through the Timberline Village Group A public water system.*
 - *Prior to final plat approval, domestic potable water service for all lots shall be provided by the approved public water system.*
 - *Prior to final plat approval, the final plat shall show the location of the water meters, distribution lines, and any easements required to maintain the water distribution system.*
 - *Prior to final plat approval, (Decommission Fluoride Well) the applicant shall submit a completed decommissioned well report/log for Well BPD930, completed by a Washington-licensed well driller in accordance with Chapter 173-160 WAC.*
 - *Prior to final plat approval, (Irrigation-Only Wells): Wells BQT429 (Lot 3 irrigation well) and BQT461 (Lot 1 irrigation well) may remain only as private irrigation/non-potable wells for the lots on which they are located. These wells shall not be used for domestic, potable, shared, or public water supply purposes and shall not be connected to interior plumbing fixtures or to the public water system. This restriction shall be stated on the face of the plat. The wells and irrigation outlets shall be permanently labeled "NON-POTABLE WATER – DO NOT DRINK". These restrictions remain in effect unless the wells are properly decommissioned or otherwise approved by Lewis County and/or applicable state agencies.*
 - *Prior to final plat approval, final water supply protection zone (WSPZ) covenants for Wells BQT429 and BQT461 shall be reviewed and approved by Environmental Health pursuant to LCC 8.40.310(2)(b) and recorded. The covenants and final plat notes shall identify the wells by tag number and location and protect the 100-foot WSPZ. Well recorded covenant Auditor's File Numbers shall be shown on the face of the plat.*
 - *Prior to final plat approval, the applicant shall provide documentation to Environmental Health that the public water purveyor (Thurston PUD) has appropriate backflow prevention/cross-connection on the public water service connections to Lot 1 and Lot 3. The irrigation wells shall remain physically separated from the public water system.*
- (4) Lewis County Building Official. The county building official shall submit a report on:
- (a) The adequacy of lot arrangement and dimensions for securing necessary building permits;

- (b) Compliance with Chapter 15.15 LCC as now or hereafter amended;
- (c) Compliance with the Chapter 15.35 LCC as now or hereafter amended;
- (d) The availability of potable water.

Staff Response: See LCC Section 16.05.090(5) below.

- (5) Lewis County Fire Marshal. The county fire marshal shall submit a report on:
- (a) The adequacy of access for emergency vehicles;
 - (b) Adequacy of the water supply for fire protection purposes;
 - (c) Fire hydrant location and adequacy;
 - (d) Other matters affecting fire safety and fire protection, including any temporary fire protection measures needed during the construction phase of the subdivision.

Staff Response: The Lewis County Building Official /Fire Marshal provided comments and recommendations for LCC Sections 16.05.090(4) & (5) during the initial internal review (Exhibit 7). The proposed lots shall identify the buildable area by showing the yard and frontage setbacks on the final plat drawing. The constructed potable water connections and water availability will need to be verified prior to final plat drawing recording. All lots are required to have their own address, and the proposed private road shall be named through application process with the Permit Center. **The following conditions of approval should be included in the preliminary decision document:**

- **Proposed lots shall show buildable areas with the required setbacks per LCC Section 16.05.300 on the final plat drawing.**
- **Per RCW 58.17.280, the main private road has been named "Adventure Lane" and each proposed lot shall have its own approved address that shall be shown on the final plat drawing. The new private road serving lots 3, 4, & 5 shall be named. Once the road names and address numbers have been assigned for each lot, the surveyor will need to show the road names and the addresses on the final plat drawing.**
- **The engineered road plan civil set shall include the location of the waterlines, water meters and fire suppression features.**
- **The fire suppression features shall be installed prior to final plat approval.**

(6) The Administrator. After receiving the comments from the departments or agencies, the administrator shall submit a report to the hearing examiner regarding the conformance of the proposed subdivision to the requirements of this chapter.

Staff Response: This staff report is the administrator's report to the Hearing Examiner regarding the conformance of the proposed subdivision with the requirements of this chapter. Review of the proposed subdivision will continue below. LCC Section 16.05.140 – Preliminary Plat Approval – lists requirements for the subdivider related to the time between

preliminary approval and the final plat review and should be listed as conditions of the preliminary plat decision.

The following conditions of approval should be included in the preliminary decision document:

- All erosion control measures shall be in place prior to any ground disturbance.*
- The final plat drawing shall be reviewed by department staff for correction of typographical and clerical errors, consistency with the preliminary plat approval conditions and for consistency with the Conditions of Approval of the other permits issued prior to the Administrator's signature and the recording of the final plat drawing.*
- The final plat drawing shall be drawn, signed and stamped by a Washington State licensed Professional Land Surveyor and be consistent with state and local recording requirements.*
- The applicant shall submit a complete final plat application, fees and final plat drawing for review and recording within five (5) years of the date of the Hearing Examiner's preliminary plat approval. The final plat drawing shall be prepared in accordance with LCC Section 16.05.240, LCC Section 16.05.250 and the Administrator shall verify compliance with LCC Section 16.05.190 and that the final plat drawing meets all requirements of preliminary plat approval including incorporating any modifications or conditions required by the preliminary plat approval. If the final plat drawing is not recorded within five (5) years from the date of the Hearing Examiner's preliminary plat approval, the preliminary plat decision shall be void.*
- The approval of a preliminary plat shall not imply the approval to convey lots. Transferring of lots depicted on a preliminary plat shall not occur until a final plat has been recorded.*
- Approval of the preliminary plat by the Hearing Examiner shall provide notice to the subdivider that he/she may proceed to develop the subdivision's facilities and required improvements, subject to the preliminary plat Conditions of Approval.*
- Facilities and required improvements must be developed in strict accordance with the standards established by LCC Chapter 16.05 and imposed by the Hearing Examiner.*
- Any improvement work requiring review and approval by the county engineer/public works department shall not commence until the*

preliminary plat has been approved by the Hearing Examiner and until the improvement plans have been checked for accuracy and approved by the county engineer/public works department. As the improvement work is undertaken, the subdivider shall arrange all the inspections required by the county engineer/public works department. No stage of construction shall proceed until the preceding stage has been inspected and approved.

