

Lewis County Community Development

2025 NE Kresky Ave, Chehalis, WA 98532 • Phone: (360) 740-1146 • Fax: (360) 740-1245

TYPE V APPLICATION

Notice of Application and Optional SEPA DNS

Permit Number(s): RZ17-00001, SEP17-0043

NOTICE IS HEREBY GIVEN in accordance with LCC 17.05 that Lewis County has received a Type V application for a site specific rezone and comprehensive plan change with a State Environmental Policy Act (SEPA) Checklist from **Richard Smith, Precision Paving Plus LLC** for the following development proposal:

Project Proposal: Change Comprehensive Plan designation from Agriculture to Mineral on Resource Lands Map – Map LU-3, and change the land use zoning classification from Agricultural Resource Land (ARL) to Mineral Resource Land (MRL) on approximately 66.7 acres of land.

Project Location: 0 St Hwy 506, Toledo on tax parcel number 012523002000 & 012509002002 located within Section 27, Township 11 North, Range 02 West, W.M., Lewis County, Washington

SEPA Comments Due by: February 12, 2020 at 4pm.

Environmental Determination: The proposed project has been reviewed for probable adverse impacts and Lewis County expects to issue a Determination of Nonsignificance (DNS) with optional process in WAC 197-11-355. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

The proposal may include mitigation under applicable codes, and the project review proposal may incorporate or require mitigation measures regardless of whether an EIS is prepared; and a copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Existing Environmental Documents:

- Geotechnical Inspection Report Completed by Pacific Testing & Inspection Inc. dated February 10, 2018
- Channel Migration and Avulsion Study completed by Insight Geologic, Inc. dated April 11, 2019
- Wetland Report completed by Environmental Design, LLC dated March 15, 2019
- SEPA checklist dated June 28, 2019
- Cultural Resource Survey completed by Archaeological Investigations Northwest, LLC dated March 5, 2019 (Report #4187)

Contact: Send written comments and requests for information to:

Brianna Teitzel, Associate Planner

Phone: 360-740-2602

Email: brianna.teitzel@lewiscountywa.gov

Mail: 2025 NE Kresky Ave., Chehalis, WA 98532

Project Information:

The application was received on December 29, 2017. The application was determined to be complete on July 29, 2019 to be included on the 2020 Lewis County Comprehensive Plan Amendment docket. The noticing of this application begins on January 28, 2020. SEPA comments about this application may be submitted to the Lewis County Planning Division by **February 12, 2020 at 4pm**. The complete application may be viewed at the Lewis County Permit Center during regular business hours. The application and

notice for this proposal may also be viewed online at the Lewis County website at <https://lewiscountywa.gov/departments/community-development/current-planning-applications/>.

Other than the permits submitted, no other permits are required at this time for this non-project action. If and when any development of the site is proposed, any such project will be subject to appropriate future environmental review and mitigation necessary to ensure that it does not result in significant adverse impacts.

Process:

A workshop and public hearing will be scheduled with the Lewis County Planning Commission for the Type V application. The Planning Commission will take action at the public hearing to forward recommendations on the above application to the Lewis County Board of County Commissioners for the final decision (per Lewis County Code (LCC) 17.05). Once the hearing date with the Lewis County Planning Commission is set, the notice of hearing will be sent. The first Planning Commission workshop is tentatively scheduled for February 25, 2020 at 6pm located at the Lewis County Courthouse, Commissioners Hearing Room, Second Floor, 351 N.W. North Street, Chehalis, Washington. To track Planning Commission workshops and hearings, go to <https://lewiscountywa.gov/departments/community-development/> and click on “*Subscribe To Email Announcements*”.

Appeal Information:

After the comment period is complete, the SEPA threshold determination will be evaluated and issued. You may obtain the subsequent threshold determination upon request. Once issued, the SEPA determination may be appealed in writing to the Lewis County Hearings Examiner at the Lewis County Community Development Permit Center. Appellants should be prepared to make specific factual objections. The appeal procedure is established in Lewis County Code (LCC) Section 17.110.130 and LCC Section 2.25.130. The administrative appeal fee is established by Resolution of the Board of County Commissioners. The current adopted fee schedule is available online at www.lewiscountywa.gov/community-development/get-a-permit/