



STAFF REPORT AND RECOMMENDATION TO THE HEARING EXAMINER

Report Date: March 3, 2023
Report Submitted By: *KW* Karen Witherspoon, AICP
Senior Project Planner
File Number: SUP22-0002 PUBLIC HEARING (23-6-002) – Docket Item 2
Project Name: Majestic Log Homes

A. SUMMARY OF PROPOSED ACTION

The proposed action for the Special Use Permit Hearing is the establishment of a new “manufacturing, assembly, and process of goods” business (log home manufacturing facility) on a 1.35 acre parcel. The proposed impervious surface amount is approximately 25,000 square feet, or 42% of the project site. The proposed facility will be located at 106 Gharet Road, in the Randle area.

B. GENERAL INFORMATION

Property Owner/
Applicant: Majestic Log Homes
Ted and Amy Grady
PO Box 703
Packwood, WA 98361-0703
majesticloghomes@gmail.com

Tax Parcel Number: 031749008000
Location: 106 Gharet Road, Randle
Acreage: 1.35 acres
Zoning Classification: Small Town Mixed Use District (STMU)
Comp. Plan Designation: Rural – LAMIRD – Small Community
Sewage Disposal: Individual on-site septic system
Water Supply: Individual private well – for small business

C. APPLICATION HISTORY/BACKGROUND

The initial application packet and application fees were submitted on July 18, 2022, and additional documents were submitted on August 15, 2022. The application packet includes the Special Use Permit Type III application, and site plan (Exhibit 1 – <https://lewiscountywa.gov/departments/community-development/current-planning-applications/majestic-log-homes-manufacturing-special-use-permit-sup22-0002/> located under the Subheading “Application Documents” for a total of five document files on the webpage). The application packet was determined complete for processing on August 29, 2022 (Exhibit 2).

A Master Site Review (MSR22-0409) for critical areas and resources lands was approved on October 3, 2022 (Exhibit 3). The Notice of Application was issued and published in *The Chronicle* on October 11, 2022 (Exhibit 4). The Notice of Application for Special Use Permit application was mailed to the surrounding property owners within 500 feet of the subject parcels on October 7, 2022 (Exhibit 5). The Notice of Application for the Special Use Permit was posted on-site by county staff on October 10, 2022 (Exhibit 6). The required notice of application timeframe was met. Two (2) agency/department comment letters and zero (0) public comment letters were received during the comment period (Exhibit 7).

On January 31, 2023, the applicant was notified by the Hearing Examiner’s Office of the scheduled public hearing time and date (Exhibit 8).

D. PUBLIC HEARING NOTICE

A notice of public hearing was published on February 7, 2023 in *The Chronicle*, the newspaper of record for Lewis County (Exhibit 9). Additionally, notice of the public hearing was mailed to property owners within 500 feet of the subject parcel’s outer boundaries, and to the applicant on February 3, 2023 (Exhibit 10). The public hearing notice was posted by County staff at the property’s physical location on January 31, 2023 (Exhibit 11). The required notice of hearing timeframe was met.

E. AGENCIES CONTACTED

Lewis County Environmental Health Division – Septic
Lewis County Environmental Health Division – Water
Lewis County Public Works Department
Lewis County Building Division/Fire Marshal
Lewis County Sheriff’s Office
Lewis County Fire District #14
Washington State Department of Ecology (ECY)
Washington State Department of Natural Resources (DNR)
Washington State Department of Transportation (WSDOT)
Washington State Department of Fish and Wildlife (WDFW)
Southwest Washington Clean Air Agency (SWCAA)
US Army Corps of Engineers (USACE)
Cowlitz Indian Tribe

Confederated Tribes of the Chehalis
Quinault Indian Tribe
Nisqually Indian Tribe
Washington State Department of Archaeology and Historic Preservation (DAHP)
White Pass School District #303
Twin Transit
Lemay Refuse Service
Lower Columbia Fish Recovery Board

F. NATURAL ENVIRONMENT

Topography:

The proposed development area consists of generally flat land with less than 2% slope.

Surface Water:

There are no mapped and/or regulated streams or stream buffers within the parcel.

