

Development Review Committee is represented by:

Building and Planning | Engineering | Public Works | Fire Department | Police Department | Airport

Development Review Committee Agenda

Chehalis Building and Planning Department

March 9, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM

Applicant Conference:

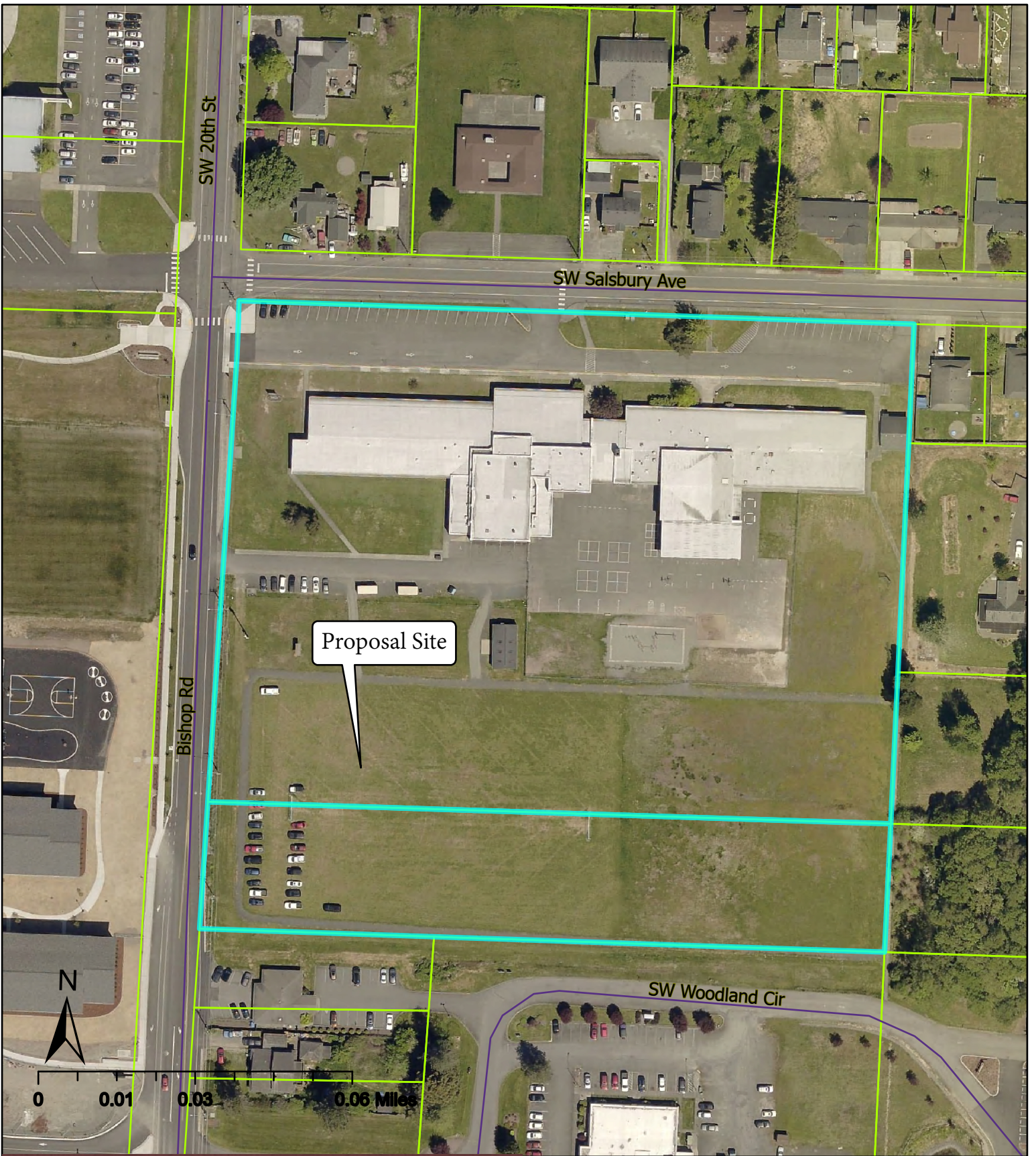
AC-22-006; 0 Bishop Rd. Applicants are proposing to build a new, approximately 39,000sq ft indoor tennis and wrestling facility for Chehalis schools. The site is zone EPF (S), school facilities are a permitted use. LC Parcel # 005604183446, 005604183421.