- *Once a preliminary plat has been approved, no alterations other than as provided in the conditions of approval shall be made without receiving additional approvals from the Lewis County Hearing Examiner. Minor or major adjustments may be applied for by the plat applicant in accordance with LCC Section 16.05.140(6).*
- *The following additional Conditions of Development shall be shown on the Final Plat drawing as "Conditions of Development" on sheet 1 of 3 of the final plat drawing:*
 - *12. Existing on-site wells are not approved for domestic potable use and shall not be used for domestic, potable, shared, or public water supply purposes and shall not be connected to interior plumbing fixtures or to the public water system.*
 - *13. Groundwater use from the existing wells is limited to one combined permit-exempt groundwater withdrawal of up to one-half acre of lawn or noncommercial garden irrigation for the entire project. Any irrigation exceeding Ecology's permit-exempt allowance may require a water right permit or other approval from the Washington State Department of Ecology.*
 - *14. NOTICE: The subject property is within or near land designated for long-term commercially significant resource land 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 for certain periods extending beyond the normal workday and/or work week. In addition to other activities, these may include 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.*
 - *15. The lots within this subdivision shall not utilize Red Cedar Lane (private) for access.*

As conditioned, these criteria have been met.

LCC Section 16.05.100 Hearing examiner hearing date.

Following the receipt of an application completed in compliance with the requirements of this article, the administrator shall set the date for public hearing before the Lewis County hearing examiner. Said hearing shall be held in accordance with Chapter 2.25 LCC. Any public notice and appeal period for an environmental review subject to Chapter 17.110 LCC shall be issued and expire prior to the public hearing.

Staff Response: This application is scheduled for public hearing with the County Hearing Examiner on August 28, 2026, at 9:00 am as the only item on the Docket. The environmental review for this project is final and the appeal period expired prior to the public hearing as required by this criterion.

LCC Section 16.05.120 Public hearings.

(1) Scope and Continuance.

(a) The hearing examiner shall consider the preliminary plat application for conformance to any adopted comprehensive plan, planning standards, and specifications, including Article VI of this chapter and other policies and standards of the county.

Staff Response: As reviewed above in Section K of this report, the project is consistent with the adopted comprehensive plan. Article VI of LCC Chapter 16.05 contains the development and subdivision design standards listed in LCC Sections 16.05.270 through LCC Section 16.05.390, which will be reviewed in detail below. As reviewed and conditioned in this report, the proposed Riverside Subdivision meets this criterion.

(b) The hearing examiner shall additionally ensure that:

(i) Appropriate provisions are made for public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and all other relevant items, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school;

(ii) The public use and interest will be served by the platting of the subdivision and any dedications associated with the subdivision.

Staff Response: As required by state law, the County's preliminary plat approval criteria is substantially similar to state subdivision mandates found in RCW 58.17.110(2), which reads as follows:

"A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, 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; and (b) the public use and interest will be served by the platting of such subdivision

and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication."

The subdivision chapter (LCC Chapter 16.05) of the Lewis County Code is part of the entire subdivision title (LCC Title 16) of the Lewis County Code. LCC Section 16.05.020 identifies the purpose statement of the subdivision chapter as "The purpose of this chapter is to regulate the division of land into five or more lots in compliance with RCW 58.17.030 as amended" and the purpose for the LCC Title 16 "Subdivisions" is listed as "The provisions contained in this title are necessary to regulate the subdivision of land in accordance with Chapter 58.17 RCW and the Lewis County comprehensive plan, and to promote the public health, safety, and general welfare of Lewis County." As reviewed and conditioned in this report, the subdivision complies with the development regulations and subdivision design standards for public health, safety, general welfare, open spaces, stormwater, roads, potable water supplies and sanitary wastes. The application has been designed or conditioned in compliance with County development regulations and relevant comprehensive plan provisions, which were all adopted to serve public health, safety and general welfare.

The new subdivision will provide public benefits, including new residential structures and encouraging development fulfilling the County's goals and policies set forth in the Comprehensive Plan. White Pass School District, Lewis County Sheriff's Office, Lewis County Fire District #10 and LeMay, Inc. submitted adequate facilities memos indicating each district/entity has the capacity and is willing to serve this development without the need for modifications or dedications (Exhibit 1 – adequate facilities memos). The County Engineer's Report and the County Building Official/ Fire Marshal's comments listed in the initial internal review comments (Exhibit 1 and Exhibit 7) indicated with the recommended conditions of approval, the subdivision makes appropriate provisions for roads and drainage facilities. The responses from Lewis County Public Health & Social Services listed in the initial internal review comments (Exhibit 7) indicated with the recommended conditions of approval, the subdivision makes appropriate provisions for water and septic. As conditioned, these criteria have been met.

(c) If the examiner finds that the proposed subdivision and dedication make appropriate provisions and that the public use and interest will be served, then the examiner shall approve the proposed subdivision. Dedication of land to any public body and/or provision of public improvements to serve the subdivision may be required as a condition of subdivision approval.

Staff Response: *Based on the submitted materials, reviews from other departments and agencies, review of the submitted comments, and as reviewed and conditioned in this report, there is justification to find the proposed subdivision makes the appropriate provisions for County and State regulations, and the public use and interest are served. No dedication of public land is included in the proposed subdivision. The appropriate provisions have been*

recommended as conditions of approval for infrastructure improvements. This criterion has been met.

LCC Section 16.05.150 Preparation of preliminary plats.

The preparation of every preliminary plat shall be made by or under the direction of a land surveyor or engineer licensed by the state of Washington.

Staff Response: The preliminary plat drawing was submitted by Chris Butler, PLS with Butler Surveying, Inc, a Washington State licensed professional land surveyor. This criterion has been met.

LCC Section 16.05.170 Subdivision design and minimum standards.

Every subdivision shall conform with the design standards articulated in Article VI of this chapter.

Staff Response: Article VI of this chapter contains the development and subdivision design standards listed in LCC Section 16.05.270 through LCC Section 16.05.390 reviewed below in this report. As reviewed and conditioned in this report, the criterion has been met.

LCC Section 16.05.270 Access.

Access to the subdivision entrance shall be by public road.

Staff Response: Grizzly Road is a public road. The subdivision entrance is from a public road. This criterion has been met.

LCC Section 16.05.280 Public roads - Design and construction standards.

All subdivision streets and roads to become part of the county public road system shall conform to the Lewis County road standards for urban and rural design or any variance granted thereto, as approved by the hearing examiner, in effect at the time any preliminary plat of the subdivision is submitted for approval.

Staff Response: The proposed roads within the subdivision are private roads that will be constructed to Lewis County Road Standards for rural design per LCC Chapter 12.60. As conditioned in this report, this criterion is met.

LCC Section 16.05.290 Private roads.

Private roads shall be allowed in subdivisions when the following criteria are met:

- (1) Location. The road location is approved by the county engineer.
- (2) Construction Specifications. The private roads shall be constructed to no less than those standards for private roads contained in the Lewis County road standards for urban and rural design, as approved by the board by ordinance or resolution, in effect at the time any preliminary plat is submitted for approval.
- (3) Ownership. Private roads within subdivisions shall be owned by a property owner's association and provisions shall be established for their maintenance and repair as specified in LCC 16.05.360.

