



City of Winlock

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Date: November 21, 2022

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,

Per the interlocal agreement between Lewis County and the City of Winlock (County Res. No. 06-206, dated June 26, 2006) enclosed please find all required Findings and Conclusions, including associated Exhibits (flashdrive), and the Final Plat for signature. Please contact me if you have any questions or require additional information.

Thank you,

Robert Webster

Robert Webster
Community Development Director/
Building Inspector
360-785-3811 Option #4—Office
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City of Winlock

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Type III Subdivision Findings and Conclusions

I. SUMMARY

Project Name:	Meyers Meadows
Proposal:	A development of a 7.36-acre parcel for single family residential housing project that will result in 64 dwelling units. Water, sanitary sewer, storm, street utilities, and a park that will be installed to serve all 36 lots or will result in 20 single family houses, 10 duplex housing, and 6 fourplex housing units with a park.
Location:	East of Kakela Road, North of SR 505 and South of Shiloh Road in Winlock, WA 98596. Parcel #015628002002
Owner & Applicant:	Roger Foley and Stacy Foley
Applicant's Representative:	Windsor Engineers Attn: Travis Tormanen 12009 NE 99th St. #1460 Vancouver, WA 98682
City Staff:	Robert Webster - City of Winlock Community Development Director Devin Jackson, City Engineer (Consultant, Jackson Civil) Marissa Y. Jay, City Attorney (Buzzard O'Rourke, P.S.)
Recommendation:	Approval of and signature on the Final Plat for the Meyers Meadows Subdivision.

I. BACKGROUND

- 1.1. Windsor Engineers on behalf of Elwood Holdings LLC (Developer) submitted an application to the City of Winlock on or around June 21, 2021, for the development of a parcel of land within the City's Urban Growth Area (UGA).
- 1.2. Prior to this submission, the site was being developed by another developer and was known as "Raubuck Estates". While it was known by that name, a pre-application conference was held on or around January 8, 2021.
- 1.3. Developer submitted a Road Approach Permit Application to Lewis County on or around August 6, 2021. On or around Wednesday, August 18, 2021, Lewis County Dept. Of Public Works, issued a Letter to Applicant regarding Road Approach Permit Application. (Exhibit A).
- 1.4. On or around October 29, 2021, Developer submitted an Application to Perform Work on County Road Right-of-Way. On November 1, 2021, Lewis County issued a Permit Approval Letter for work on County Right of Way for Sewer and water line. (Exhibit B).
- 1.5. On or around November 16, 2021, the County was informed the roads were being built to City standards.
- 1.6. On or around February 21, 2022, Developer submitted amended documents after the application was determined incomplete. Developer's application was determined technically complete on or around March 3, 2022. (Exhibit C).
- 1.7. Notice of Application and a Notice of Hearing was issued on or around March 17, 2022. (Exhibit D).
- 1.8. Notice of Public Hearing was published in the Chronicle on or around March 26, 2022. (Exhibit D).
- 1.9. On or around March 23, 2022, City of Winlock issued its first Staff Report for the development. (Exhibit E).
- 1.10. The City acting as Lead Agency issued a State Environmental Policy Act (SEPA) Determination of Non-Significance on or around Monday, March 26, 2022. Lewis County commented on the DNS on or around March 31, 2022. (Exhibit F).
- 1.11. On or around Monday, April 11, 2022, City Council conducted a Public Hearing on the project.
- 1.12. On or around Tuesday, April 19, 2022, a Public Hearing occurred in front of the City's Hearing Examiner.
- 1.13. On or around April 20, 2022, the City's Staff Report, Letter, Final Civil Plans, and Plat were sent to Lewis County for review. (Exhibit G).
- 1.14. The City Hearing Examiner issued his Decision on or around Thursday, April 28, 2022. (Exhibit H).
- 1.15. The City issued a Notice of Decision on or around May 5, 2022, which was published in the Chronicle on or around May 7, 2022. The Notice of Decision was transmitted to Lewis County in May of 2022. (Exhibit I).
- 1.16. The City received a request/application from the Developer for Post-Decision amend decision on or around May 4, 2022. (Exhibit J).
- 1.17. The City determined the application for Post-Decision review was technically complete. The City issued a staff report on or around July 11, 2022 – density update and correction of number housing units. (Exhibit K).
- 1.18. On or around Wednesday, July 6, 2022, a Public Hearing in front of the City Hearing Examiner for post-decision review occurred.