Vegetation:

The site contains both deciduous and evergreen trees, as well as grasses. An approximately 30 foot strip of evergreen trees have been retained as screening along the north and the east property lines. The vegetation in the location of the proposed graveled log storage yard, proposed shop building, and proposed office building has been cleared and will be developed into impervious surfaces. The full buildout of the log home manufacturing facility will utilize approximately 25,000 square feet, of the 1.35 acre parcel. There will be approximately 42% of the site covered with impervious surface.

Wildlife:

No threatened or endangered species are known to exist on or near the site. The Washington State Fish and Wildlife (WDFW) habitat layer of the GIS system was consulted by staff and notice of the SEPA determination and the Special Use Permit application were sent to WDFW for review. WDFW did not submit concerns or request any conditions of approval for this project.

Sensitive Areas:

Approximately 0.5 acres of the southern portion of the project site is located within a critical aquifer recharge area (CARA) – Category I for a Group A Public Water System for Lewis County Water Sewer District #1 (source well #3 – AFM923 Hampton Mill). A screen shot of the County GIS layer identifies the location of the CARA – Category I in red on the project site (Exhibit 12). Portions of the proposed log storage yard and proposed shop building are located within the mapped CARA Category I. The remaining area of the site is located in mapped CARA Category II for soils (shown in the color purple on Exhibit 12).

The proposed project site is located outside of the shoreline jurisdictional area, mapped floodplain and floodway areas, mapped wetlands, and mapped hydric soils. The proposal is also located outside of any mapped areas of high arsenic levels, erosion hazard areas, landslide hazard areas or mapped areas of soil liquefaction susceptibility. The parcel, as well as the US Highway 12 transportation corridor is located within a mapped volcanic hazard area (Exhibit 13).

G. NEIGHBORHOOD CHARACTERISTICS

The project site is zoned Small Town Mixed Use (STMU). The abutting lands on the north, south, east and west are also zoned STMU. The surrounding lands beyond the abutting land is a mix of zoning districts: Rural Development District-20 (RDD-20), Small Town Industrial (STI), Agricultural Resource Lands (ARL), and Forest Resource Lands (Forest). The surrounding development consists of land used for a mix of rural residential, commercial, industrial, recreational, agricultural, and forestry activities. The Hampton Lumber Mill is located directly south of the proposed development, lying south of US Highway 12, and a card lock fueling station is located west of the proposed development, lying west of Gharet Road. A screen shot of the GIS layer for zoning is incorporated by reference into the record (Exhibit 14).

A screen shot of the GIS layer of the 2021 aerial photos of the development site and the surrounding area is incorporated by reference into the record (Exhibit 15). A screen shot of the Google Map 2023 aerial photo of the development site and surrounding area shows the cleared area for the proposed development and the existing road approach to Gharet Road, and is incorporated by reference into the record (Exhibit 16).

H. TRANSPORTATION PLANS

The site has an existing road approach on Gharet Road serving the proposed development area which was assigned Lewis County road approach number (RA20-00553). The road approach was issued for unspecified future development as a placeholder until the specific development would be determined, and received final construction approval on March 31, 2021. This approach is required to be reviewed and improved to commercial road approach standards.

Public Works completed a review of the project materials and determined the project is under the threshold for requiring a Traffic Impact Analysis (TIA) to be conducted. A TIA is not required for this project.

The parcel abuts US Highway 12, but does not have direct access to the State Highway. Washington State Department of Transportation (WSDOT) was provided notice of the project application, SEPA determination, and notice of public hearing. They have not requested any conditions of approval for this project.

I. ADEQUATE PUBLIC FACILITIES AND SERVICES (LCC 17.130)

Potable Water: The proposed project includes an office building, log storage yard and a shop building for the manufacture of log homes. Comments received from Lewis County Public Health & Social Services (Exhibit 7) indicated there are ambiguities between the special use permit documents and the SEPA documents. At a minimum, the project will need a well site inspection, and approval of a "Small Business" two connection well for the office building. Adequate water and septic facilities are required prior to the issuance of building permits. **The following should be listed as conditions of approval:**

The applicant shall submit a well site inspection application for approval of a "Small Business" two connection well for the office building. Adequate water and septic facilities are required to be approved prior to the issuance of building permits. Final approval of water and septic facilities are required prior to the operation of the log home manufacturing facility.

