

# Development Review Committee Agenda

Chehalis Building and Planning Department

April 20, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

## 9:00 AM

### Plan Review:

**ST-22-0003; 1201 NW Louisiana Ave.** Modular Mini Storage is proposing the construction of a 14,996 sq ft U-Box Self-Storage building in an existing parking lot. The area is zoned CG. Mini storage facilities are a permitted use in this zone. An MDNS was issued 4/7/22. Lewis County Parcel #005665110003

## 9:30 AM

**CU-21-004, VR-22-002, ST-21-0014; 135 W Main St.** Ron Wright, on behalf of Cascade Community Healthcare is proposing the remodeling of the existing substance abuse facility to include residential occupancy. This project will also require a variance to connect to an existing water main under a recently paved city street. Previous site plan review was inconclusive, with more documentation requested. A hearing is scheduled for April 28 at 4pm. Lewis County Parcel #003848000000

## 10:00 AM

### Special Event Permit:

**SE-22-002; 456 N Market BLVD.** Sound Dragon Events is proposing a high school dance event (Ages 16-20), that will be privately funded, and expects to include pickup and drop-off sites for limousine service, as well as a "red carpet" area on the public ROW. They are requesting parking restrictions to be put in place on Market Boulevard and will have amplified sound. The event will be on June 11, with setup and take-down happening on June 10 and 12. Lewis County Parcel #004593000000.

## 10:30 AM

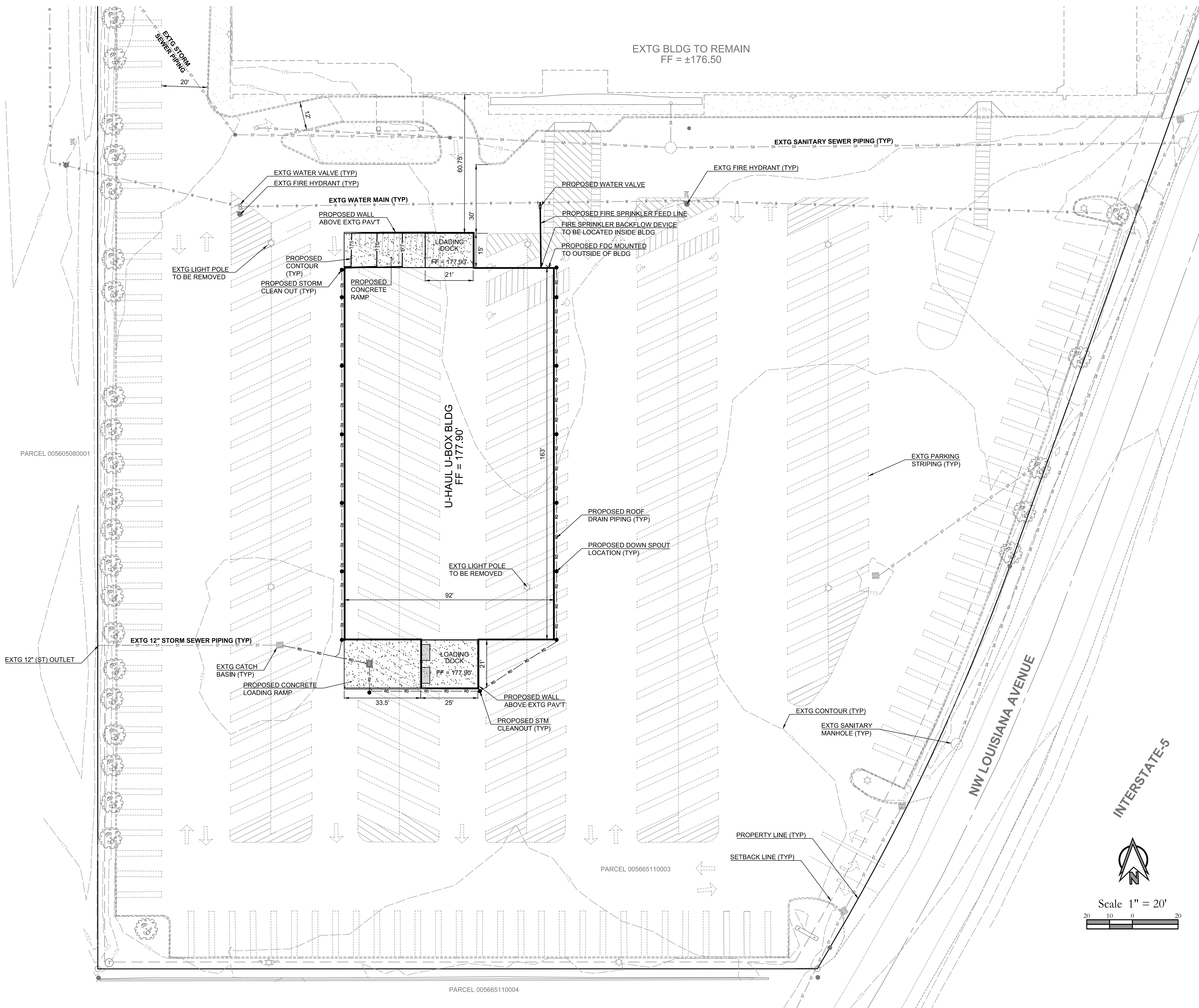
1. Interdepartmental meeting
2. Informational reports

