



October 6, 2021

To: SEPA Administrator

RE: Jackson Villas IV Housing Development - 21 duplexes and a 23 unit apartment building / MSC21-0036

Date Received: September 29, 2021

Comments Due: October 6, 2021 4pm

Thank you for the opportunity to review and comment on the above project. Lewis County Community Development received, as part on September 29, 2021 the DRC Agenda packet for the October 6<sup>th</sup> meeting, an amended MDNS dated September 23, 2021. Prior to the DRC packet, the county also a SEPA Checklist Routing Form and Notice of Application dated June 3, 2021. It was noted by the city the intent was to only seek comment prior to making a threshold decision and that no decision had been made at that time. In response the county submitted comments to the city in the form of a letter dated June 17, 2021-copy attached.

The county will assume that by way of the DRC Agenda packet the city is seeking comment on the amended MDNS. Following are the County comments:

- Traffic Impact Analysis (TIA) provided during the Notice of Application review for SEPA 21-0002. Per June 17, 2021 comment letter, the traffic data was based upon one day collection of data (Tuesday), during COVID and the numbers are not realistic. Our data (full week of counts) on ADT and DHV on Jackson Hwy were larger on Kennicott in 2013 and Jackson Hwy in 2019 (pre- COVID).
- The TIA should be redone using the more realistic numbers provided and adjusted up for 2021. Submit the revised TIA document and the review fee to the County Permit Center to initialize the review. The initial review fee for a TIA is \$200 for up to four hours of staff time. If additional staff review beyond the four hours is necessary, the applicant will be billed out at \$50.00 per hour over the initial four hours of review. The TIA needs to meet the standards provided in Lewis County Code (LCC) 12.60 Article IV – Traffic Analysis Guidelines.

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**Exhibit H**

- The frontage improvements shall meet Chehalis frontage standards and a Right of Way permit must be approved by Lewis County for all work performed in the right of way
- Each new approach to County roads will require a road approach permit from Lewis County Public Works.
- New or expanded development within the unincorporated Chehalis UGA shall meet the storm drainage and erosion control design and construction standards set forth under Article IV, Sections 12.04.340 (Stormwater management) and 12.04.350 CMC (Erosion control).
- During the Stormwater Permit review Chehalis must ensure that there will be no impacts to the stormwater drainage on Jackson Highway or adjacent private properties.
- Private and public survey monuments shall be maintained and replaced if destroyed per WAC 332-120-040.
- This parcel has been surveyed per Record of Survey recoded under AFN 3325715. There are also centerline road monuments that exist on Kennicott Road at this location.
- Consistent with the approved ILA for co-management of the UGA related to the final plat shall be processes in accordance with CMC 17.12.178 (Final plat review and approval- Outside city limits).
- Any subsequent reviews of this UGA project that include a related notices published by the City be forwarded to the Senior Project Planner for internal county review and county comment.

Respectfully,

*Megan Sathre*

Megan Sathre  
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June 17, 2021

To: SEPA Administrator

RE: Jackson Villas IV Housing Development - 21 duplexes and a 23 unit apartment building / MSC21-0036

Date Received: June 3, 2021

Comments Due: June 17, 2021

Thank you for the opportunity to review and comment on the above project. Lewis County Community Development circulated your documents to the Environmental Health and Public Works departments for their comments. Following are the County comments:

- Code Enforcement - No Comment
- Access - Each new approach to County roads will require a road approach permit from Lewis County Public Works.
- Traffic - I have reviewed the TIA that was provided for SEPA 21-002. The traffic data was based upon one days' collection of data (Tuesday), during COVID and the numbers are not realistic. Our data (full week of counts) on ADT and DHV on Jackson Hwy were larger on Kennicott in 2013 and Jackson Hwy in 2019 (pre- COVID).  
I have attached copies of our traffic data sets for 2013 and 2019. The TIA should be redone using the more realistic numbers provided and adjusted up for 2021.
- Roads - Access are 150' intersections.  
The frontage improvements shall meet Chehalis frontage standards and a Right of Way permit must be approved by Lewis County for all work performed in the right of way
- Survey - Private and public survey monuments shall be maintained and replaced if destroyed per WAC 332-120-040.
- This parcel has been surveyed per Record of Survey recoded under AFN 3325715. There are also centerline road monuments that exist on Kennicott Road at this location.

Respectfully,

*Pat Anderson*

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