Wastewater Disposal: The proposed project includes an office building, log storage yard and a shop building for the manufacture of log homes. Comments received from Lewis County Public Health & Social Services (Exhibit 7) indicated soil evaluation must be completed to determine if the proposed septic system is acceptable for this lot size. Adequate water and septic facilities are required prior to the issuance of building permits. **The following should be listed as conditions of approval:**

The applicant shall submit a septic soil evaluation application for review, and a septic permit application for issuance and construction. Adequate water and septic facilities are required to be approved prior to the issuance of building permits. Final approval of water and septic facilities are required prior to the operation of the log home manufacturing facility.

Fire/Emergency Services: Lewis County Fire District #14 submitted email comments on October 13, 2022, that they have no concerns with the project (Exhibit 17). The Lewis County Sheriff's Office responded with a signed adequate facilities provider memo on January 28, 2023, indicating they have adequate facilities and are willing to serve the proposed project (Exhibit 17). Neither facility provider requested any conditions of approval for the project.

The Building Official/ Fire Marshal indicated the applicant will need to submit a fill and grading permit application and building permit applications for the proposed project. The development must maintain appropriate fire apparatus access lanes and building setbacks. Approved permits for adequate water and septic facilities are required prior to the issuance of building permits. **The following should be listed as conditions of approval:**

Fill and grading permit for site development is required to be issued for this proposal. Final approval of the fill and grading permit is required prior to operation of the log home manufacturing facility.

Permits for approved water and septic facilities are required to be issued prior to the issuance of any building permit for this project.

Building permits for the proposed office building, and for the proposed shop building are required to be issued for this proposal. Final approval of the building permits are required prior to operation of the individual buildings.

The development shall maintain appropriate fire apparatus access lanes and building setbacks.

School District: White Pass School District #303 responded with a signed adequate facilities provider memo on February 1, 2023, indicating they have adequate facilities and

are willing to serve the proposed project (Exhibit 17). The adequate facility provider did not request any conditions of approval for the project.

Transportation: The existing access is off Gharet Road, and is under the jurisdiction of Lewis County Public Works. No new access points are proposed, but the existing access will need to be reviewed and improved to commercial road approach standards. Lewis County Public Works comments (Exhibit 7) stated a commercial road approach permit is required, and there will be no direct access to US Highway 12. **The following should be listed as conditions of approval:**

A Lewis County commercial road approach permit is required for this proposal, and the physical improvements of the existing road approach shall receive final approval prior to operation of the log home manufacturing facility.

There shall be no direct access to US Highway 12.

Solid Waste: Lemay, Inc. (refuse disposal service) responded with a signed adequate facilities provider memo on January 27, 2023, indicating they have adequate facilities and are willing to serve the proposed project (Exhibit 17). The adequate facility provider did not request any conditions of approval for the project.

Stormwater: Lewis County Public Works comments (Exhibit 7) stated a Lewis County Stormwater Permit for the entire facility is required. **The following should be listed as conditions of approval:**

A Lewis County Stormwater Permit is required for this proposal, prior to issuance of the Lewis County fill and grading permit. Final approval of the constructed stormwater facility is required prior to operation of the log home manufacturing facility.

J. STATE ENVIRONMENTAL POLICY ACT (SEPA) – LCC 17.110

A SEPA Threshold Determination of Non-significance (DNS) was issued and published on October 11, 2022 (Exhibit 18) for the project. No appeals of the SEPA threshold determination were submitted within the appeal timeframe. The Determination of Non-Significance (DNS) was retained and is final.

K. COMPREHENSIVE PLAN

The project site has a comprehensive plan designation of Rural – LAMIRD – Small Community, as shown on Map LU-27 of the Lewis County Comprehensive Plan. The proposed development is consistent with Policy RURAL 1.3, Policy RURAL 2.1, Policy RURAL 3.1, Policy RURAL 3.2, Policy RURAL 5.2, Policy RURAL 5.3, and Policy RURAL 5.4 of the Lewis County Comprehensive Plan.