Join Zoom Meeting

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



# Vicinity Map for SEPA-22-0004



Preliminary Site Plan For:

# Chehalis U-Haul Self-Storage U-Box Building

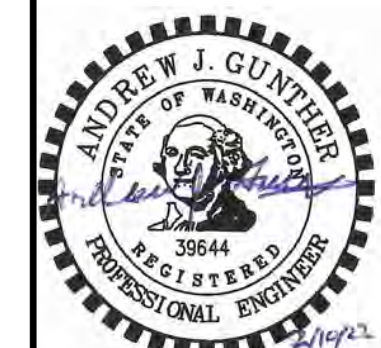
A Site Located in the City of Chehalis, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

PLS ENGINEERING

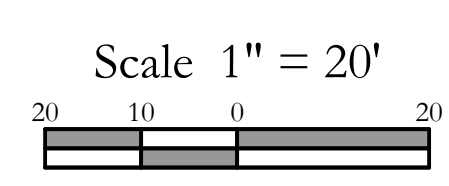
Revisions

1	
2	
3	
4	
5	
6	



Project No.:	N/A
SCALE:	H: 1" = 20' V: N/A
DESIGNED BY:	TJL
DRAFTED BY:	TJL
REVIEWED BY:	AJG

02





Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2021-ANM-7004-OE  
 Prior Study No.  
 2021-ANM-4932-OE

Issued Date: 10/25/2021

Terry  
 Terry  
 #23 Westridge Drive  
 Lake Oswego, OR 97034

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building U-Box Storage Building  
 Location: Chehalis, WA  
 Latitude: 46-40-22.00N NAD 83  
 Longitude: 122-58-49.00W  
 Heights: 174 feet site elevation (SE)  
 35 feet above ground level (AGL)  
 209 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 .

This determination expires on 04/25/2023 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact Marla Brown, at (817) 222-5323, or [Marla.brown@faa.gov](mailto:Marla.brown@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2021-ANM-7004-OE.

**Signature Control No: 495313546-498606273**

( DNE )

Mike Helvey

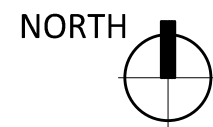
Manager, Obstruction Evaluation Group

Attachment(s)

Map(s)



**PARTIAL LEGAL DESCRIPTION:**  
 Section 32 Township 14N Range 02W  
 LOTS 3 THRU 11 & W 17' LOT 12 BLK  
 E MAIN ST ADD