Staff Response: The County Engineer has reviewed the proposed private road location and has required conditions of approval that the private road design and construction meet LCC Chapter 12.60 and that the future maintenance and repair of the private road will require recorded covenant meeting LCC Section 16.05.360 prior to final plat approval. As conditioned in this report, this criterion has been met.

LCC Section 16.05.300 Design - Lots.

(1) Access. Each lot shall be provided with satisfactory access by means of a public road connecting to an existing public road or by some other legally sufficient right of access which is permanent and inseparable from the lot. Existing forest service roads are not considered suitable access for subdivision purposes unless this provision is waived by the Hearing Examiner upon the recommendation of the forest supervisor of the appropriate national forest.

Staff Response: The access does not utilize a forest service road. The access easement for the private road is included as permanent and inseparable from the proposed subdivision's parcels. This criterion has been met.

(2) Design. Each lot shall be designed to provide an identifiable feasible building site taken as a rectangle of not less than 1,200 square feet with the narrowest dimension of not less than 16 feet and, if required, an identifiable feasible drainfield area and well location.

Staff Response: As conditioned above in this staff report by the Lewis County Building Official/Fire Marshal, the required setbacks for each lot shall be shown on the final plat drawing. Reviewing the setback requirements, critical area buffers and proposed lot sizes, each proposed lot will exceed the minimum square and dimension requirements for buildable area identified in this criterion. The proposed drainfield locations have been reviewed by Public Health and the project will not utilize any individual wells. The water source will be provided through water meters, water lines and connections to a Group A Public Water System (Timberline Village Water System). The septic soil perk holes/ test pit locations need to be shown on the final plat drawing. As previously conditioned in this report, this criterion has been met.

(3) Size. The minimum area of each lot shall be determined as follows:

(a) When served by sanitary sewers and community or public water supply the minimum lot size shall be 6,000 square feet;

(b) When served by individual septic tanks and drain fields and/or individual water supply, minimum lot sizes shall meet the requirements of the sewage disposal rules and regulations of the Lewis County board of health;

(c) When other methods of sewage disposal are used such as a community septic system, minimum lot sizes shall be as recommended by the Lewis County board of health or the Washington State Department of Health. If off-lot location of the community drain field is approved and if there is a public water supply then the minimum lot size provided in subsection(3)(a) of this section can be used.

Staff Response: Public Health & Social Services have reviewed the proposed subdivision for water and septic systems and found the proposed lots meet the requirements for individual on-site sewage disposal with public water supply in LCC Chapter 8.40. As conditioned in this staff report, this criterion has been met.

(4) Width. The minimum width for each lot as measured between the midpoints of the side lot lines shall be 60 feet.

Staff Response: All of the proposed lots exceed the minimum width of 60 feet. This criterion has been met.

(5) Frontage. A minimum road frontage of 30 feet shall be required for each lot.

Staff Response: All proposed lots shown on the Updated Preliminary Plat drawing received on April 24, 2026 (Exhibit 9), exceed the minimum road frontage of 30 feet. This criterion has been met.

(6) Reverse Frontage Lots. No residential lot shall have road frontage along two opposite boundaries unless topographical features or the need to provide separation of lots from traffic arterials, commercial activities, or industrial activities justify the designing of reverse frontage lots. For such lots a strip of land not less than 10 feet wide in addition to any other minimum dimension required herein shall be provided along the lot line adjoining such arterials or other disadvantageous use across which there shall be no right of vehicular access.

Staff Response: None of the proposed lots have reverse road frontage along two opposite boundaries. As proposed, this criterion has been met.

(7) Design. All lots shall be of compact design; lot lines shall be straight lines except insofar as they may follow the radius of a road curve and may form a three-, four-, or five-sided figure. No easement for access or unusual features as provided in LCC 16.05.330(2) and (3) shall be permitted to bisect a lot.

Staff Response: The proposed lots are compact in design and feature straight lines. None of the proposed lots include any access features crossing unusual features as provided in LCC 16.05.330(2) and (3). As previously conditioned, these criteria have been met.

(8) Markers. Each lot shall have lot markers made of wood with lettering of lot and block numbers and located to be visible from the road and to be in place prior to final plat approval.

Staff Response: This criterion shall be included as a condition of approval, absent the inapplicable reference to block numbers. As conditioned, this criterion is met.

LCC Section 16.05.310 Design - Blocks.

Staff Response: The subdivision does not include multiple blocks or block designations. These criteria do not apply.

LCC Section 16.05.320 Setbacks.

The designed provision for any building site within a subdivision shall be in compliance with the requirements of Chapters 15.15 and 17.145 LCC as now or hereafter amended.

Staff Response: The Lewis County Building Official/ Fire Marshal recommended conditions of approval for the proposed lots to show buildable area and the required setbacks for each lot on the final plat drawing. LCC Chapter 15.15 and LCC Chapter 17.45 identify the front, side and rear yard setbacks required for lots in addition to any critical area buffers and other required building setbacks. As conditioned, this criterion is met.

LCC Section 16.05.330 Easements.

(1) Public Utilities. The subdivider shall submit a letter to the administrator from each of the proposed service utilities informing the administrator that the proposed utility construction is adequate and satisfies the needs of both the subdivider and the utility and is adequate to meet the requirements of the subdivision. The letter shall inform the administrator as to the general construction plan agreed upon between the subdivider and the utility.

(2) Unusual Facilities. Easements for unusual facilities such as high voltage electric transmission lines shall be of such width as is adequate for the purpose, including any necessary maintenance roads.

(3) Watercourses. Where a subdivision is traversed by a watercourse, drainage way, waste way, channel, or stream, there may be required a stormwater easement or drainage right-of-way extending 15 feet landward from the ordinary high water mark and conforming substantially to the line of such watercourse, drainage way, waste way, channel, or stream.

*Staff Response: Notification of the project was sent to Lewis County PUD during the Notice of Application, the SEPA comment period and the Notice of Hearing comment period. No comments were submitted by Lewis County PUD. The subdivision does not include high voltage transmission line facilities within the boundary of the proposed subdivision. The stormwater facilities for the proposed private road will be located within an easement and said easement will be shown on the final plat drawing, as previously conditioned. Prior to final plat approval, the utility lines serving the proposed lots will need to be installed and utility easements provided on the final plat drawing. **The following condition of approval should be included in the preliminary decision document:***

- All utility easements necessary to provide electrical and telephone service to the proposed lots shall be shown on the final plat drawing.***

As conditioned, these criteria have been met.