- POLICY RURAL 1.3 Consider the small unincorporated communities, and other Limited Areas of More Intensive Rural Development (LAMIRDs), as key elements of the rural character of Lewis County. Existing LAMIRDs provide the

- opportunity for rural residents to purchase goods and services, and offer locations for residents to live, start a business or find a job.
- POLICY RURAL 2.1 Promote the development of a vital rural economy in Lewis County with jobs in agriculture, mining, timber production, home occupations, small businesses, and a variety of other industries.
 - POLICY RURAL 3.1 Ensure that rural public facilities and services are provided at levels that are consistent with the preservation of rural character and in the historical and typical manner that is found in rural Lewis County. Use development regulations to ensure that water, wastewater treatment and other services are consistent with established standards.
 - POLICY RURAL 3.2 Coordinate the review of rural development with rural water systems, fire districts, and school districts. This coordination is intended to assure that new uses have adequate facilities in place concurrent with development or are able to develop adequate mitigation agreements when upgrades are necessary to meet current standards. County development regulations will identify the levels of rural services that must be available or provided to meet concurrency requirements.
 - POLICY RURAL 5.2 View the existing small unincorporated communities as key population centers in Lewis County, and work to focus development in the areas at a size, scale and intensity that is compatible with the rural character and the historic development of the community.
 - POLICY RURAL 5.3 Actively promote the economic development of existing small communities to ensure that the settlements can continue to provide goods and services, and offer employment opportunities to local residents.
 - POLICY RURAL 5.4 Allow a variety of uses within small communities, so long as the infrastructure within the community has the capability to handle the demands of the growth and the development is consistent with rural character.

L. PUBLIC CONCERNS

Two (2) agency/department comment letters and zero (0) public comment letters were received during the comment period (Exhibit 7).

Items from the comment letters that the County has the ability to address through the special use permit process are addressed in this staff report. However, only those concerns that Lewis County has the regulatory authority to address will be included in recommended conditions of approval.

M. STATUTES/CODES/FINDINGS

Manufacturing, assembly and process of goods is listed as a use type in LCC 17.42.020 – Land Use Summary Table 2 – Commercial/Industrial Item J – “Manufacturing, assembly and process of goods” in the STMU zoning district and are authorized through the Type III Special Use Permit process.

The hearing examiner’s decision shall be based upon compliance with the criteria established for the requirements of LCC 17.05, 17.38, 17.42, 17.110, 17.130, 17.142.020, 17.145, 17.150.020, 17.150.030, and 17.158.

A. LCC 17.05 General Provisions

LCC 17.05.040 Project permit application type

(1) Project permit applications are categorized as one of five types described below. Tables 17.05-1 and 17.05-2 specify various permits that fall within the categories and the methods for processing the various project permits. Type III applications are quasi-judicial actions that require an open record hearing and decision before the hearing examiner.

Staff response: The Special Use Permit – Type III application was submitted for this project (Exhibit 1) on July 18, 2022 and additional application materials were submitted on August 15, 2022. The application materials were signed appropriately and determined to be a complete application packet for processing (Exhibit 2). A public hearing before the hearing examiner is scheduled for March 24, 2023, beginning at 9:00 am, or immediately following the conclusion of the first hearing. This action is the second item on the agenda docket. This criterion has been met.

(2) Table 17.05-1 Permit Review Type – Process Chart and Table 17.05-2 Process Required for Different Permit Types:

Type III – Notice Period is at least 15 days before an open record public hearing, Mailed notice is required, Notice Posted on road frontages is required, Notice published in the Newspaper of Record is required, the public hearing is conducted by the Hearing Examiner, decision is issued by the Hearing Examiner and the appeal process is to the appropriate court as defined in LCC Section 2.25.140.

Staff response: The Notice of Public Hearing was published in the newspaper of record on February 7, 2023; posted on the road frontage on January 31, 2023; and mailed as required on February 3, 2023, which exceeds the 15-day notice prior to the scheduled public hearing. The Hearing Examiner will conduct the hearing and issue a decision with designated appeal process. This criterion has been met.

(3) LCC 17.05.140 duration of decisions

All project permit approval shall be valid for a period of three years, after which they shall automatically expire, unless otherwise stated.

