

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: This small business is not in the commercial zoning however; it is right across US Hwy 12 from the Hampton Mill and across from a card lock gas pump area. It will not be anymore intrusive than the other existing business in the area.

(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: This business has access to the existing road structure and will not need improvements. It has its own water supply and is constructing a sewer for the small office. The refuse produced is donated for organic gardening and landscaping. This does not require any additional service from schools or police.

(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: This business will not require any additional requirements for public facilities/services. It will not increase the number of jobs in the area, but will facilitate growth in the area with the building of logs homes for Lewis County.

(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: This is a small business. The work is done with small equipment or by hand. The logs are delivered twice a year so there will be no extra traffic other than the 3 people working on site.

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

Applicant Response: The road approach will not create and interference with local traffic. The log delivery is only twice a year.

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

Applicant Response: There is no natural scenic or historic feature(s) in this area. This is a business corridor in Randle

(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: There are no critical areas on/near this property

(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: The on-site facility being permitted for this property is to only serve the business office/employees.

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: This application is to meet what is required of the business to manufacture log homes in the STMU zoning.

(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: The only hazardous waste is sewage waste. That is being disposed in a permitted septic system for the office. All other waste will be recycled.

(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: The noise levels for this production facility should not exceed any maximum noise levels.

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

Applicant Response: This facility will not exceed air quality standards from the SWCAA.

(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: This project should not require a water quality permit, shoreline permit, or any permits from the US Army Corps of Engineers. It is not located near any surface waters or significant wildlife habitat.

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

Applicant Response: This project will not impact the environment in the area. The impact of this business will be far less than the Hampton Mill across the highway.

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

Applicant Response: This project will meet the health standards for wells and drain fields.

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

Applicant Response: This project is not located in a FEMA flood plain.

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

Applicant Response: This project will meet the stormwater standards if deemed necessary by Lewis County Public Works.

(j) The supplemental requirements of Chapter 17.145 LCC.

Applicant Response: This project will meet all supplemental setbacks, easements, etc required by 17.145LCC

(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: This project is in an "activity" area which runs along US Hwy 12 though Randle. There are stores, a lumber mill, gas stations, restaurants, doctor/dentist offices all along the highway through Randle. This small business will not be any more intrusive than what is already there.

(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: This business will not impact what public services are existing.

(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: We are not asking for a boundary change.

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: This small business should not have any effect with the Urban growth

(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: Will be done

(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: No.

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: This is a small "rural" business. It is the family business of manufacturing log homes. It will not impact the rural nature of the area.

(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: This is a small business which does not require any extra expansion of existing facilities.

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

Applicant Response: This business may use the above.

(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: This is not residential development.

(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: This is a very small business. There will be no major impact on the surrounding area.

(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: This business should fall in the category of rural development and meets RCW 36.70A.070(5)(d).