LCC Section 16.05.340 Design and construction standards - Utility installations.

(1) Public Water Supply. For connection to existing Group A public water systems, installation shall be to the design and construction standards of the supplying utility. For newly created Group A water systems and Group B water systems, installation shall meet Lewis County and Department of Health standards and specifications.

(2) Sanitary Sewers. Installation of sanitary sewers shall be to the design and construction standards of the supplying utility.

(3) Electrical Power, Telephone, Cable Television, and/or Natural Gas. Electrical power and telephone cable shall be provided to each lot. Natural gas and television cable may be required where feasible. Installation shall be to the standards of the supplying utility. Undergrounding shall be required except where determined by the supplying utility not to be feasible.

Staff Response: *The proposed subdivision will be served by connecting to an existing Group A Public Water System (Timberline Village Water System). Lewis County Public Health & Social Services reviewed the proposed subdivision and has granted water review preliminary approval (Exhibit 7). The proposed subdivision will be served by individual engineer's designed on-site septic systems, not public sanitary sewer lines. As previously conditioned, prior to final plat approval, the utility lines for electrical power and telephone cable serving the proposed lots will need to be installed and utility easements provided on the final plat drawing. Utilities lines shall be underground unless the supplying utility determines it is not feasible and requires overhead installation. The following condition of approval should be included in the preliminary decision document:*

- ***Utilities lines for electrical power and telephone cable shall be underground unless the supplying utility determines it is not feasible and requires overhead installation.***
- ***The subdivider shall submit a letter to the administrator from each of the proposed service utilities informing the administrator that the utility construction and installation is adequate and satisfies the needs of both the subdivider and the utility provider and is adequate to meet the requirements of the subdivision approval.***

As conditioned, these criteria have been met.

LCC Section 16.05.350 Fire protection standards.

(1) When Required. The installation of fire hydrants and the sizing of water lines for fire flow shall be required for all subdivisions which either create a new Group A public water supply or connect to an existing Group A system.

(2) Fire Flow Sizing. Water distribution mains on which fire hydrants shall be sized to the standards specified in a current Insurance Service Office's Guide for Determination of Fire Flow.

(3) Hydrants. When hydrants are required, the spacing between hydrants shall be determined by the appropriate fire protection agency except in those instances where that agency fails to make such a determination in which case said spacing shall be that specified

by a current Washington State Chapter, American Public Works Association Standards and Specifications.

(4) Ingress - Egress. For subdivisions of 20 units or more, at least two ingress-egress routes may be required by the county fire marshal or fire protection agency.

Staff Response:** Lewis County Fire District #10, the Lewis County Building Official/ Fire Marshal, and Lewis County Public Health & Social Services staff have reviewed the proposed development for fire protection standards (Exhibit 1 – Adequate Facilities Memo – Fire and Exhibit 7). The project will utilize connections to the existing Group A Public Water System. Fire hydrants are not required. The proposed subdivision is five (5), and a secondary emergency ingress-egress route is not required. **The following conditions of approval should be included in the preliminary decision document:

- ***Fire Flow Sizing.** Water distribution mains on which fire hydrants shall be sized to the standards specified in the current Insurance Service Office's Guide for Determination of Fire Flow.*
- ***Hydrants.** When hydrants are required, the spacing between hydrants shall be determined by the appropriate fire protection agency except in those instances where that agency fails to make such a determination in which case said spacing shall be that specified by a current Washington State Chapter, American Public Works Association Standards and Specifications.*

As conditioned, these criteria have been met.

LCC Section 16.05.360 Maintenance agreements.

(1) When Maintenance Agreements Required. Maintenance agreements, in a form approved by the administrator, shall be required for all subdivisions which have private roads, common areas, recreation areas, or utility systems, any of which are jointly owned. These agreements shall be accompanied by a certificate from a private attorney assuring perpetual maintenance of the appropriate property or improvements and shall be submitted prior to final plat approval.

(2) Minimum Contents and Requirements. All maintenance agreements shall at a minimum provide for the following:

- (a) Membership of lot owners in a property owner's association established for the maintenance and repair of the appropriate property or improvements;
- (b) An equitable means of assessment for maintenance or necessary improvement costs;
- (c) Ownership of all improvements; and
- (d) Any other matters necessary to guarantee a workable organization.

(3) Encumbrance. Maintenance agreements shall be of record in the office of the Lewis County auditor and shall be referenced by identifying notation on the final plat.

***Staff Response:** Lewis County Public Works provided comments (Exhibit 1 and Exhibit 7) the proposed new private road will need road maintenance and repair agreements recorded with the Lewis County Auditor's office and referenced on the final plat drawing. Lewis County Public Health & Social Services provided comments (Exhibit 1, Exhibit 7 and Exhibit 10) that*

water line easements and water meter locations will need to be shown on the final plat drawing. Additionally, LCC Chapter 15.45 requires constructed stormwater facilities to have recorded stormwater maintenance covenant, and the Auditor's File Number (AFN) will need to be referenced on the final plat drawing prior to recording. The following conditions of approval should be included in the preliminary decision document:

- The constructed private roads and stormwater facilities shall have a recorded road maintenance agreements and recorded stormwater maintenance covenant, and the recorded Auditor's File Number (AFN) of each shall be referenced on the final plat drawing prior to final plat approval and recording.*

As conditioned, this criterion has been met.

LCC Section 16.05.370 Flood protection.

Any subdivision which falls within an area of special flood hazard (100-year frequency floodplain) as identified by the Federal Emergency Management Agency shall comply with all the requirements of the National Flood Insurance Program and Chapter 15.35 LCC.

LCC Section 15.35.230 Subdivision proposals.

(1) All subdivision proposals shall be consistent with the need to minimize flood damage. Subdivisions within special flood hazard areas shall be clustered on the highest portion of the property to avoid flood hazards. Land that is located partially within a special flood hazard area may be divided; provided, that each resulting lot has sufficient buildable area and access to the lot is provided outside of the special flood hazard area. All plats and short plats will clearly show the boundary of the flood hazard area including any floodway together with a restriction on development within the hazard area;

(2) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water system source treatment and storage located outside the special flood hazard area, except where there is no feasible alternative. If allowed, such facilities shall be constructed to minimize flood damage;

(3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and

(4) Where base flood elevation data has not been provided, or is not available from another authoritative source, the data shall be generated by the applicant as a condition of permitting.

Staff Response: *The proposed subdivision is not located within a special flood hazard area (SFHA). This criterion does not apply.*

LCC Section 16.05.380 Dedications of land for public uses and open space.