Staff response: The project applicant has a period of three years to comply with the conditions of approval of the special use permit and for the issuance of the building permits for the office and proposed shop buildings. If the conditions of approval are not met within a period of three years, the special use permit approval will expire. Construction may continue beyond that period, provided permits have been issued. **A condition of approval should state the special use permit for the log home manufacturing facility shall expire in three years unless the applicant completes the conditions of approval, and the County issues the building permits for the new office building and the new shop building.**

B. LCC 17.142.020 General land use standards.

(1) The administrator or hearing examiner shall ensure that the following general standards, in addition to the specific standards for the zoning district and use type, are met when approving a land use.

(2) General Use Findings. General use findings include the requirements that the land use:

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

Staff Response: This project is located in the Small Town Mixed Use (STMU) zoning district. Small towns have been the historic, cultural, and commercial hubs for rural Lewis County. As such, public infrastructure including schools, fire, and often water systems are in place. The purpose of the Small Town Mixed Use (STMU) zoning district is to provide land areas within the small towns for the siting of commercial uses which serve the surrounding community with a broad range of retail goods and services and small businesses. The proposed development for the operation of log home manufacturing facility is authorized through a special use permit (Type III application) in the STMU zoning designation. As previously stated in Section K (Comprehensive Plan) of this staff report, the project complies with the policies and objectives of the Lewis County Comprehensive Plan.

The application materials (Exhibit 1, Application Documents; Type III Special Use Permit Application and Written Narrative) identify the regular hours of operation for the facility to be 8 AM to 4:30 PM; stated no customers will be on site; stormwater facilities will be constructed, if required. The site was logged in the early 2000's. The only additional tree removal would be in the area of the proposed septic system, if needed. A buffer area of trees was retained along the northern and eastern property lines for screening. The applicant has not proposed any new landscaping as part of this project.

The 22,800 square foot log storage area has been cleared of grasses, and will be graveled. No comments were received that expressed any concerns or needs for landscaping, and there are not specific landscaping standards for this type of project in the County codes. Landscaping conditions are not necessary for this project to be harmonious and in accordance with general and specific objectives of the comprehensive plan and the zoning regulations.

The requested daily hours of operation between the hours of 8:00 AM and 4:30 PM do not appear to be excessive. No comments or concerns were raised during the comment period related to the proposed hours of operation.

The proposed office building is setback from Gharet Road approximately 220 feet and setback approximately 100 feet from Highway 12. The proposed shop building is setback from Gharet Road approximately 280 feet and setback approximately 75 feet from Highway 12. The northern property line and the

eastern property line have vegetative buffers to reduce any impacts to the abutting parcels from any on site building lighting. Conditions related to the hours of operation and outdoor lighting should be included. **Conditions of approval should state:**

The hours of operation of the facility shall be limited to the hours of 8:00 AM to 4:30 PM, Daily.

All outdoor lighting shall be hooded and shielded to prevent glare as viewed by adjacent properties and by vehicles on public roadways.

With the recommended conditions of approval, the proposed log home manufacturing facility is harmonious and in accordance with the general and specific objectives in the Lewis County comprehensive plan and the zoning regulations. As conditioned, the project meets this criterion.

(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.

Staff Response: Adequate facilities provider request memos were sent to the fire district, refuse disposal, law enforcement, and the school district during the review process (Exhibit 17). None of the adequate facility providers requested any conditions of approval be added to this permit. Lewis County Public Works and other agencies have commented on this project (Exhibit 7). As conditioned in this staff report, the project meets this criterion.

(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.

Staff Response: The proposed log home manufacturing facility will not require any public costs for services. As conditioned in this staff report, this criterion is met.

(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.

Staff Response: The proposed log home manufacturing facility will not have any customers directly on site at this facility. The special use permit application (Exhibit 1) estimated six trips per day for two vehicles, and approximately two loads of logs will be delivered each year. The logs will be stored on site until used in the construction process. The operation does not produce excessive smoke, fumes or odors. The existing road approach will continue to be utilized, and will be improved to a commercial road approach. Outdoor lighting will use

lights that have downward-directed shields to limit ambient light transmission off the site. As conditioned in this staff report, the project meets this criterion.