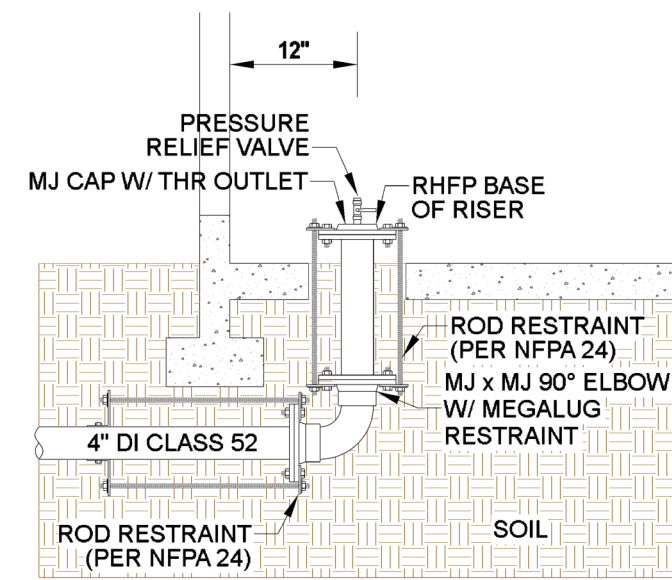


**SITE VICINITY**

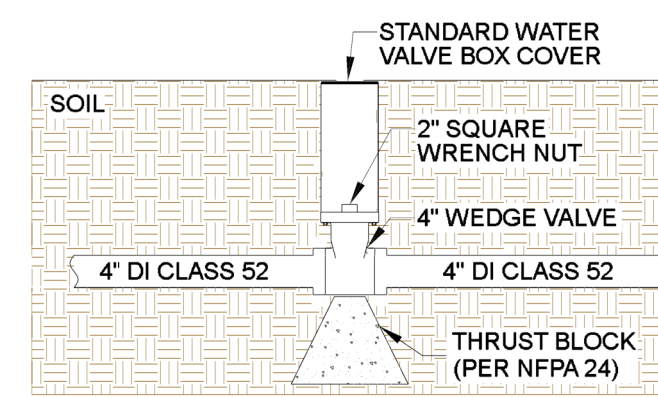
10,880 SF (EXISTING BUILDING)

**CASCADE COMMUNITY HEALTHCARE - CASCADE SUD  
 135 WEST MAIN STREET, CHEHALIS**

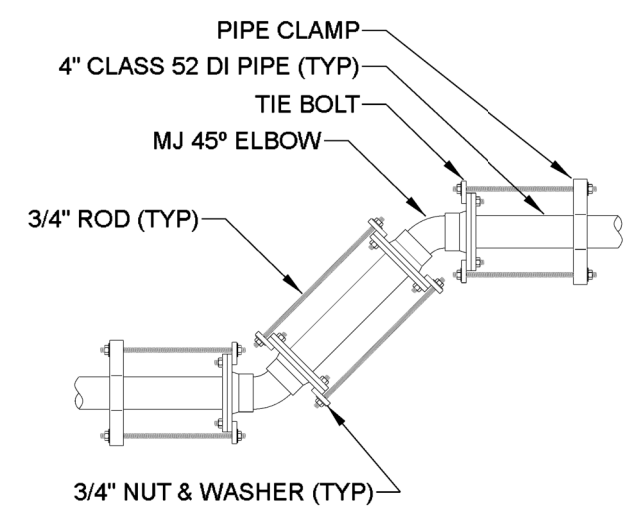
Ron Wright & Associates/Architects, P.S.  
 2003 Western Avenue, Suite 610  
 Seattle, Washington 98121  
 (206) 728-4248



ROD RESTRAINT SUPPLY FLANGE  
UNDERGROUND DETAIL  
N.T.S.



GATE VALVE  
UNDERGROUND DETAIL  
N.T.S.



ROD RESTRAINT  
DETAIL

## WATER FLOW INFORMATION

WATER FLOW INFORMATION HAS BEEN PROVIDED BY CITY OF CHEHALIS. FOLLOWING INFORMATION BASED OFF FLOW TEST CONDUCTED ON 11/12/2021.

STATIC PRESSURE: 95 PSI  
RESIDUAL PRESSURE: 90 PSI @ 1251 GPM

FLOW TEST WAS CONDUCTED AT FIRE HYDRANT LOCATED ON WEST MAIN STREET.

## SCOPE OF WORK

RED HAWK FIRE PROTECTION, LLC. (RHFP) WILL PROVIDE NEW 4" FIRE SUPPLY LINE FROM GATE VALVE TO RISER ROOM.

RHFP WILL START WORK AT A WATER DEPARTMENT PROVIDED GATE VALVE.