- 1.19. The City Hearing Examiner issued his Decision on or around July 8, 2022. (Exhibit L).
- 1.20. The City issued a Notice of Decision on July 8, 2022. (Exhibit M).
- 1.21. On or around Monday, July 25, 2022, Notice of Decision No. 2, Staff Report, Hearing Examiner’s Decision sent to County. On or around Thursday, August 11, 2022, Notice of Decision 2, Staff Report, Hearing Examiner’s Decision sent to County. (Exhibit N).
- 1.22. On or around November 22, 2022, Application for Final plat was submitted to the City. (Exhibit O).
- 1.23. On or around November 22, 2022, application for final plat was accepted as technically complete.
- 1.24. On or around November 22, 2022, the City approved the final plat, with conditions included on or around the face of the Plat.
- 1.25. On or around November 22, 2022, the City issued a notice of decision.
- 1.26. See attached chronology document (Exhibit P) for complete details.
- 1.27. In addition to the above mentioned actions and permits, Department of Ecology issued a stormwater permit to Developer on August 12, 2021. (Exhibit Q).

II. PUBLIC NOTIFICATION

- 2.1. See Exhibits D, F, I, and M.

III. ENVIRONMENTAL REVIEW

- 3.1. SEPA DNS issued on or around March 28, 2022. (Exhibit F).

IV. FINDINGS

- 4.1. Winlock Development Regulations:
 - 4.1.1. *Staff finds that the subdivision complies with all applicable requirements of Winlock development regulations.*
- 4.2. Pursuant to the Winlock Development Code Section 3 Land Division and Development and Chapter 58.17 RCW:
 - 4.2.1. *Staff finds that all subdivision requirements for the proposed plat have been met as conditioned below and required items of Winlock Development Code and Design Guidelines have been submitted.*
- 4.3. Pursuant to RCW 58.17.160:
 - 4.3.1. *Staff finds that all elements of recording have been met.*

V. CONCLUSIONS

- 5.1. The proposed development meets all applicable requirements of Winlock development regulations and RCW 58.17 have been accomplished, and all elements for recording have been met.

VI. EXHIBITS

Exhibit A:	Road Approach Permit Application and Letter from Lewis County
Exhibit B:	Application to Perform Work on County Road Right-of-Way. Permit Approval Letter for work on County Right of Way for Sewer and water line

Exhibit C:	Technical Completeness Letter
Exhibit D:	Notice of Application and of Public Hearing
Exhibit E:	Staff Report No. 1
Exhibit F:	DNS and Comments from County
Exhibit G:	City's Staff Report, Letter, Final Civil Plans, and Plat Conveyed to County
Exhibit H:	Hearing Examiner Decision No. 1
Exhibit I:	Notice of Decision No. 1
Exhibit J:	Request for Post-Decision Review
Exhibit K:	Staff Report No. 2
Exhibit L:	Hearing Examiner Decision No. 2
Exhibit M:	Notice of Decision No. 2
Exhibit N:	Notice of Decision No. 2, Staff Report, Hearing Examiner's Decision, Conveyance to County
Exhibit O:	Application for Final Plat
Exhibit P:	Chronology
Exhibit Q:	Stormwater permit from Department of Ecology

VII. RECOMMENDATION

7.1. Pursuant to Sections 4(f) and 5(d) of Lewis County Resolution 06-206, the City formally recommends the approval of and signature on the Final Plat for the Meyers Meadows Subdivision.

DATED: November 22nd, 2022

BY: Robert Webster ROBERT WEBSTER, City of Winlock
Community Development Director