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

Staff Response: The road approach to Gharet Road is existing, but will require improvements to a commercial road approach. As previously conditioned in this report, the project meets this criterion.

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

Staff Response: The project site was reviewed for any mapped historic and cultural sites. The Notice of Application was sent to the Department of Archaeology and Historic Preservation (DAHP) and the Indian Tribes for comment. No comments or requests for conditions of approval were submitted by DAHP or any of the Indian Tribes. This criterion is met.

(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.

Staff Response: The Master Site Review (MSR22-0409), which reviews zoning, critical areas and resource lands, was approved on October 3, 2022 (Exhibit 3). The discussion in Section F (Natural Environment) of this staff report indicated the mapped critical areas include portions of critical aquifer recharge area for the Group A Public Water System as shown on Exhibit 12.

LCC 17.38.830(1) lists activities that are prohibited within mapped CARA – Category I areas. The proposed log home manufacturing facility is not one of the listed prohibited uses within a CARA – Category I area. Additionally, the application materials (Exhibit 1 – special use application) indicate there will be no storage of chemicals, the use does not utilize chemically treated logs in the manufacturing process, and all wood waste from the home construction is donated for organic landscaping and gardening projects off-site. As conditioned in this staff report, the project meets this criterion.

(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.

Staff Response: The proposed project will require new water service and a new on-site septic system. Based on the proposal, on-site facilities are designed to serve the site and are not expanding beyond the project site. This criterion is met.

The administrator or hearing examiner may condition such permits based on written recommendations in environmental documents, and as otherwise necessary to comply with the requirements of this chapter, the county comprehensive plan, development regulations, and environmental regulations.

(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.

Staff Response: Review of the Lewis County Code for zoning, critical areas, resource protection, road, stormwater and public health were conducted by staff for this proposal. Lewis County Public Works provided comments for the proposal, which are reflected in the staff report. No new road access is requested as part of this proposal, but the existing road approach will need to be improved to commercial road approach standards. As previously conditioned in this report, this criterion has been met.

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

Staff Response: Hazardous or dangerous waste disposal facilities as defined in Chapter 173-303 WAC, municipal solid waste landfills as defined in Chapter 173-351 WAC, and limited purpose landfills as defined in Chapter 173-350 WAC are prohibited within a mapped CARA-Category I areas as previously reviewed in this report. The log home manufacturing facility is not one of the listed prohibited uses within a mapped CARA-Category I area. The application documents (Exhibit 1 – Applications documents; Special Use Permit Type III Application) states the logs are not chemically treated and there will be no storage of hazardous material. As conditioned in this staff report, this criterion is met.

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

Staff Response: Operational noise from the general use of the facility for log home manufacturing are expected to be below the maximum environmental noise levels established in Chapter 173-60 WAC. **A condition of approval should state the proposal is required to comply with the environmental noise levels established by Chapter 173-60 WAC.** As conditioned, this criterion is met.

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

Staff Response: The SWCAA is responsible for enforcing federal, state and local outdoor air quality standards and regulations in Lewis County and other

southwest Washington Counties. Permits from SWCAA regulate odor, dust, smoke, fumes and other emissions. **Conditions of approval should state the proposal shall be in compliance with air quality standards adopted by SWCAA.** As conditioned, this criterion is met.

- (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.

Staff Response: It is the applicant's responsibility to meet other local, state, and federal regulations. **A condition of approval should state all appropriate local, state and federal permits required for the proposed development shall be obtained.** As conditioned, this criterion is met.

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

Staff Response: As stated previously in the report in Section J – SEPA – LCC 17.110, no appeals of the SEPA threshold determination (file number SEP22-0027) were submitted within the appeal timeframe. The Determination of Non-Significance (DNS) was retained and is final. This criterion is met.

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

Staff Response: The proposed project includes an office building, log storage yard and a shop building for the manufacture of log homes. As previously discussed in this report, Lewis County Public Health & Social Services (Exhibit 7) indicated at a minimum, the project will need a well site inspection, approval of a "Small Business" two connection well for the office building, soil evaluation must be completed to determine if the proposed septic system is acceptable for this lot size, and a septic permit will be required. Approved permits for adequate water and septic facilities are required prior to the issuance of building permits.