### EXCLUSIONS

- PAINTING OR LABELING OF PIPE AND/OR EQUIPMENT
- ELECTRICAL WIRING OF ANY KIND INCLUDING BUT NOT LIMITED TO WATERFLOW SWITCH, ELECTRIC BELL, AND TAMPER SWITCHES
- CENTRAL STATION MONITORING EQUIPMENT, WIRING AND SERVICES
- ALL UNDERGROUND WORK INCLUDING BUT NOT LIMITED TO: BACKFILL, SELECT FILL, BREAKING PATCHING, SAW CUTTING, LAWN REPAIR, LANDSCAPING, TREE REMOVAL, STERILIZATION, DEVELOPMENT FEES AND CITY CONNECTION.

## UNDERGROUND NOTES

- ALL UNDERGROUND WORK PIPING BY RHFP. CONTRACTOR TO BE STATE LICENSED AND CERTIFIED TO INSTALL UNDERGROUND PIPING PER WAC 212-80.
- PIPE TYPE AND CLASS TO MEET LOCAL JURISDICTION APPROVAL.
- ALL UNDERGROUND PIPING SHALL HAVE 3 FEET MINIMUM BURY (TO TOP OF PIPE).
- ALL UNDERGROUND PIPING SHALL BE UL LISTED AND/OR FM APPROVED FOR FIRE PROTECTION.
- ALL UNDERGROUND PIPING SHALL BE RESTRAINED IN ACCORDANCE WITH THE SPECIFICATIONS AND NFPA 24 (LATEST EDITION).
- ALL UNDERGROUND PIPING SHALL BE HYDROSTATICALLY TESTED AT NOT LESS THAN 200 PSI OR 50 PSI ABOVE STATIC PRESSURE IN EXCESS OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH NFPA 24 (LATEST EDITION).
- ALL UNDERGROUND PIPING SHALL BE FLUSHED IN ACCORDANCE WITH NFPA 24 (LATEST EDITION). FLOW THE REQUIRED RATE UNTIL WATER IS CLEAR AS INDICATED BY NO COLLECTION OF FOREIGN MATERIAL IN BURLAP BAGS AT OUTLETS.
 

4" - 490 GPM	10" - 2,400 GPM
6" - 880 GPM	12" - 3,520 GPM
8" - 1,560 GPM	
- ALL UNDERGROUND PIPING SHALL BE STERILIZED PER LOCAL JURISDICTION REQUIREMENTS.