(1) Necessity of Dedications - Public Uses. The burden of proof for the necessity of reservations for public uses shall rest with the agency or individuals deeming it necessary.

(2) When Required. The Hearing Examiner may require that suitable land be reserved for such public uses as parks, playgrounds, recreation areas, fire stations, schools, or utility facilities, and the preservation of natural features and amenities where such reservations would be appropriate. Such lands shall remain undeveloped for the period of time set by the Hearing Examiner to permit the affected agency to purchase the land.

(3) General Requirements. Each required reservation shall be suitable in size, dimension, topography, and general character and shall have adequate road access for the particular purposes envisioned. The area shall be shown and marked on the final plat as being reserved for the intended purpose.

Staff Response: The proposed subdivision does not require a dedication of land for public use. This criterion does not apply.

LCC Section 16.05.390 Nonresidential subdivisions.

Staff Response: This subdivision is for residential use. This criterion does not apply.

LCC Section 16.05.400 Standards for clustered development.

LCC Section 16.05.400 Standards for clustered development.

(1) Clustered subdivisions shall meet the standards in Chapter 16.18 LCC.

(2) The review process for clustered subdivisions shall be the same as for preliminary and final plats.

(3) The standards and requirements of this chapter may be modified by the board, upon the recommendation of the hearing examiner.

(4) Clustered subdivisions shall have the same standard format as that required for final plats in LCC 16.05.240.

Staff Response: The proposed subdivision is not a clustered subdivision and this criterion does not apply.

B. LCC Chapter 17.05 General Provisions

LCC Section 17.05.040 Project permit application type:

(1) Project permit applications are categorized as one of five types described below. Tables 17.05-1 and 17.05-2 specify various permits that fall within the categories and the methods for processing the various project permits. Type III applications are quasi-judicial actions that require an open record hearing and decision before the hearing examiner.

Staff Response: The Type III – Subdivision application (Formal Long Plat) was submitted for this project (Exhibit 1). A public hearing before the hearing examiner is scheduled for August 28, 2026, at 9:00 am and is the only item on the agenda docket. In accordance with LCC Section 16.05.130, every decision made by the hearing examiner under this chapter to approve or disapprove a preliminary plat shall be in writing and shall include findings of fact and conclusions to support the decision. This criterion has been met.

(2) Table 17.05-1 Permit Review Type – Process Chart and Table 17.05-2 Process Required for Different Permit Types

Staff Response: As listed in Table 17.05-2, Type III – Notice Period is at least 15 days before an open record public hearing; mailed notice is required; notice posted on road frontages is required; and notice published in the newspaper of record is required. The table also indicates, the public hearing is conducted by the Hearing Examiner; a decision is issued by the Hearing Examiner; and the appeal process is to the appropriate court as defined in LCC Section 2.25.140 and RCW 36.70C. The process required for a subdivision is the Type III process under the rules in effect on January 6, 2025, when this application was determined to be a complete application for processing. As identified above in Section D of the staff report all public notice requirements have been met, and the appropriate application type has been submitted. This criterion has been met.

LCC Section 17.05.140 Duration of Decisions

(1)(b) Preliminary approval of land divisions shall be valid for the period specified in RCW 58.17.140, after which it shall expire. Prior to expiration, a complete application for final plat approval meeting all the legal requirements and conditions of approval shall be made.

Staff Response: RCW 58.17.140 (3)(a) authorizes a final plat meeting all requirements of this chapter shall be submitted to the legislative body of the city, town, or county for approval within seven years of the date of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015. The duration of the decision for this Type III Subdivision application is five (5) years from the date of preliminary plat approval since review by the Hearing Examiner will be after January 1, 2015. As previously conditioned in this report, this criterion has been met.

C. LCC Chapter 17.145 Supplemental Requirements

LCC Section 17.145.020 Required Setbacks.

(1) Residential setbacks include: Front from private easement – 0 feet; Side from property line – 5 feet; Rear from property line – 15 feet. Buildings are also required to be located outside of any easements and critical area buffers.

Staff Response: The Lewis County Building Official/Fire Marshal stated all lots are required to meet the setbacks and a previous condition in this staff report stated the setbacks shall be shown on the final plat drawing. As conditioned, this criterion is met.

D. LCC Chapter 17.150 Special Conditions – Rural Area Development

LCC Section 17.150.010 – Purpose.

The purpose of this chapter is to protect rural character, prevent rural area sprawl and avoid the need for urban services in rural areas.

Staff Response: The review for consistency with LCC 17.150 is listed below.

LCC Section 17.150.020 – Special Conditions.

(1) Rural Areas of More Intensive Development. Any permit issued in a rural area of more intensive development shall meet the following conditions:

(a) The proposed use is consistent with the uses authorized in RCW 36.70A.070(5)(d)(i) through (iii), Chapter 17.42 LCC and the Lewis County comprehensive plan.

Staff Response: The proposed subdivision is located within an existing "Limited Area of More Intensive Rural Development – LAMIRD Type I" that was created and authorized in compliance with RCW 36.70A.070 on the date Lewis County was originally required to plan under the Growth Management Act (Final zoning adopted July 26, 1999). The proposed use of the subdivision is residential and is an authorized use in RCW 36.70A.070(5)(d)(i) through (iii), LCC Chapter 17.95 for the RRC zoning district and within the adopted Lewis County comprehensive plan. For reference, RCW 36.70A.070(5)(d)(i) through (iii) authorizes the following:

(5)(d)(i) Rural development consisting of the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.

(A) A commercial, industrial, residential, shoreline, or mixed-use area are subject to the requirements of (d)(iv) of this subsection but are not subject to the requirements of (c)(ii) and (iii) of this subsection.

(B) Any development or redevelopment other than an industrial area or industrial use within a mixed-use area or an industrial area under this subsection (5)(d)(i) must be principally designed to serve the existing and projected rural population.