LCC Chapter 8.40 regulates new and existing septic systems, and LCC Chapter 8.41 regulates specific areas in Lewis County that prohibit the use of septic systems. The project site is not located within one of the areas of Lewis County that prohibits the use of on-site septic systems. As previously conditioned in this report, this criterion is met.

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

Staff Response: The proposed project is outside of the Flood Zone A, the 100-year floodplain. The proposal is located in Flood Zone C, typically areas of minimal flooding. This criterion is met.

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

Staff Response: The project will include approximately 25,000 square feet of new impervious surface. Lewis County Public Works comments (Exhibit 7) stated a Lewis County Stormwater Permit meeting LCC Chapter 15.45 is required for the entire facility. As previously discussed and conditioned in this staff report, this criterion is met.

- (j) The supplemental requirements of Chapter 17.145 LCC.

Staff Response: The supplemental requirements relate to items such as building setbacks, and driveways/road approaches. As conditioned in this staff report, this criterion is met.

- (k) Other applicable standards.

Staff Response: The current proposal was reviewed based on current Lewis County Code provisions in effect at the time of complete application. As conditioned in this staff report, this criterion is met.

C. LCC 17.150.020

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.

Staff Response: The project is located in the rural area in the Small Town Mixed Use (STMU) zoning district. As discussed in this staff report, the proposed log home manufacturing facility is authorized in the STMU zoning district using the special use permit process. The project is found to be consistent with the rural development standards. Urban growth is defined in by statute as:

Growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth. {RCW 36.70A.030(28)}

The subject parcel is located within an area designated for more intensive rural development consistent within RCW36.70A.070. The project utilizes rural services and is not characterized by urban growth or the need for urban level services. This criterion is met.

(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.

(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.

Staff Response: As stated previously in the report, the proposal will utilize on site water and septic services. Adequate facilities provider request memos were sent to the fire district, law enforcement, refuse service, and the school district. No requests to add conditions of approval to the permit were received from any of the service providers. A small business for manufacturing, assembly and process of goods, does not meet the definition of urban growth, and would not create a demand for urban governmental services. As conditioned, the project is consistent with these criteria.

D. LCC 17.150.030

(1) Special Characteristics of Rural Development.

(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.

Staff Response: As previously discussed in this staff report, the proposed project is consistent with the comprehensive plan designation of Rural – LAMIRD – Small Community and the zoning classification of Small Town Mixed Use (STMU) District. This criterion is met.

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

Staff Response: The adequate facilities provider request memos for fire, school, law enforcement, and refuse disposal services were sent for this project, no requests for conditions of approval were submitted by the providers. This criterion is met.

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

Staff Response: The proposed project is not located within small town commercial or crossroad commercial zoning districts, but is located within a mixed use zoning district. "Manufacturing, assembly and process of goods" is an authorized use in the STMU zoning district. This criterion does not apply.

- (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.

Staff Response: The proposed project does not include residential uses. This criterion does not apply.

- (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.

Staff Response: The proposed project does not include clustered residential development. This criterion does not apply.

- (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.

Staff Response: RCW 36.70A.070(5)(d) is related to the mandatory elements within a comprehensive plan. Subsection (5) refers to the Rural Element, and subsection (d) refers to Limited Areas of More Intensive Rural Development (LAMRID). The proposed project is located within the LAMRID zone of Small Town Mixed Use (STMU). The proposed project is for the operation of a log home manufacturing facility on a parcel of less than two acres in size, and is consistent with the Lewis County Comprehensive Plan descriptions of rural character. The project includes approximately 25,000 square feet of new impervious surface, or 42% of the project site. Manufacturing, assembly and process of goods is an appropriate form of rural development and is consistent with the description of rural character in the Lewis County Comprehensive Plan. This criterion is met.

E. LCC Chapter 17.158 Special Use Permits

17.158.010 Purpose

Special use permits may be allowed as set forth in this chapter. Special use permits shall be reviewed as a Type III application.

Staff Response: As stated above, the proposal was reviewed with the Type III application and process. This criterion is met.