9:30 AM

- 1. Interdepartmental meeting**
- 2. Informational Reports**

Join Zoom Meeting

<https://us06web.zoom.us/j/88064775734>



Proposal Site

SW 20th St

SW Salsbury Ave

Bishop Rd

SW Woodland Cir



0 0.01 0.03 0.06 Miles



CITY OF
CHEHALIS

Where Heart and History Shape Our Future

Vicinity Map for
AC-22-006



CHEHALIS FOUNDATION
INDOOR TENNIS & WRESTLING FACILITY
PRELIMINARY SITE PLAN



Return your conference application to Community Development Department
 1321 S Market Blvd. Chehalis, WA 98532
 (360) 345-2229
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

JOB SITE ADDRESS: 0 Bishop Road

PARCEL #: 005604183446, 005604183421

APPLICANT / CONTACT PERSON:

NAME: Chehalis Foundation, Attn: Jenny Collins
 ADDRESS: P.O. Box 1608
 CITY/ST/ZIP: Chehalis, WA 98532
 PHONE#: 360.508.6572
 EMAIL: jenny@chehalisfoundation.org


CONTRACTOR /ENGINEER/ SURVEYOR:

COMPANY NAME: JSA Civil, LLC
 CONTACT NAME: Nick Wheeler
 ADDRESS: 6945 Littlerock Road SW, Suite A
 PHONE #: 360.515.9600 ext. 1003
 EMAIL: nick.wheeler@jsa-civil.com
 CONTRACTORS L&I #: _____

Is the property owner the same as the contact person? Yes No

DETAILED PROJECT DESCRIPTION: Construct a new +/-39,400 sq. ft. indoor tennis and wrestling facility. The project will include the new building, on-site parking area and stormwater facilities, and utilities to serve the project. Please refer to the attached project narrative for additional information.

Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

<u>Signature:</u> 	<u>Date:</u> February 28, 2022
<u>Name (print):</u> Nick Wheeler - JSA Civil, LLC	<u>Telephone #:</u> 360.515.9600 ext. 1003

Office use only	
Received by: LF	Date Received: 03/01/2022
Parcel #: 005604183446, 005604183421	
Permit #: AC-22-006	
Zoning: EPF (S)	
Flood Zone: Yes No	
Zone Classification:	

Technical Memorandum

To: City of Chehalis Community Development
From: Nick Wheeler
Date: February 25, 2022
Subject: Project Narrative
Project: Indoor Tennis & Wrestling Facility

City of Chehalis Staff,

Please accept this project narrative for the proposed Indoor Tennis & Wrestling Facility project located at 0 Bishop Road on Lewis County TPNs 005604183446 and 005604183421. The following memorandum has been prepared in support of the project and is intended to provide an overall summary of the existing on-site conditions and improvements that are proposed.

Existing Conditions

The project site is located at 0 Bishop Road on a portion of the existing Olympic Elementary School complex. The proposed project will be constructed in the open space, south of the school and near Bishop Road, which currently contains a practice field. The project site is a portion of two existing tax parcels, we understand that a boundary line adjustment or lot consolidation will be required.

Proposed Development and Zoning

This project proposes a new +/-39,400 sq. ft. building for use as an indoor tennis and wrestling facility. The site is currently zoned Public/Quasi-Public for Educational use, with the Chehalis School District as the underlying owner of the parcels. The existing access driveway from 20th/Bishop Road will be utilized for the project. Based on the proposed use for physical education and school-sponsored sports, the project is an allowable use within the existing zoning of the site.

Critical Areas

Based on a desktop review of Lewis County's GIS critical area mapping, there are no known wetlands, waterbodies, floodplains, or floodways located within the limits of the proposed project envelope. GIS mapping indicates the presence of hydric soils throughout both tax parcels.

Wet Utilities

The project will be served by City of Chehalis water and sanitary sewer services.

Dry Utilities

Power will be provided by Lewis County PUD. Communication and internet services may be provided by Comcast and/or Lumen.

Stormwater

Stormwater collection, treatment, and infiltration facilities will be constructed on-site, and final stormwater design will be in accordance with the City of Chehalis' current stormwater manual.

Traffic Access and Parking

The existing access driveway from 20th/Bishop Road will be utilized by the project. A new on-site parking area containing 19 parking stalls is proposed. Shared parking and school bus access will be provided by the existing Olympic Elementary parking lot, north of the school, along SW Salsbury Avenue.

Thank you for accepting this project narrative for the proposed Indoor Tennis and Wrestling Facility project. Please contact me with any questions or comments.

