



## Community Development

2025 NE Kresky Avenue  
Chehalis WA 98532

August 1, 2022

Majestic Log Homes  
Ted & Amy Grady  
PO Box 703  
Packwood, WA 98361-0703  
[majesticloghomes@gmail.com](mailto:majesticloghomes@gmail.com)

RE: Special Use Permit Type III Application – SUP22-0002 & SEP22-0027 – Incomplete Application Letter; parcel number 031749008000

Mr. and Mrs. Grady:

Thank you for submitting the Special Use Permit Type III application packet, SEPA Checklist and associated application fees on July 18, 2022. After completing the initial review of the application materials, the application packet is determined to be incomplete, and is on hold until it can be determined to be complete for processing.

The following items need to be submitted to me by email prior to the application packet being determined to be complete for processing:

- Provide a written narrative discussion of how your proposed project complies with Lewis County Code (LCC) sections 17.142.020, 17.150.020 and 17.150.030. A word document is attached for your use. The Lewis County Code sections can be found online at the following link:

<https://www.codepublishing.com/WA/LewisCounty/#!/LewisCounty17/LewisCounty17.html>

Once the above items have been submitted, review for a complete application packet will continue. If the applicant does not submit the required information within 90 days from the date of this letter, the submitted applications shall automatically lapse. Lapsed applications will not be further processed; however, they may be resubmitted as a new application with the submittal of full fees. Resubmittal of lapsed applications shall be

governed by the regulations in effect at the time of the resubmittal. Lapsed application fees are not refundable.

Sincerely,

*Karen Witherspoon*

Karen Witherspoon, AICP  
Senior Project Planner  
[karen.witherspoon@lewiscountywa.gov](mailto:karen.witherspoon@lewiscountywa.gov)

Enclosure: List of Code Sections for Applicant's Written Narrative

CC: Wetlands Defined Here – Vickie Humphrey (sent electronically)

**Special Use Permit – Narrative Discussion by the applicant for Code Compliance describing in detail how the proposed use or project meets the following code requirements:**

LCC 17.142.020(2) (a) Will be harmonious and in accordance with the general and specific objectives of the Lewis County comprehensive plan and zoning regulations.

*Applicant Response:*

(b) Will be adequately served by essential public facilities such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and waste disposal, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

*Applicant Response:*

(c) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.

*Applicant Response:*

(d) Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reasons of excessive production of traffic, noise, smoke, fumes, glare, or odors.

*Applicant Response:*

(e) Will have vehicular approaches to the property designed as to not create an interference with traffic on surrounding public streets.

*Applicant Response:*

(f) Will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of major importance.

*Applicant Response:*

(g) Will ensure adequate protection is given critical areas, including surface and ground water consistent with the critical areas requirements of Chapter 17.38 LCC.

*Applicant Response:*

(h) Will ensure that on-site public facilities, or facilities designed to serve the site, are limited to the project area and are not available to spur growth outside the area of the permit, when located in a rural area.

*Applicant Response:*

LCC 17.142.020(3) General Use Standards. The following criteria are used to help determine the conformance with the general findings for land uses: (a) The applicable portions of the Lewis County Code, and the Lewis County road development standards.

*Applicant Response:*

(b) The handling and treatment of dangerous or hazardous waste in accordance with LCC Title 8, Chapter 173-303 WAC, and other applicable standards.

*Applicant Response:*

(c) The maximum environmental noise levels established by Chapter 173-60 WAC and incorporated herein by reference, together with any adjustments authorized therein.

*Applicant Response:*

(d) The air quality standards adopted by the Southwest Clean Air Agency (SWCAA) and any SWCAA permit issued for a project.

*Applicant Response:*

(e) The terms of any permit issued for a project by a resource agency, including Washington State Department of Fish and Wildlife, HPA, water quality permit, Chapter 90.48 RCW, shoreline permit, Chapter 90.58 RCW, or permit issued by the U.S. Army Corps of Engineers.

*Applicant Response:*

(f) Conditions imposed in any final environmental determination, mitigated determination of nonsignificance or final environmental impact statement under Chapter 43.21C RCW.

*Applicant Response:*

(g) Health standards for wells and drain fields as set forth in sections such as Chapters 8.40 and 8.41 LCC.

*Applicant Response:*

(h) Flood hazard standards as set forth in Chapter 15.35 LCC.

*Applicant Response:*

(i) Stormwater standards as set forth in Chapter 15.45 LCC.

*Applicant Response:*

(j) The supplemental requirements of Chapter 17.145 LCC.

*Applicant Response:*

(k) Other applicable standards.

*Applicant Response:*

LCC 17.150.020(1) Rural Areas of More Intensive Development. Any permit issued in a rural area of more intensive development shall meet the following conditions:

(a) The proposed use is consistent with the uses authorized in RCW 36.70A.070(5)(d)(i) through (iii), Chapter 17.42 LCC and the Lewis County comprehensive plan.

*Applicant Response:*

(b) The public facilities and services that supply the development are sized and located in a manner that is consistent with the Lewis County comprehensive plan, countywide planning policies and Growth Management Act.

*Applicant Response:*

(c) No boundary change is required for the area of more intensive rural development. Where a boundary change is required, no change shall be allowed without an amendment of the comprehensive plan consistent with the requirements of RCW 36.70A.070(5)(d)(i) through (v).

*Applicant Response:*

LCC 17.150.020(2) All Rural Area Uses. Any permit issued in rural areas shall meet the following conditions:

(a) Urban growth is prohibited in all rural area developments, except as otherwise allowed in Chapter 36.70A RCW, the Growth Management Act.

*Applicant Response:*

(b) To accomplish this objective, the review authority (either the administrator or hearing examiner, depending on the permit) shall find that: (i) The project makes adequate provision to assure that the development is limited to rural development and rural governmental services.

*Applicant Response:*

(ii) The project does not, directly or in concert with growth likely in the area affected, create a demand for urban governmental services or establish a form of "urban growth" that is prohibited outside urban growth areas.

*Applicant Response:*

LCC 17.150.030(1)(a) Rural development refers to development outside of urban growth areas and outside designated long-term agricultural forest and mineral resource lands. Rural development can consist of a variety of residential, commercial and industrial uses and densities, including clustered residential development, at levels which are consistent with the preservation of rural character as defined in the Lewis County comprehensive plan.

*Applicant Response:*

(b) Rural development in Lewis County typically relies on existing facilities for school and fire, though existing facilities may be upgraded or expanded.

*Applicant Response:*

(c) Rural development commonly uses existing small towns and crossroad commercial facilities to meet local commercial needs.

*Applicant Response:*

(d) Rural residential development typically minimizes any impacts to the overall productivity of designated long-term resource lands within a one-mile radius of the proposed development.

*Applicant Response:*

(e) Clustered developments are considered appropriate for rural development if: (i) The overall density of the land does not exceed the underlying zoning of the parcel (unless bonus densities are awarded); (ii) The development can be accommodated with fire, school, and other rural public facilities without the need to relocate or create a new facility to serve the newly developing area; and (iii) The development can be served by commercial facilities in existing crossroad commercial areas and small towns and does not establish a new commercial center for the county.

*Applicant Response:*

(f) Industrial and commercial uses are appropriate forms of rural development if consistent with the requirements in RCW 36.70A.070(5)(d) and the descriptions of rural character in Lewis County comprehensive plan.

*Applicant Response:*