

Lewis County

Type II Administrative Decision



Community Development • 125 NW Chehalis Ave, Chehalis, WA 98532 • Phone: (360) 740-1146

ADMINISTRATIVE DECISION: CONDITIONALLY APPROVED

Application Number: **AP26-00004**
Date of Decision: **August 26, 2026**
Proposal: **After-the-fact permitting for shop with living quarters. The current proposal is requesting to reduce the side setback from 5 feet to 0 feet to the property line.**

CONDITIONS OF APPROVAL

Based on the analysis and findings in the Lewis County Type II Administrative Staff Report (see attached), this application is **approved** with the following conditions:

1. A Building Permit is required for the proposed shop with living quarters. With the building review, the proposal is required to comply with building, fire safety, and all other applicable regulations.
2. Conditions of Approval for MSR26-0244 are required.

A handwritten signature in black ink, appearing to read "PP", written over a horizontal line.

Preston Pinkston
Planning Supervisor

*This Type II Administrative Application may be appealed to the Lewis County Hearings Examiner until **4 pm on September 8, 2026** by submittal of an appeal application through the online application portal SmartGov and the payment of fees in full at time of submittal.*

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A. PROJECT PROPOSAL

After-the-fact permitting for shop with living quarters. The current proposal is requesting to reduce the side setback from 5 feet to 0 feet to the property line.

B. GENERAL INFORMATION

Owner/Applicant:	Sarah Kimball 130 Powers Rd Mossyrock, WA 98564
Tax Parcel Number:	028857008000
Location:	Same as owner
Square Footage/Acreage:	approximately 5.02 acres
Zoning Classification:	Rural Development District – one residence per 10 acres (RDD-10)
Comp. Plan Designation:	Rural
Sewage Disposal:	On-site septic system
Water Supply:	Private well

C. NOTICE

The notice of the Type II administrative application for the proposal was mailed to property owners within 500 feet on July 31, 2026 and the site was posted on July 31, 2026 for the start of the comment period on August 4, 2026. The public comment period closed August 19, 2026 at end of business per Lewis County Code (LCC) Chapter 17.05.

D. PUBLIC CONCERNS

One (1) comments from the public were received in the allotted time frame. The comment asked that the approval of the setback reduction does not affect property lines, fencing or buildings on their property. This proposal is for an existing shop that is built within the applicant's property boundaries. No changes to property lines can occur outside of established procedures in Lewis County Code (LCC). Administrative Reductions cannot change property lines. No other changes to the commenters' property should occur as a result of this reduction.

Notice was sent to the Lewis County Building and Public Works Departments. No comments were provided.

E. STATUTES/CODES/FINDINGS

17.145.020 Required setbacks.

(1) The minimum required setbacks shall be as follows. See also Chapters 17.17 LCC, Urban Growth Area – Small Towns, 17.20B LCC, Major Industrial Development, and 17.20E, Master Planned Resorts:

Setback	RDD	STMU	RRC	CC	TSA	STI	FC	RAI	ARL	FRL	MRL	PARK
Front												
From public right-of-way	As defined in Chapter 15.15 LCC											
From private right-of-way easement	0											
Side												
From public right-of-way	As defined in Chapter 15.15 LCC											
From alley ¹	5	5	5	5	5	5	5	5	5	5	5	5
From property line	5	5	5	5	10	10	5	10	5	5	5	5
Rear												
From alley ¹	5	5	5	5	5	5	5	5	5	5	5	5
From property line	15	10	10	0	0	0	0	0	0	0	0	0
From abutting residential zone	0	0	0	15	25	15	15	25	0	0	0	0

¹ In no instance shall parking associated with the proposed structure be allowed in an alley, or allowed to back directly into an alley.

(2) The administrator may reduce the required side or rear setbacks:

(a) To promote reasonable use of the property, where topography, critical areas or the lot's size and configuration impact the reasonable development of the property.

Staff Response: As stated by the applicant in the application documents, the setback reduction is needed for historical development of the lot in addition to the steep slopes on the property. The location of the existing shop is the only suitable location on the property for the proposal. A Boundary Line Adjustment was completed in 2017 to ensure that the structure was located within the property lines of the proposed lot.

(b) To complement surrounding commercial or industrial development, in existing commercial or industrial areas that are typified by setbacks that are less than those presented above, so long as adequate fire protection is included in the design of the structure.

Staff Response: The property is surrounded by vacant land or residential properties. RDD-10 is a mixed-use zone that allows commercial, industrial and residential development. No known commercial or industrial development is directly adjacent to or within close proximity of the proposed structure. As single-family residences are not required to have proof of adequate facilities per LCC 17.130.010 no Adequate Facilities Memos were sent to providers; instead, fire safety will be reviewed by the Building Department with the Building Permit. A condition of approval shall state a Building Permit is required

for the proposed structure. With the building review, the proposal is required to comply with building, fire safety, and all other applicable regulations.

(3) An administrative reduction will be considered if:

(a) Justification for the request is included in the application.

Staff Response: As previously stated, the justification for the setback reduction request is due to existing development on the property and steep slope setbacks.

(b) The reduction will not adversely affect health and safety.

Staff Response: Based on comments received, the proposal does not appear to affect health and safety.

(c) When a reduction is used for the reasonable development of the property:

Staff Response: As previously stated, the proposed shop with living quarters is existing and has existed in some form since 1996. The structure was not permitted and the current owner is trying to permit the structure. A setback reduction is required to permit the structure which has existed in this location for at least 30 years.

(i) It is demonstrated that the use of the proposed reduction cannot be reasonably accommodated elsewhere on the lot; and

Staff Response: As previously stated, the location is the most suitable location on the lot.

(ii) If granted, the reduction would be the minimum necessary for reasonable use of the lot.

Staff Response: As previously stated, the proposed reduction is the minimum amount necessary to accommodate the existing structure. A Boundary Line Adjustment in 2017 ensured that the structure is located completely within the property lines of the proposed lot.

An administrative reduction will be processed in accordance with LCC [17.160.055](#).

Staff Response: The Administrative Reduction was processed as a Type II Permit per LCC 17.160.055.

F. CONCLUSION

With the conditions mentioned in the report, the proposal is approved and will comply with the Lewis County Comprehensive Plan and the Lewis County Code.