



NEED FOR PERMIT: Newly constructed or converted private access to three or more lots or homes requires private road permit approval. Any commercial access from a private road must be improved to minimum County road standards from the point of intersection with the public roadway to the commercial site. Roads designed and used solely for logging and agriculture activities are exempt from County private road requirements (CCC 11.36).

COWLITZ COUNTY CODE / ORDINANCE REVIEW CRITERIA:

- CCC 11.36 Private Road Ordinance
- CCC 19.15 Critical Areas Ordinance
- CCC 19.11 Environmental Policy – State Environmental Policy Act (SEPA)
- Comprehensive Plan
- Other codes/ordinances applicable to development proposed.

DEPARTMENT PROCESSING TIME:

- Road Plan Review – 60-90 days
- Final Road Review – 14 days

APPLICATION SUBMITTAL – PRELIMINARY PLAN APPLICATION PROCESSING:

- Application determined complete.
- Site visit.
- SEPA determination made 14-day review period begins; staff reviews project through required and applicable criteria.
- All road plans are reviewed by the Department of Public Works for engineering and stormwater/erosion control standards.
- All road plans and applications are checked for conformance with the private road standards before a Private Road Construction Permit is issued.

- Issuance of the Private Road Permit - the applicant and his/her engineer has sole responsibility for constructing the private roads to the approved plans.

APPLICATION SUBMITTAL – ROAD MODIFICATION:

- Application determined complete.
- Staff reviews the application and writes a staff report with findings and conclusions.
- Director reviews staff report, either approves, approves with conditions or denies modification request.

DURATION OF PRELIMINARY ROAD APPROVAL: Preliminary private road permit approval is effective for one year. The road must be constructed and all conditions met before that period ends.

PRIOR TO AND FINAL PRIVATE ROAD APPROVAL:

- Apply for and receive a road name.
- Record a road maintenance agreement.
- Provide engineer certification that road is constructed to meet minimum construction standards.
- Once the Department receives the engineer’s checklist and as-built plans, final private road approval is granted.

APPEAL: Appeal of the Director’s decision can be made to the Hearings Examiner.

If you have further questions, please call (360) 577-3052.