Lewis County Community Development

2025 NE Kresky Ave, Chehalis, WA 98532
Phone: (360) 740-1146 ● Fax: (360) 740-1245

ADMINISTRATIVE REDUCTION-SETBACKS

TYPE II APPLICATION

Type II applications require a mailed notice to properties within 500 feet of the property and notice posted on the road frontage of the project description. The administrator is the decision making body for the Type II application.

The following are required to be submitted with this Type II application to begin the review process:

STAFF	APPLICANT	
☐	☐	Completed site plan (with all the requirements on the Lewis County Community Development 'Site Plan Requirements' Handout)
☐	☐	Completed 'General Information' form
☐	☐	Completed permit application for the associated permit
☐	☐	All additional requirements listed on application
☐	☐	Signed Adequate Facilities forms provided (required for all projects other than development of a single-family residence or large lot simple segregation where new development is not approved) ☐ Not applicable; Explain: _____
☐	☐	SEPA ☐ Not applicable; Exemption: _____
☐	☐	Application Fee

Any appeals will be heard by the Lewis County Hearing Examiner per the Lewis County Code Chapter 17.05.

For Official Use Only:

Date of Completed Application: _____ Application Number: _____

Associated Permits: _____ Permit Technician: _____

Lewis County Public Services

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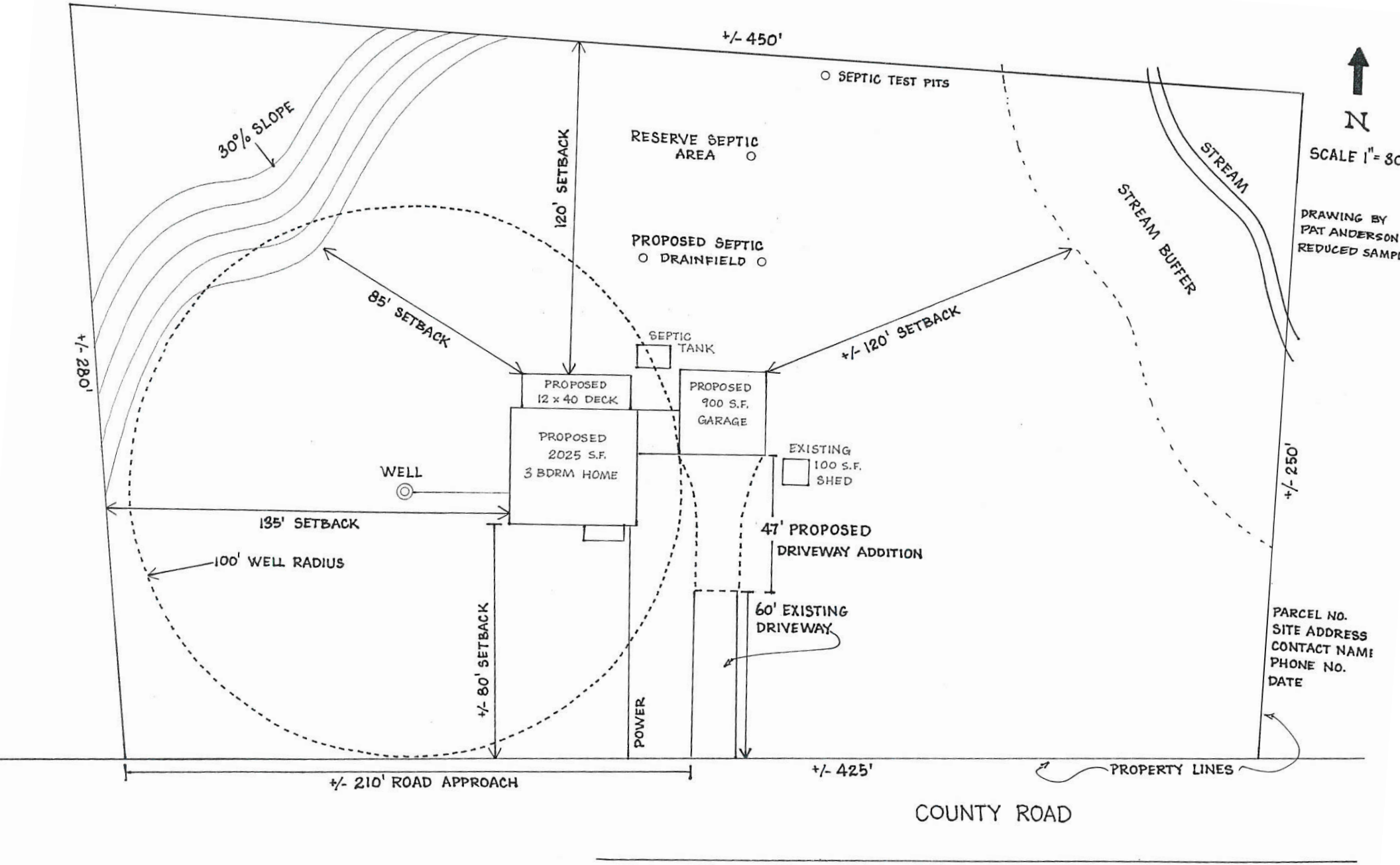
SITE PLAN REQUIREMENTS

This checklist is intended to give a general idea of the information required for a site plan. The application should NOT be submitted unless all points below are addressed. The checklist must be submitted with the application. Submit multiple maps if necessary. Additional information may be requested. Any additional information which the applicant feels will assist in evaluating the proposal is encouraged. Minimum size is 8.5x11-Maxiumim size is 11x17

