

LEWIS COUNTY
PLANNING REVIEW – LAND DEVELOPMENT REVIEW
Parcel No.: 035132005005 & 035147001001

Status: **APPROVED**
 Applicant: LEWIS COUNTY PUBLIC WORKS
 Review #: LDR19-0049
 Application #: SHD19-0005, SEP19-0020, S19-00226, G19-00032, FD19-00041, B19-00630 & B19-00631
 Project: Cowlitz River Public Access Point (Day-use Area) with Gravel Parking Area, Pathway, Foot Bridge, Vault Toilet and Non-motorized Boat Access
 Date: 03/11/2020

CONDITIONS OF DEVELOPMENT

Based upon review of the Lewis County Code Titles 15, 16 & 17, the following conditions apply to your project:

1. The applicant shall meet the minimum requirements of LCC Chapter 15.45, Stormwater Management, including but not limited to: erosion and sediment control, oil-water separators for new impervious surface of 5,000 square feet or larger, prohibition of any discharge of petroleum or hazardous materials to any ditch, swale, or other non-impervious surfaced area where migration to an aquifer could be likely. A Lewis County Stormwater Management Plan and permit is required.
2. This project is located with a mapped aquifer recharge area. High intensity and special high intensity uses shall conform to the aquifer recharge areas element of the Lewis County Critical Areas, Lewis County Code (LCC) Chapter 17.38.
3. The applicant shall obtain all other required local, state and federal permits and approvals.
4. Portions of this project are located in the mapped floodway. This project is also located in Flood Zone A, 100-year floodplain, and in Flood Zone C, typically areas of minimal flooding. Development in these areas shall be consistent with the Lewis County Flood Damage Prevention Ordinance LCC 15.35. Flood Development Permit (FD19-00041) and a hydrologic and hydraulic analyses (hydraulic impact assessment) was submitted for this project.
5. Portions of the parcel are located in the mapped severe and mapped moderate channel migration zone, and in moderate to high mapped liquefaction area. Development in this area shall be consistent with the Lewis County Flood Damage Prevention Ordinance, LCC 15.35 and Lewis County Shoreline Master Program, LCC 17.25. FD19-00041 & SHD19-0005 were submitted for this project.
6. The project is located within the jurisdiction of the Shoreline Management Act. Activities and development in that jurisdiction shall comply with the Lewis County Shoreline Master Program, LCC 17.25. The shoreline substantial development permit and shoreline conditional use permit application (SHD19-0005) was submitted for this project.
7. As reviewed, all development conforms to the requirements of the Rural Development District zoning, One Residence per 20 acres (RDD-20), per Lewis County Code title 17.100 and the requirements of the Small Town Mixed Use (STMU) Zoning District per Lewis County Code Title 17.45.
8. Grade, fill, or cutting of 50 cubic yards or more of material will require an approved Lewis County Fill and Grade permit. Projects involving 500 cubic yards of material or more will also require the applicant to submit a SEPA checklist. SEPA Checklist (SEP19-0020) and grading permit (G19-00032) were submitted for this project.
9. The project is located in WRIA 26 Cowlitz.
10. The project is located within the Packwood Airport's transitional obstruction zone and horizontal obstruction zone. Any use which may affect these zones shall be approved by the airport officials before commencing. The tallest proposed structure is 12 feet in height.

Karen Witherspoon

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