N. CONCLUSIONS

With the conditions of approval recommended in this report, the construction and operation of a business for the manufacturing, assembly, and process of goods (log home manufacturing facility) will comply with the Lewis County Comprehensive Plan and will comply with the requirements of the Lewis County Code.

O. RECOMMENDATIONS

Staff recommends the Special Use Permit application from Majestic Log Homes file number SUP22-0002 be **approved**, subject to the following conditions:

1. The applicant shall submit a well site inspection application for approval of a "Small Business" two connection well for the office building. Adequate water and septic facilities are required to be approved prior to the issuance of building permits. Final approval of water and septic facilities are required prior to the operation of the log home manufacturing facility.
2. The applicant shall submit a septic soil evaluation application for review, and a septic permit application for issuance and construction. Adequate water and septic facilities are required to be approved prior to the issuance of building permits. Final approval of water and septic facilities are required prior to the operation of the log home manufacturing facility.
3. Fill and grading permit for site development is required to be issued for this proposal. Final approval of the fill and grading permit is required prior to operation of the log home manufacturing facility.
4. Permits for approved water and septic facilities are required to be issued prior to the issuance of any building permit for this project.
5. Building permits for the proposed office building, and for the proposed shop building are required to be issued for this proposal. Final approval of the building permits are required prior to operation of the individual buildings.
6. The development shall maintain appropriate fire apparatus access lanes and building setbacks.
7. A Lewis County commercial road approach permit is required for this proposal, and the physical improvements of the existing road approach shall receive final approval prior to operation of the log home manufacturing facility.
8. There shall be no direct access to US Highway 12.
9. A Lewis County Stormwater Permit is required for this proposal, prior to issuance of the Lewis County fill and grading permit. Final approval of the constructed

stormwater facility is required prior to operation of the log home manufacturing facility.

10. The special use permit for the log home manufacturing facility shall expire in three years unless the applicant completes the conditions of approval, and the County issues the building permits for the new office building and the new shop building.
11. The hours of operation of the facility shall be limited to the hours of 8:00 AM to 4:30 PM, Daily.
12. All outdoor lighting shall be hooded and shielded to prevent glare as viewed by adjacent properties and by vehicles on public roadways.
13. The proposal is required to comply with the environmental noise levels established by Chapter 173-60 WAC.
14. The proposal shall be in compliance with air quality standards adopted by SWCAA.
15. All appropriate local, state and federal permits required for the proposed development shall be obtained.

P. EXHIBITS

- Exhibit 1 Subheading – “Application Documents” which include five documents (Special Use Permit Type III application, and site plan)
<https://lewiscountywa.gov/departments/community-development/current-planning-applications/majestic-log-homes-manufacturing-special-use-permit-sup22-0002/>
- Exhibit 2 Complete Application Review Letter
- Exhibit 3 Master Site Review (MSR22-0409) dated October 3, 2022
- Exhibit 4 Notice of Application – Affidavit of Publication
- Exhibit 5 Notice of Application – Affidavit of Mailing
- Exhibit 6 Notice of Application – Affidavit of Posting
- Exhibit 7 Public Comments Submitted During Notice of Application
- Exhibit 8 Letter From Hearing Examiner – Setting Hearing Date and Time
- Exhibit 9 Notice of Public Hearing - Affidavit of Publication
- Exhibit 10 Notice of Public Hearing - Affidavit of Mailing
- Exhibit 11 Notice of Public Hearing - Affidavit of Posting
- Exhibit 12 Screen shot of County GIS layer showing location of critical aquifer recharge areas (CARAs) and the subject property location
- Exhibit 13 Screen shot of County GIS layer showing location of volcanic hazard areas and the subject property location
- Exhibit 14 Screen shot of the County GIS layer showing current zoning designations of the subject parcels and surrounding area
- Exhibit 15 Screen shot of County GIS layer showing 2021 Aerial Photo of the subject parcels and surrounding area
- Exhibit 16 Screen shot of Google Maps 2023 aerial photo of the subject parcel and surrounding area
- Exhibit 17 Adequate Facilities Provider Responses
- Exhibit 18 SEPA Threshold Determination - DNS (SEP22-0027) – Affidavit of Publication