

**LEWIS COUNTY
PLANNING REVIEW – MASTER SITE REVIEW**

Parcel No.: 031749008000

Status: **CONDITIONAL APPROVAL**
 Applicant: GRADY, TED & AMY
 Review #: MSR22-0409
 Application #: SUP22-0002 & SEP22-0027
 Project: Office, on-site septic, shop building, small business well site, and log home
 Manufacturing facility
 Date: 10/03/2022

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. A Type III Special Use Permit is required for a Manufacturing, assembly, and process of goods use in Small Town Mixed Use zoning per LCC 17.42 Table 2 Land Use Summary Table. Application file number SUP22-0002 was submitted for this project.
4. The State Environmental Policy Act Checklist (SEPA) is required to be submitted with your Special Use Permit. Application file number SEP22-0027 was submitted for this project.
5. This project is located in Flood Zone C, typically areas of minimal flooding. Development in these areas shall be consistent with the Lewis County Flood Damage Prevention Ordinances LCC 15.35.
6. This project is located in a mapped aquifer recharge area. Future development activity shall conform to the aquifer recharge areas element of the Lewis County Critical Areas, Lewis County Code (LCC) Chapter 17.38.
7. All development shall conform to the requirements of the Small Town Mixed Use (STMU) Zoning District per Lewis County Code Chapter 17.45.
8. This project is located within a mapped volcanic hazard area.
9. This project is located in WRIA 26 Cowlitz.
10. 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.

Karen Witherspoon

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Senior Project Planner