

LEWIS COUNTY PLANNING REVIEW – LAND DEVELOPMENT REVIEW

Parcel No.: 028071001000, 028070000000, 028072000000, 028140000000, 028128000000, 028127000000, 028127001000 & 028126000000

Status: APPROVED – Modified to list shoreline variance request
Applicant: CHRISTIAN, SCOTT
Review #: LDR19-0067
Application #: SHD19-0009, SEP19-0029 & FD19-00056
Project: CTTA - Shoreline Substantial Development, Shoreline Conditional Use Permit and Shoreline Variance Request buildout for approximately 258 existing RV sites within shoreline jurisdiction and mitigation for buildout of the sites
Date: 03/31/2020

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, erosion and sediment control.
2. The applicant shall obtain all other required local, state and federal permits and approvals.
3. This project is located in Flood Zone A, 100-year flood plain and 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. FD19-00056 was submitted for this project.
4. All development shall conform to the requirements of the Rural Development District zoning, One Residence per 10 acres (RDD-10), per Lewis County Code title 17.100 and the Agricultural Resource Land Zoning District per Lewis County Code Title 17.30 depending on which zone the project portion is located within.
5. The land division is located in WRIA 26 Cowlitz.
6. 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.
7. The subject property is adjacent to a designated Forest Resource Land. All structures shall maintain a minimum setback of 150 feet from property lines, except for structures not requiring building permits, and 200 feet for all wells, and non-exempt uses and activities in LCC 17.30.440-.480.
8. 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. SHD19-0009 was submitted for this project.
9. These parcels contain areas of mapped wetlands. Future development shall be consistent with the critical areas regulations of the shoreline master program appendix 2 (LCC 17.35A). A wetland report was submitted with this project.
10. This project contains areas of mapped steep slopes, erosion hazard and moderate to high liquefaction hazards. Future development may require a geo-technical engineering report consistent with LCC 17.38 (outside of the shoreline jurisdiction) or LCC 17.35A (within the shoreline jurisdiction).
11. High intensity and special high intensity uses shall conform to the aquifer recharge areas element of the Lewis County Critical Areas, LCC 17.38 (outside of the shoreline jurisdiction) or LCC 17.35A (within the shoreline jurisdiction).
12. Notice: The Washington Department of Fish and Wildlife identifies threatened or endangered species and/or habitat on or in the vicinity of this property. Any use which may affect this habitat or species must be approved by the Washington Department of Fish and Wildlife before commencing.

Karen Witherspoon

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 Senior Project Planner