Respectfully,



Nick Wheeler

JSA Civil, LLC

nick.wheeler@jsa-civil.com



Issued Permits

Date Issued: 2022-02-01 through 2022-02-28

Report run on:
03/01/2022 9:04:01 AM

Permit Type	Permit Number	Issued	Site Address	Primary Contact	Project Description
New Commercial Building Permit					
	BU-NCOM-22-002	02/25/2022	500 NW Sitka St	Polo Toutai	Pour new pads for the relocation of modular home, tied down. Put 6" block skirting around the perimeter. Leave 3' crawl space. Hook up plumbing, minor remodel to kitchen area
Residential Building Permit					
	BU-RES-22-001	02/07/2022	86 4TH ST SW	Dennis Harmon	proposed one bedroom ADU
	BU-RES-22-002	02/23/2022	38 SE FAIRVIEW AVE	M D K CONSTRUCTION INC	38 Fairview rehab and repair. replacing rought in the walls and floor. Updating plumbing.
	BU-RES-22-003	02/24/2022	978 NW VINE ST	Oscar Gesoso	addition of deck, storage and laundry room
Demolition					
	DE-22-002	02/28/2022	2061 JACKSON HWY	Adam Boehm	demo of house
Engineering / Utility Connections					
	EN-21-071	02/11/2022	1660 BISHOP RD Unit G1	T MARK PROPERTIES, LLC	Utility Service for Unit G1
		02/11/2022	1660 BISHOP RD Unit G1	T MARK PROPERTIES, LLC	Utility Service for Unit G1
	EN-21-072	02/11/2022	1660 BISHOP RD Unit G2	T MARK PROPERTIES, LLC	Utility Service for Unit G2
		02/11/2022	1660 BISHOP RD Unit G2	T MARK PROPERTIES, LLC	Utility Service for Unit G2
	EN-21-073	02/11/2022	1660 BISHOP RD Unit G3	T MARK PROPERTIES, LLC	Utility Service for Unit G3
		02/11/2022	1660 BISHOP RD Unit G3	T MARK PROPERTIES, LLC	Utility Service for Unit G3
	EN-21-074	02/11/2022	1660 BISHOP RD Unit G4	T MARK PROPERTIES, LLC	Utility Service for Unit G4
		02/11/2022	1660 BISHOP RD Unit G4	T MARK PROPERTIES, LLC	Utility Service for Unit G4
	EN-21-075	02/11/2022	1660 BISHOP RD Unit G5	T MARK PROPERTIES, LLC	Utility Service for Unit G5
		02/11/2022	1660 BISHOP RD Unit G5	T MARK PROPERTIES, LLC	Utility Service for Unit G5
	EN-22-003	02/17/2022	3145 Jackson Hwy	BELL, STEVEN W & HIGGINS, ERIK D	water meter installation
Fire Safety					
	FS-21-022	02/22/2022	1700 LOUISIANA AVE NW	HYDRO TECH FIRE PROTECTION, INC.	1700 Louisiana Ave New WSECU Fire protection system
Mechanical					
	ME-22-008	02/09/2022	1235 ELZINA ST SW	SUNSET AIR INC	reduct crawl space
	ME-22-010	02/11/2022	539 N Market Blvd.	ADVANCED ENERGY SYSTEMS INC	
	ME-22-011	02/17/2022	61 SW SAUNDERS AVE	LIESEKE, CAITLIN	install single head mini split replacing natural gas with an electrical furnace
	ME-22-015	02/22/2022	1610 SW WILSON AVE	Megan Gattin	
Plumbing only					
	PLM-22-004	02/23/2022	1830 MAPLE DR SE	Fast Water Heater	remove/replace electric water heater
Right-of-Way (Construction)					
	RWC-22-002	02/01/2022	0575 MAIN ST W	Qwest d/b/a Century Link	Lumen to place new 1730 HH and place new conduit. Access MH20. Disturbance of asphalt.
	RWC-22-007	02/28/2022	0878 CHEHALIS AVE SW	Public Utility Dist 1	relocate poles and anchors due to conflict with City of Chehalis improvement project
	RWC-22-009	02/11/2022	0611 STATE AVE NW	The almost home coalition	removing and replacing damaged sidewalk, back side of building against Rhode Island
	RWC-22-011	02/14/2022	181 NE Summit	Puget Sound Energy	cut and cap existing gas service at main. Work pits (2) 2'x4'



Issued Permits

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Permit Type	Permit Number	Issued	Site Address	Primary Contact	Project Description
	RWC-22-013	02/17/2022	0214 LEWIS ST SW	Puget Sound Energy	work in ROW to cut and cap existing gas service at main. Asphalt cut 2'x 5'
Replacement of roof down to and including part or all of structural elements					
	RR-22-006	02/01/2022	691 NW ST HELENS AVE	CHEHALIS SHEET METAL & ROOF CO	re-roofing
	RR-22-007	02/03/2022	0541 RHODE ISLAND AVE NW	The Roof Doctor	re-roofing
	RR-22-008	02/07/2022	0645 OHIO AVE NW	The Roof Doctor	re-roofing
	RR-22-010	02/14/2022	237 SW James Ave.	The Roof Doctor	re-roofing 18 squares
	RR-22-011	02/16/2022	0070 5th ST SW	Christians Roofing Corp	re roofing
	RR-22-012	02/22/2022	673 NW NEW YORK AVE	The Roof Doctor	re-roofing
	RR-22-013	02/22/2022	1724 S MARKET BLVD	Safe Cover Roofing	re-roofing
	RR-22-014	02/28/2022	870 SW 21st St.	The Roof Doctor	re-roofing the front porch
Sign					
	SI-22-001	02/10/2022	1696 BISHOP RD	ESCO PACIFIC SIGNS	Install two illuminated sign cabinets on west facing side of building. Esco will connect power to existing sign cabinet.
	SI-22-002	02/28/2022		Lewis County Model Railroad Club	Event sign for train show
UGA Residential Permit					
	UGA-BU-22-0002	02/24/2022	217 ALDERWOOD DR	FOX, VIRGIL	217 Alderwood addition to existing house