STAFF	APPLICANT	
☐	☐	North arrow
☐	☐	Vicinity map with location and name of all roads surrounding the property
☐	☐	All property lines (if the parcel is large, provide a close up)
☐	☐	Setbacks from property lines for all proposed structures if an accurate scale is not provided
☐	☐	Location and identification of all existing and proposed structures with dimensions. Examples including, but not limited to: houses, sheds, barns, fences, culverts, bridges, retaining walls, and decks
☐	☐	Distance from other structures if within 10 feet
☐	☐	Test holes, septic tanks, septic lines, drainfields, and reserve areas
☐	☐	Wells, well circles with a 100-foot radius, water lines, etc. and all utility easements
☐	☐	Distance between existing and proposed septic, wells, and buildings
☐	☐	Location of all existing or proposed driveways and dimensions, easements, access roads etc. If there is an access easement, please provide a copy
☐	☐	Location and identification of any known critical areas on site. Examples including, but not limited to, wetlands, streams or other surface waters, steep slopes, etc.
☐	☐	Location of any known and proposed stormwater facilities
☐	☐	Location, depth, and extent of any clearing, grading and filling
☐	☐	For all projects other than a single family dwelling, a description of the proposed use is required. Examples include, but are not limited to: personal storage, commercial uses, agricultural uses, garage, etc.


+/- 450'
SEPTIC TEST PITS
N
SCALE 1"= 80
30% SLOPE
120' SETBACK
RESERVE SEPTIC AREA
PROPOSED SEPTIC DRAINFIELD
STREAM
STREAM BUFFER
DRAWING BY PAT ANDERSON REDUCED SAMPL
85' SETBACK
+/- 120' SETBACK
SEPTIC TANK
+/- 280'
PROPOSED 12 x 40 DECK
PROPOSED 900 S.F. GARAGE
PROPOSED 2025 S.F. 3 BDRM HOME
EXISTING 100 S.F. SHED
WELL
+/- 250'
135' SETBACK
47' PROPOSED DRIVEWAY ADDITION
100' WELL RADIUS
60' EXISTING DRIVEWAY
PARCEL NO.
SITE ADDRESS
CONTACT NAME
PHONE NO.
DATE
+/- 80' SETBACK
POWER
+/- 210' ROAD APPROACH
+/- 425'
PROPERTY LINES
COUNTY ROAD

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GENERAL INFORMATION

Property Information:

Tax Parcel Number (s): _____

Zoning: _____ Acreage: _____

Site Address: _____

Owner's Name: _____

Owner's Address: _____

Owner's Phone Number: _____ Owner's Email: _____

_____ Quarter Section, Section _____, Township _____ North, Range _____ East/West (Circle One)

Applicant Information:

Name: _____

Mailing Address: _____

Phone Number: _____ E-mail: _____

Surveyor/Engineer or Other Contractor Information (Attach additional sheets if necessary):

Name: _____

Mailing Address: _____

Phone Number: _____ E-mail: _____

Acknowledgment

I understand that County regulations require owner permission for County personnel to enter private property to conduct permit processing, review, and inspections. I also understand that my failure to grant permission to enter may result in denial or withdrawal of a permit or approval. By my signature below, permission is granted for representatives of the Community Development, Environmental Services, and Public Works Department to enter and remain on and about the property for the sole purpose of processing such permits and performing required inspections or reviews.

Prior notification of the date of inspections will take place is: ☐ Required ☐ Not Required

(_____) _____ (Must provide phone number where applicant/representative can be reached)

I/We certify that all plans, specifications and other submissions required in support of this application conform to the requirements of all federal, state, and local codes and applicable laws and ordinances; and I certify that I am either the current legal owner of this property or their authorized representative. With this document, I take full responsibility for the lawful action that this document allows.

I certify that I have read and understand the limitations and conditions of Lewis County Code and agree to comply with all conditions of approval. I understand that any permits issued by Lewis County, consistent with the attached site plan, are valid ONLY if construction is in according to this plan and all other conditions of the permit are followed. By my signature below, I affirm that all the information and documents provided with this application are true and accurate to the best of my knowledge.

Signature: _____ Date: _____

Check one: ☐ **Owner** ☐ **Authorized Agent**

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ADMINISTRATIVE REDUCTION-SETBACKS

Fees: The minimum fee due at the time of submittal is $280. Additional fees may apply.

This reduction in setback is for the side and/or rear property lines only. Reduction in the setbacks from County or State right-of-way must be approved by application thru Lewis County Public Works or WA State Department of Transportation.

Parcel Number: _____ Permit Number: _____

Requesting setback reduction to: _____ feet from the side property line
_____ feet from the rear property line

The proposed structure is _____ square feet.

The proposed structure is:
- ☐ Residential
- ☐ Commercial
- ☐ Industrial
- ☐ Other

The property abutting the rear yard setback is:
- ☐ Residential
- ☐ Commercial
- ☐ Industrial
- ☐ Other

Reasons existing setbacks cannot be met (i.e. topography, critical areas, or the lot size or configuration). Applications submitted without reasonable justification for reduction in setbacks cannot be approved):

_____
_____
_____
_____
_____

Please explain why the building/structure cannot be located elsewhere on the parcel that will meet the setbacks: _____
_____
_____
_____