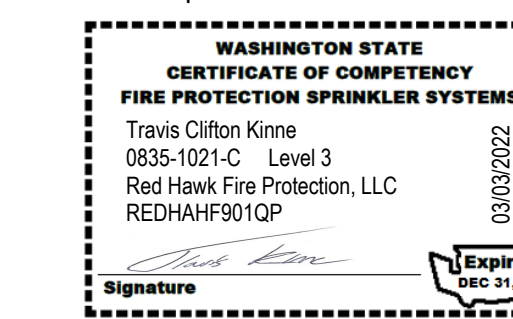
**RED HAWK**  
FIRE PROTECTION, LLC



*Ever Vigilant*

801 VALLEY AVE NW, SUITE D  
PUYALLUP, WA 98371  
PHONE: (253) 840-9900 FAX: (800) 591-4382  
WA CL# REDHAHF901QP

NICET Stamp



Approvals Required  
CITY OF CHEHALIS  
OWNER / ARCHITECT

Revisions

Contract With

**ACCRETE**  
CONSTRUCTION

801 VALLEY AVE NW  
PUYALLUP, WA 98321  
PM: MICHAEL CHOLERTON  
Phone: 253-286-3900  
Email: Michael@accrete.build

Contract Name

**CASCADE MENTAL**  
HEALTH

135 W MAIN ST  
CHEHALIS, WA 98532

Drawing Title

**FIRE SPRINKLER SUPPLY**  
PLAN

Date: March 03, 2022

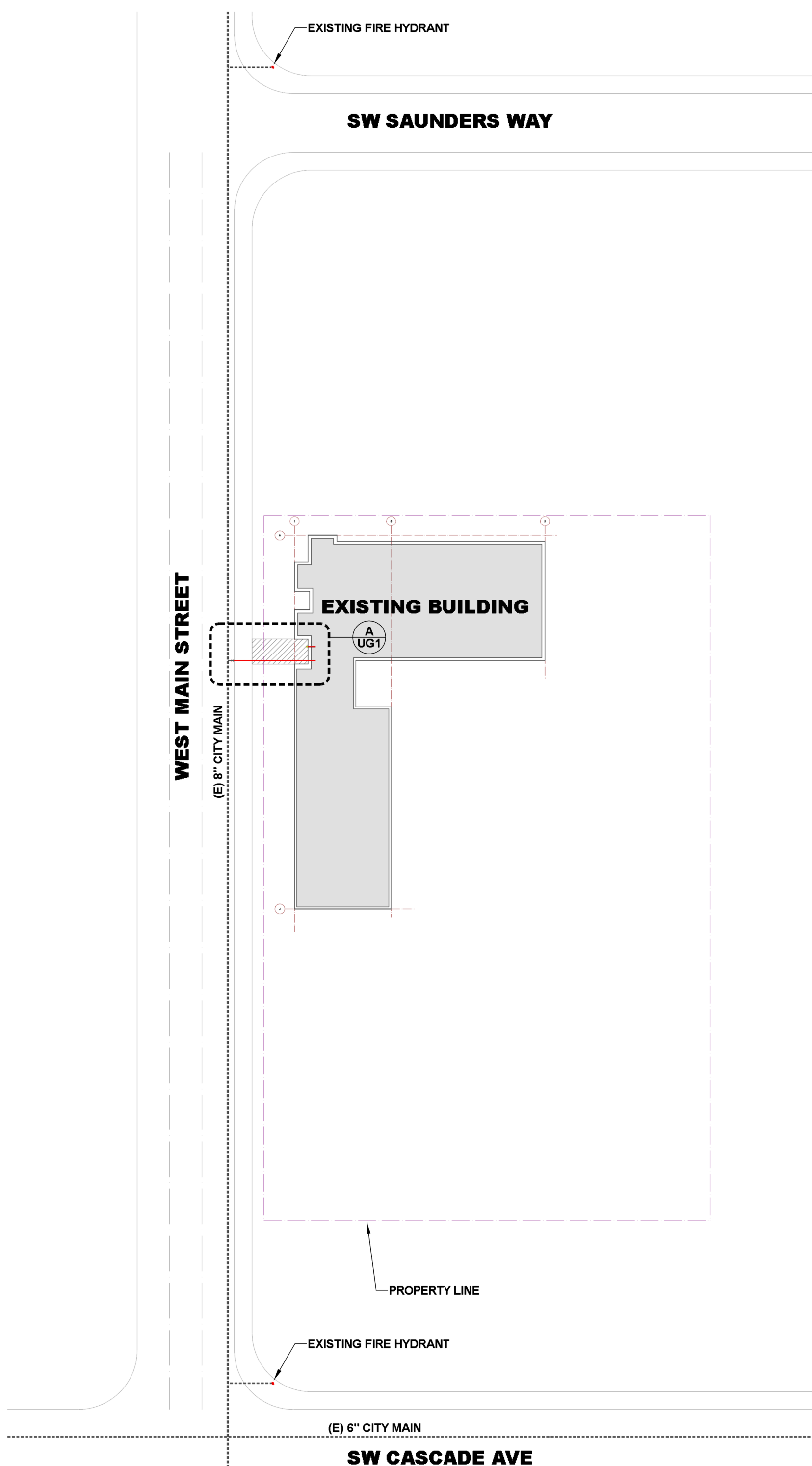
Job Number: 60174

Designer: TRAVIS KINNE

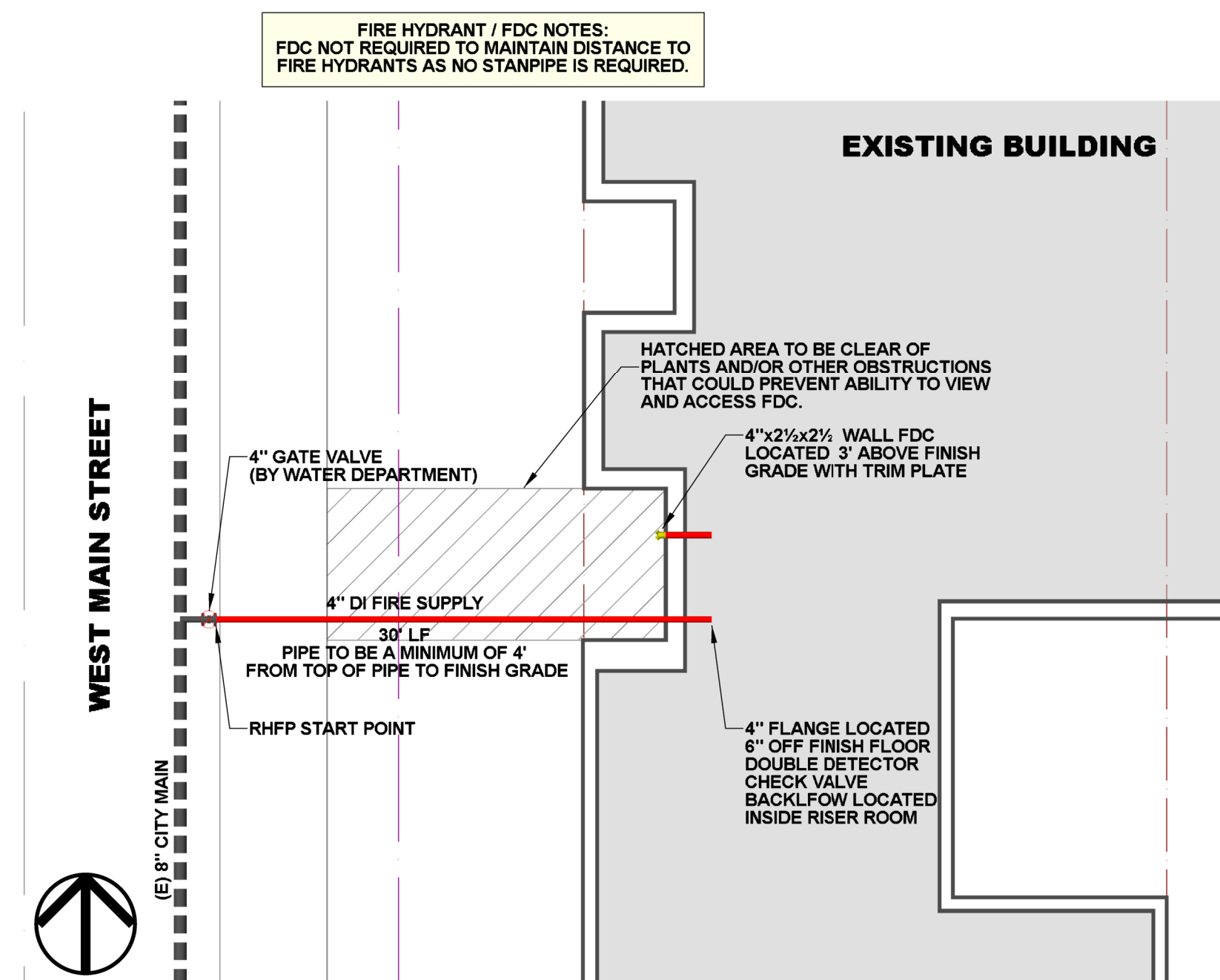
Building Permit:

