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January 12, 2023

The purpose of this letter is to inform Lewis County Staff and Board of County Commissioners that the City of Winlock Hearings Examiner approves the private designation of streets within the Meyers Meadows Development, as portrayed on the final plat dated November 18, 2022.

On July 8, 2022, as City of Winlock Hearings Examiner, I APPROVED/GRANTED the development application request for the Meyers Meadows Development proposed at Parcel #015628002002.

During the hearing the City and the applicant made clear that the agreed plan was for the developer to build streets and then deed those over to the City which is allowed under the Winlock Municipal Code.

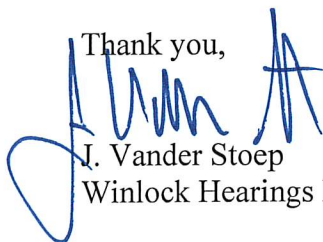
In the attached letter from the Hearings Examiner dated December 15th, 2022, I explained that the Hearings Examiner has the authority to take action under WMC 18.25.050 to allow the change of roads from private to public or in this case, public to private.

The plat that was reviewed and approved at that time had public dedication of all streets in the development.

On November 22nd 2022, an updated plat was submitted to the City, designating the streets as private instead of public, (plat was further updated on January 12th address minor city comments but the roads are still designated as private) per direction of the City of Winlock.

The purpose of this letter is to inform Lewis County Staff and Board of County Commissioners that the City of Winlock Hearings Examiner approves the private designation of streets within the Meyers Meadows Development, as portrayed on the final plat dated November 18, 2022.

Thank you,



J. Vander Stoep
Winlock Hearings Examiner



City of Winlock

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Date: January 13, 2023

Lewis County Board of County Commissioners
351 NW North St.
Chehalis, WA 98532

Re: Approval of the Meyers Meadows 36 lot subdivision

Dear Board of County Commissioners,

Please find enclosed with this letter a *Request for Clarification* and *Hearing Examiner's Clarification* for the Meyers Meadows 36 lot subdivision. This is being provided pursuant to a request from Lee Napier. The City of Winlock again requests this be heard at the County Commissioners next meeting. Please contact me if you have any questions or require additional information.

Thank you,

Robert Webster
Community Development Director/
Building Inspector
360-785-3811 Option #4—Office
360-520-5028—cell
winplan@cityofwinlock.com—email

HEARING EXAMINER'S CLARIFICATION

Section 2B.05(C) of the City of Winlock Design Guidelines states:

Right-of-way shall be conveyed to the City on a recorded plat or by right-of-way dedication deed.

The Hearing Examiners decision of April 28, 2022 was made with the understanding that the road contemplated as part of the Meyers Meadow development would be transferred to the City per 2B.05C. To remove any question of this the Hearing Examiner issues the following clarification.

The Hearing Examiner's Findings of Fact and Conclusions of Law Granting 2.050.040 Mixed Use Subdivision dated April 28, 2022, concerning the real property identified as Lewis County Parcel No. 015628002002 as follows:

1. The development at issue is subject to Condition of Approval No. 11, on Page 58 of the City of Winlock Type III Subdivision Staff Report and Decision dated March 23, 2022, which states:

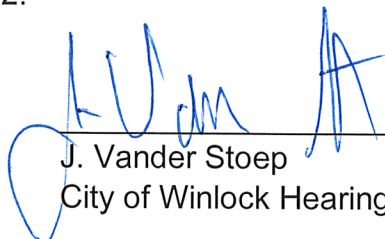
Prior to engineering approval, all streets, except Road "B" shall be designed to meet WDG 2B, and the interim zoning ordinance. Road "B" shall be designed as a half width improvement, excluding sidewalk on the side of the roadway. The Road "C" local access cul-de-sac radius shall be 50 feet per Table 2-1 local access standards. Plans shall be submitted for review and approval by the City.

2. City of Winlock Design Guidelines adopted under Chapter 18.15 of the Winlock Municipal Code, Section 2B.05 applies to the development at issue.
3. Conveyance of any roads to the City of Winlock may be accomplished via right-of-way dedication deed.
4. Such right-of-way dedication deed may be executed upon annexation into the City of Winlock.

The Hearing Examiner is authorized to take the action herein under WMC 18.25.080 which grants authority to the Hearing Examiner to take any necessary action.

The Hearing Examiner's Clarification of the Hearing Examiner's Findings of Fact and Conclusions of Law Granting 2.050.040 Mixed Use Subdivision dated April 28, 2022 is not a reconsideration or a final land use decision.

DATED this 16 day of 2022, 2022.



J. Vander Stoep
City of Winlock Hearing Examiner