(C) Any development or redevelopment in terms of building size, scale, use, or intensity may be permitted subject to confirmation from all existing providers of public facilities and public services of sufficient capacity of existing public facilities and public services to serve any new or additional demand from the new development or redevelopment. Development and redevelopment may include changes in use from vacant land or a previously existing use so long as the new use conforms to the requirements of this subsection (5) and is consistent with the local character. Any commercial development or redevelopment within a mixed-use area must be principally designed to serve the existing and projected rural population and must meet the following requirements:

(I) Any included retail or food service space must not exceed the footprint of previously occupied space or 5,000 square feet, whichever is greater, for the same or similar use, unless the retail space is for an essential rural retail service and the designated limited area is located at least 10 miles from an existing urban growth area, then the retail

space must not exceed the footprint of the previously occupied space or 10,000 square feet, whichever is greater; and

(II) Any included retail or food service space must not exceed 2,500 square feet for a new use, unless the new retail space is for an essential rural retail service and the designated limited area is located at least 10 miles from an existing urban growth area, then the new retail space must not exceed 10,000 square feet;

For the purposes of this subsection (5)(d), "essential rural retail services" means services including grocery, pharmacy, hardware, automotive parts, and similar uses that sell or provide products necessary for health and safety, such as food, medication, sanitation supplies, and products to maintain habitability and mobility;

(ii) The intensification of development on lots containing, or new development of, small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location and setting, but that do not include new residential development. A small-scale recreation or tourist use is not required to be principally designed to serve the existing and projected rural population. Public services and public facilities shall be limited to those necessary to serve the recreation or tourist use and shall be provided in a manner that does not permit low-density sprawl;

(iii) The intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents. Rural counties may allow the expansion of small-scale businesses as long as those small-scale businesses conform with the rural character of the area as defined by the local government according to RCW [36.70A.030](#)(35). Rural counties may also allow new small-scale businesses to utilize a site previously occupied by an existing business as long as the new small-scale business conforms to the rural character of the area as defined by the local government according to RCW [36.70A.030](#)(35). Public services and public facilities shall be limited to those necessary to serve the isolated nonresidential use and shall be provided in a manner that does not permit low-density sprawl;

This criterion has been met.

(b) The public facilities and services that supply the development are sized and located in a manner that is consistent with the Lewis County comprehensive plan, countywide planning policies and Growth Management Act.

Staff Response: *As previously stated above, the service providers have submitted completed adequate facilities memos for the public facilities and services that are serving the proposed development (Section I of this staff report). The project is consistent with the Lewis County comprehensive plan and policies (Section K of this staff report). None of the service*

providers require expansion of their services area to provide service to this proposed development. This criterion has been met.

(c) No boundary change is required for the area of more intensive rural development. Where a boundary change is required, no change shall be allowed without an amendment of the comprehensive plan consistent with the requirements of RCW 36.70A.070(5)(d)(i) through (v).

Staff Response: A boundary change to the Limited Area of More Intensive Rural Development (LAMIRD Type I) is not required for this proposed development. This criterion has been met.

(2) All Rural Area Uses. Any permit issued in rural areas shall meet the following conditions:

(a) Urban growth is prohibited in all rural area developments, except as otherwise allowed in Chapter 36.70A RCW, the Growth Management Act.

Staff Response: Urban Growth is defined in RCW 36.70A as "growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170."

The proposed subdivision contains 5.88 acres and will create five (5) new residential lots. The development density of the proposed subdivision is less than one residential unit per acre of land (also shown as 1.18 acres per one residential unit). The intensity of the use is compatible with other rural residential and rural land uses in the Rural Residential Center – Residential 1 Acre (RRC-D) zoning district. This criterion has been met.

(b) To accomplish this objective, the review authority (either the administrator or hearing examiner, depending on the permit) shall find that:

(i) The project makes adequate provision to assure that the development is limited to rural development and rural governmental services.

(ii) The project does not, directly or in concert with growth likely in the area affected, create a demand for urban governmental services or establish a form of "urban growth" that is prohibited outside urban growth areas.

Staff Response: As stated previously in the report, water will be provided through connections to an existing Group A Public Water System (Timberline Village Water System). The water system is a rural utility service similar to other rural utility services commonly found throughout Lewis County. The proposed development will utilize individual septic systems, which limit the density and intensity of the project use to the rural standards. Adequate facilities memos were signed and submitted by Fire District #10, Lewis County Sheriff's Office, the White Pass School District and the refuse disposal provider. The proposal

does not meet the definition of urban growth listed above. As conditioned, the project is consistent with LCC Subsection 17.150.020(2).

LCC Section 17.150.030 – Special Characteristics.

(1) Special Characteristics of Rural Development.

(a) Rural development refers to development outside of urban growth areas and outside designated long-term agricultural forest and mineral resource lands. Rural development can consist of a variety of residential, commercial and industrial uses and densities, including clustered residential development, at levels which are consistent with the preservation of rural character as defined in the Lewis County comprehensive plan.

Staff Response: The proposed use is a residential development located outside of the urban growth areas and outside of lands designated as long-term agricultural, forest or mineral resource lands. As previously conditioned in this report, the RRC-D zoning district is consistent with the Lewis County comprehensive plan and the definition of rural character. This criterion has been met.

(b) Rural development in Lewis County typically relies on existing facilities for school and fire, though existing facilities may be upgraded or expanded.

Staff Response: As previously stated above, the service providers have submitted completed adequate facilities memos for the public facilities and services that are serving the proposed development (Section I of this staff report). This criterion has been met.

(c) Rural development commonly uses existing small towns and crossroad commercial facilities to meet local commercial needs.

Staff Response: No commercial uses are part of this subdivision application. The additional residential lots created by this subdivision would be served by existing commercial development. This criterion has been met.

(d) Rural residential development typically minimizes any impacts to the overall productivity of designated long-term resource lands within a one-mile radius of the proposed development.

Staff Response: The proposed residential subdivision will provide five (5) additional rural residential development sites in the Packwood area utilizing one primary access point onto Grizzly Road (public). The proposed subdivision is not located adjacent to land designated for long-term resource use but is located within a quarter mile of land designated for long-term resource use (both Forest and Mine). The land designated as Forest (Forest Resource Lands) is located roughly 450 feet east and 1,200 feet south of the development. The land designated Mine (Mineral Resource Land) is located roughly 1,400 feet north and 1,500 feet northwest of the development. The Forest areas are mainly comprised of the Gifford Pinchot National Forest (Exhibit 21). The immediate area consists of rural residential uses. The

subdivision, as designed and conditioned, minimizes any impacts to the overall productivity of designated long-term resource lands within a one-mile radius of the proposed development. As reviewed and conditioned in this report, this criterion has been met.

(e) Clustered developments are considered appropriate for rural development if:

(i) The overall density of the land does not exceed the underlying zoning of the parcel (unless bonus densities are awarded);

(ii) The development can be accommodated with fire, school, and other rural public facilities without the need to relocate or create a new facility to serve the newly developing area; and

(iii) The development can be served by commercial facilities in existing crossroad commercial areas and small towns and does not establish a new commercial center for the county.

Staff Response: This project is not a clustered development. These criteria do not apply.