Drawing Number

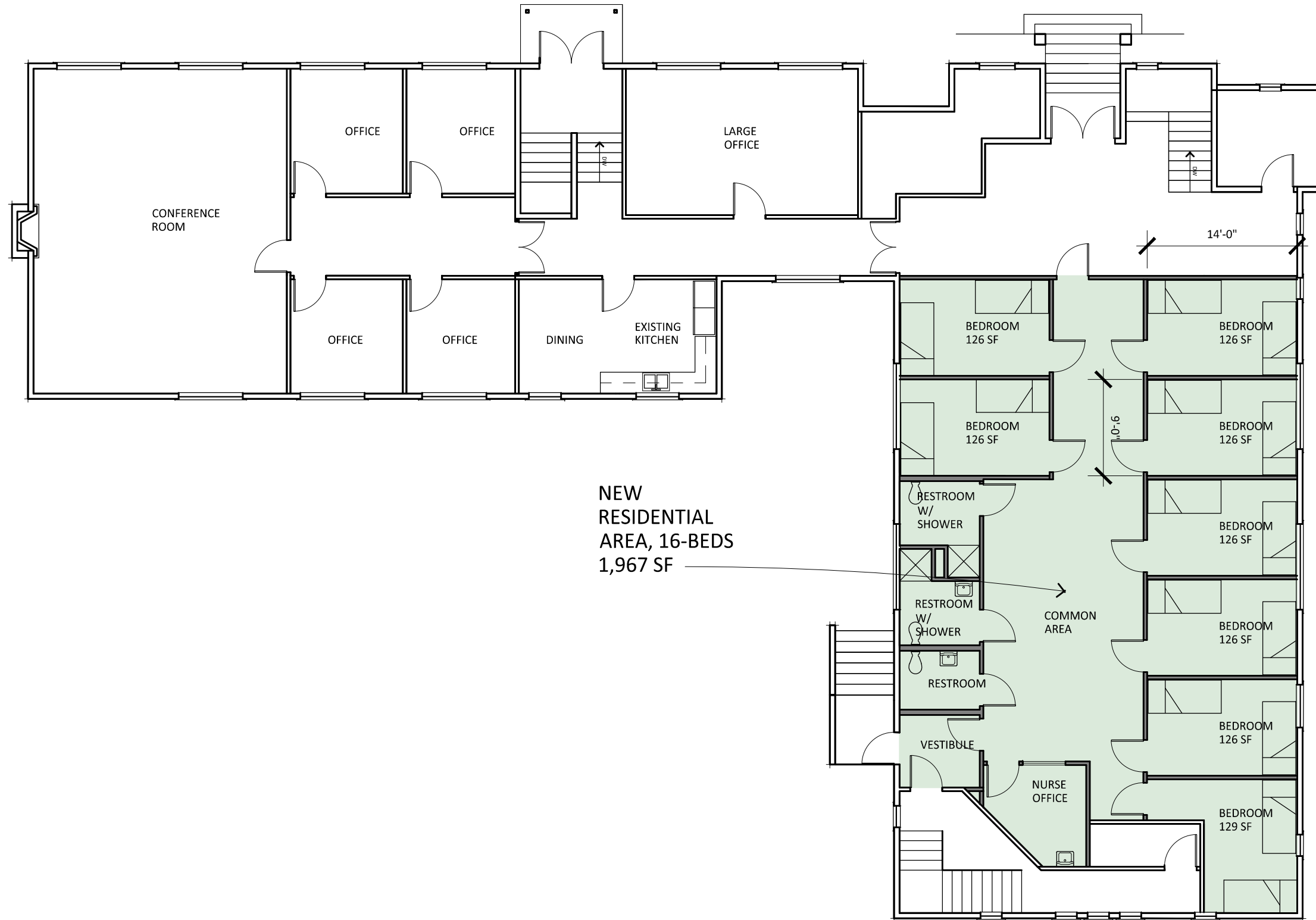
**UG1**



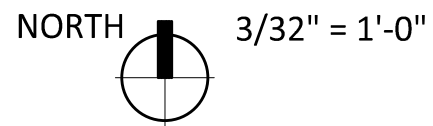
**SITE PLAN - FOR REFERENCE**  
SCALE: 1/32"=1'-0"



**FIRE SPRINKLER SUPPLY PLAN**  
SCALE: 1/8"=1'-0"



NEW  
RESIDENTIAL  
AREA, 16-BEDS  
1,967 SF



**SECOND FLOOR PLAN** 5,340 SF

**CASCADE COMMUNITY HEALTHCARE**  
135 WEST MAIN STREET, CHEHALIS

Ron Wright & Associates/Architects, P.S.  
2003 Western Avenue, Suite 610  
Seattle, Washington 98121  
(206) 728-4248





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

Job site address: 135 W Main St

Parcel #: 003848000000

**Applicant/Contact Person**

Name: Ron Wright

Mailing address: 2003 Western Ave, Suite 610

City, State, and Zip: Seattle, WA 98121

Phone #: 206-728-4248 Email: (required) rwright@rwaa.com

Is the property owner the same as the applicant: Yes  No  If yes, you may skip the property owner section

**Property Owner**

Name: Cascade Community Healthcare

Mailing address: 135 W Main St

City, State, and Zip: Chehalis, WA 98532

**Contractor/Engineer/Surveyor**

Contractor's L&I #: ACCRECL993NP

Contact Name: Michael Cholerton

Company/Firm Name: Accrete Construction LLC

Mailing address: 801 Valley Ave NW, Suite A

City, State, and Zip: Puyallup, WA 98371

Phone #: 253-286-3900 Email: (required) michael@accrete.build

**Project Description:** (Create a project narrative on a separate page if there is not enough room to completely describe your project below.)