(f) Industrial and commercial uses are appropriate forms of rural development if consistent with the requirements in RCW 36.70A.070(5)(d) and the descriptions of rural character in Lewis County comprehensive plan.

Staff Response: No industrial or commercial uses are proposed as part of this subdivision application. This criterion does not apply.

N. CONCLUSIONS

With the conditions of approval recommended below, the Type III – Subdivision application (Formal Long Plat) meets the intent of all applicable requirements under LCC Chapter 16.05, LCC Title 17 and RCW 58.17. The conditions related to access to a public road, the adequacy of the internal road system, method of proposed sewage treatment, stormwater drainage, critical area protection and water supply to the proposed project are the minimum necessary to provide for public safety, adequate access and public health pursuant to LCC Section 16.05.120 and RCW 58.17.110.

With the conditions proposed below, the Type III – Subdivision application (Formal Long Plat) will comply with the goals and objectives of the Lewis County Comprehensive Plan and will comply with the requirements of the Lewis County Code and other official land use controls of Lewis County.

O. RECOMMENDATIONS

Staff recommends the Hearing Examiner issue **preliminary plat approval** of the Type III – Subdivision application (Formal Long Plat) from Ivan Evdokimov & Alexander Shikhanov (landowners) file number LP25-00001, subject to the following conditions below. *Note: the conditions that follow have been reordered from the manner in which they appear in the staff report above to be more understandable.*

Water Final Plat Conditions:

1. Prior to final plat approval, legal and physical water availability for each proposed lot shall be confirmed through the Timberline Village Group A public water system.
2. Prior to final plat approval, domestic potable water service for all lots shall be provided by the approved public water system.
3. Prior to final plat approval, (Decommission Fluoride Well) the applicant shall submit a completed decommissioned well report/log for Well BPD930, completed by a Washington-licensed well driller in accordance with Chapter 173-160 WAC.
4. Prior to final plat approval, (Irrigation-Only Wells): Wells BQT429 (Lot 3 irrigation well) and BQT461 (Lot 1 irrigation well) may remain only as private irrigation/non-potable wells for the lots on which they are located. These wells shall not be used for domestic, potable, shared, or public water supply purposes and shall not be connected to interior plumbing fixtures or to the public water system. This restriction shall be stated on the face of the plat. The wells and irrigation outlets shall be permanently labeled "**NON-POTABLE WATER – DO NOT DRINK**". These restrictions remain in effect unless the wells are properly decommissioned or otherwise approved by Lewis County and/or applicable state agencies.
5. Prior to final plat approval, final water supply protection zone (WSPZ) covenants for Wells BQT429 and BQT461 shall be reviewed and approved by Environmental Health pursuant to LCC 8.40.310(2)(b) and recorded. The covenants and final plat notes shall identify the wells by tag number and location and protect the 100-foot WSPZ. Well recorded covenant Auditor's File Numbers shall be shown on the face of the plat.
6. Prior to final plat approval, the applicant shall provide documentation to Environmental Health that the public water purveyor (Thurston PUD) has appropriate backflow prevention/cross-connection on the public water service connections to Lot 1 and Lot 3. The irrigation wells shall remain physically separated from the public water system.

Private Road/Stormwater/Grading Permit and Construction Conditions:

1. All erosion control measures shall be in place prior to any ground disturbance.
2. Future road construction and building construction shall follow the recommendations identified in the StrataDesign Geotechnical Report and Amendment.
3. The physical construction of the private roads and the emergency vehicle turnaround will require the submittal of a road review application, stormwater design review application, grading permit application, engineered civil plan set and engineered stormwater drainage report designed to the 11-28 lot rural road standards consistent with LCC 12.60. Turnaround design consistent with LCC Section 12.60.310 shall be provided for all dead-

end roads. All application documents (Road Review, Stormwater Design Review, Grading Permit, engineered civil plan set and engineered stormwater drainage report) shall be submitted to the Community Development Department for processing and preliminary approval prior to any ground disturbance.

4. 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. The final design of the private road and associated turnaround shall meet Lewis County Private Road standards in LCC Chapter 12.60 and the International Fire Code and final design of the proposed onsite stormwater improvements and the existing driveway stormwater improvements that will be converted to a private roadway shall meet standards in LCC Chapter 15.45. Final approval of the constructed road and turnaround, the stormwater facilities and grading activities are required by Lewis County Public Works and the Lewis County Building Official/Fire Marshal prior to review and recording of the final plat drawing.
6. The final approval of the Grading permit is required prior to review and recording of the final plat drawing.
7. In accordance with LCC Section 16.05.290(3) a property owner's association shall be established and provide provisions for the maintenance and repair of the private road.
8. The engineered road plan civil set shall include the location of the waterlines and fire suppression features.
9. The fire suppression features shall be installed prior to final plat approval.
10. Fire Flow Sizing. Water distribution mains on which fire hydrants shall be sized to the standards specified in the current Insurance Service Office's Guide for Determination of Fire Flow.
11. Hydrants. When hydrants are required, the spacing between hydrants shall be determined by the appropriate fire protection agency except in those instances where that agency fails to make such a determination in which case said spacing shall be that specified by a current Washington State Chapter, American Public Works Association Standards and Specifications.
12. Each lot shall have lot markers made of wood with lettering of lot and block numbers and located to be visible from the road and to be in place prior to final plat approval.

13. Utilities lines for electrical power and telephone cable shall be underground unless the supplying utility determines it is not feasible and requires overhead installation.

Final Plat Drawing Conditions:

1. The conditions of development are listed on page 1 and also on page 2 of the updated preliminary plat drawing. Please remove the duplicate set from page 2 of the drawing.
2. The final plat drawing shall identify the permit number, approval date and location of the Road Approach permit to Grizzly Road.
3. The final plat drawing shall include all items listed in and conform to LCC Section 16.05.240 Standard Format and LCC Section 16.05.250 Surveys.
4. The final plat drawing shall include the original legal description, and the proposed legal description for each lot.
5. All written data as identified in LCC Section 16.05.240(2) shall be included on the face of the final plat drawing.
6. All lot corners of the individual lots shall be monumented in the field by the surveyor and noted on the final plat drawing for the final plat review.
7. Label the land division type and the associated file number on the face of the final plat drawing in all standard locations (Plat of Columbia Creek Heights LP25-00001).
8. Prior to final plat approval, the final plat shall show the location of the water meters, distribution lines, and any easements required to maintain the water distribution system.
9. Proposed lots shall show buildable areas with the required setbacks per LCC Section 16.05.300 on the final plat drawing.
10. Per RCW 58.17.280, the main private road has been named "Adventure Lane" and each proposed lot shall have its own approved address that shall be shown on the final plat drawing. The new private road serving lots 3, 4, & 5 shall be named. Once the road names and address numbers have been assigned for each lot, the surveyor will need to show the road names and the addresses on the final plat drawing.
11. The final plat drawing shall be drawn, signed and stamped by a Washington State licensed Professional Land Surveyor and be consistent with state and local recording requirements.
12. All utility easements necessary to provide electrical and telephone service to the proposed lots shall be shown on the final plat drawing.

13. The constructed private roads and stormwater facilities shall have a recorded road maintenance agreements and recorded stormwater maintenance covenant, and the recorded Auditor's File Number (AFN) of each shall be referenced on the final plat drawing prior to final plat approval and recording.
14. The following additional statements shall be listed on the Final Plat drawing as **"Conditions of Development"** on sheet 1 of 3 of the final plat drawing:
- 12. Existing on-site wells are not approved for domestic potable use and shall not be used for domestic, potable, shared, or public water supply purposes and shall not be connected to interior plumbing fixtures or to the public water system.
 - 13. Groundwater use from the existing wells is limited to one combined permit-exempt groundwater withdrawal of up to one-half acre of lawn or noncommercial garden irrigation for the entire project. Any irrigation exceeding Ecology's permit-exempt allowance may require a water right permit or other approval from the Washington State Department of Ecology.
 - 14. NOTICE: The subject property is within or near land designated for long-term commercially significant resource land 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 for certain periods extending beyond the normal workday and/or work week. In addition to other activities, these may include 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.
 - 15. The lots within this subdivision shall not utilize Red Cedar Lane (private) for access.

Documentation Conditions:

1. The applicant shall submit a complete final plat application, fees and final plat drawing for review and recording within five (5) years of the date of the Hearing Examiner's preliminary plat approval. The final plat drawing shall be prepared in accordance with LCC Section 16.05.240, LCC Section 16.05.250 and the Administrator shall verify compliance with LCC Section 16.05.190 and that the final plat drawing meets all requirements of preliminary plat approval including incorporating any modifications or conditions required by the preliminary plat approval. If the final plat drawing is not recorded within five (5) years from the date of the Hearing Examiner's preliminary plat approval, the preliminary plat decision shall be void.
2. The subdivider shall submit a letter to the administrator from each of the proposed service utilities informing the administrator that the utility construction and installation is adequate and satisfies the needs of both the subdivider and the utility provider and is adequate to meet the requirements of the subdivision approval.

General Conditions:

1. The approval of a preliminary plat shall not imply the approval to convey lots. Transferring of lots depicted on a preliminary plat shall not occur until a final plat has been recorded.
2. Approval of the preliminary plat by the Hearing Examiner shall provide notice to the subdivider that he/she may proceed to develop the subdivision's facilities and required improvements, subject to the preliminary plat Conditions of Approval.
3. Facilities and required improvements must be developed in strict accordance with the standards established by LCC Chapter 16.05 and imposed by the Hearing Examiner.
4. Any improvement work requiring review and approval by the county engineer/public works department shall not commence until the preliminary plat has been approved by the Hearing Examiner and until the improvement plans have been checked for accuracy and approved by the county engineer/public works department. As the improvement work is undertaken, the subdivider shall arrange all the inspections required by the county engineer/public works department. No stage of construction shall proceed until the preceding stage has been inspected and approved.
5. Once a preliminary plat has been approved, no alterations other than as provided in the conditions of approval shall be made without receiving additional approvals from the Lewis County Hearing Examiner. Minor or major adjustments may be applied for by the plat applicant in accordance with LCC Section 16.05.140(6).
6. The final plat drawing shall be reviewed by department staff for correction of typographical and clerical errors, consistency with the preliminary plat approval conditions and for consistency with the Conditions of Approval of the other permits issued prior to the Administrator's signature and the recording of the final plat drawing.

P. EXHIBITS

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| Exhibit 1 | Application packet consisting of thirteen document files on the county website – project page under the Subheading "Application Documents" for thirteen document files:
https://lewiscountywa.gov/departments/community-development/current-planning-applications/lp25-00001-sep25-0032/ |
| Exhibit 2 | Letter to applicant – Determination of Complete Application as of January 6, 2026 |
| Exhibit 3 | Affidavit of publication of Notice of Application, January 20, 2026 |
| Exhibit 4 | Affidavit of publication of SEPA DNS, January 20, 2026 |
| Exhibit 5 | Affidavit of Mailing – SEPA Threshold Determination and Notice of Application to applicant and 500-foot property owners – dated January 16, 2026 |

- Exhibit 6 Affidavit of posting of SEPA Determination and Notice of Application, January 15, 2026
- Exhibit 7 All comments submitted during SEPA & NOA comment period – <https://lewiscountywa.gov/departments/community-development/current-planning-applications/lp25-00001-sep25-0032/> located under the Subheading “Public Comments Submitted During SEPA and Notice of Application” (eleven pages)
- Exhibit 8 Letter to applicant requesting additional information based on comments received – dated March 18, 2026
- Exhibit 9 Responses from applicant regarding initial comment letters – received April 24, 2026, for a total of two (2) document files under the Subheading “Applicant Response to Comments”
<https://lewiscountywa.gov/departments/community-development/current-planning-applications/lp25-00001-sep25-0032/>
- Exhibit 10 Review 2 letter by Public Health & Social Services – Water, dated June 1, 2026
- Exhibit 11 Letter to applicant from Hearing Examiner setting time and date of virtual public hearing, letter dated June 22, 2026
- Exhibit 12 Affidavit of Publication of Type III Subdivision Public Hearing Notice, June 16, 2026
- Exhibit 13 Affidavit of Mailing – Notice of Public Hearing to applicant and 500-foot property owners – dated June 15, 2026
- Exhibit 14 Affidavit of Posting – Notice of Public Hearing by County Staff - dated June 16, 2026
- Exhibit 15 Screenshot of County GIS layer showing topographic lines (2 pages)
- Exhibit 16 Screenshots of the County GIS layer showing mapped steep slopes and mapped erosion hazard areas (2 pages)
- Exhibit 17 Screenshots of the County GIS layer showing mapped critical aquifer recharge area (CARA)
- Exhibit 18 Screenshot of the County GIS layer showing mapped volcanic hazard area
- Exhibit 19 Screenshot of the County GIS layer showing the 2024 aerial photos of the development site and surrounding area (3 pages)
- Exhibit 20 Screenshot of the County GIS layer showing current zoning designations of the parcel and surrounding area
- Exhibit 21 Screenshot of the County GIS layer showing 1-mile zoning of Land Designated Long-Term Resource