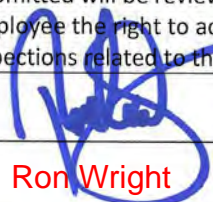
see attachment.

Current market value of proposed work:

(Fair market labor and materials)

see attachment.

Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, you grant permission for any City of Chehalis employee the right to access and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

Signature: 

Date: 3/21/22

Print Name: Ron Wright

*Office use only*

Received by: LF Date Received: 03/22/2022

Parcel #: 003848000000

Permit #: VR-22-002

Zoning: CBD

Flood Zone: yes  no  Zone Classification:

The proposed project is a substance abuse disorder facility to be located at 135 West Main Street. The property is located adjacent to West Main Street, at mid-block. The building is a former church that was constructed in 1950, and now used as an outpatient facility for substance abuse disorder treatment by Cascade Community Healthcare. We are currently proceeding with the City of Chehalis Conditional Use Permit process for the project.

The facility is funded by the Washington State Department of Commerce.

This facility is classified by the State of Washington as an Essential Public Facility per WAC 365-196-550 and RCW 36.70A.200.

Because we are providing a new residential occupancy within the existing building, we are required to install an automatic fire sprinkler system. This requires a new connection to a water main. There is a water main located within the West Main Street right-of-way directly adjacent to the building. The connection would require approximately 25 feet of new below grade piping in the right-of-way. We have a bid for the design and construction of this work - \$85,000.

The referenced code pertaining to work within the right-of-way is the following:

CMC 12.04.280 Streets.

P. Pavement Restoration. Trench cuts in roadways greatly degrade the condition of the pavement, as well as reduce its design life. The most significant damage can be seen in newer pavements. Pavement restoration should result in the pavement being as good as, or better than, the pre-trench cut condition. This can be achieved by the prevention of trench cuts, thorough utility coordination, and high-quality pavement restoration.

1. Trench Cuts in New Pavements. Trench cuts are not permitted in pavements that have been constructed or rehabilitated within five years. "Rehabilitation" includes all surface treatments such as chip seal, slurry seal, and asphalt overlay.

If there is no other option but to cut into new pavement, prior approval will be obtained from the director of public works. Pavement must then be restored in accordance with the standards of subsection (P)(3) of this section.

Because of the 5-year moratorium on development within the right-of-way of any newly paved streets, the City of Chehalis Public Works Department initially indicated the project would not be approved. We were instead directed to connect to the water main located within SW Cascade Avenue, accessing the building with a new line within the alley between West Main Street and SW Alfred Street. Because of the distance to the building from SW Cascade Avenue the connection is required to be a loop connection which means the new line has to have a second connection to a water main. The Public Works Department has indicated this could be a connection from SW Cascade Avenue to either North Market Blvd. or to Saunders Avenue and then south to SW Alfred Street. This results in either 800 or 600 feet, respectively, of new water line and street repair work. The bid received for this water line work is \$600,000.

The entire construction budget for the project is \$700,500. The imposition of the \$600K costs would result in the cancellation of the project. There is no other feasible option but to cut into the new pavement to install the required water line.

During a meeting conducted by the office of the City Attorney regarding the project on 2/7/22, the City expressed the concern that if the connection is allowed, the City would potentially be impacting its standing in the grant process of the Washington State Transportation Improvement Board (TIB) for future grant applications. The City provided our office with the contact information for the TIB. The TIB, through a communication provided by Chris Langhoff, has stated that the proposed improvements required for the project will not impact the City of Chehalis standing for future grants.

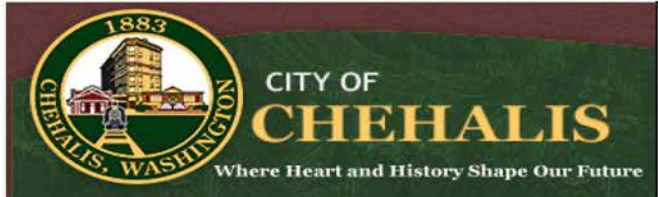
Per directions provided by the City of Chehalis, we are therefore requesting a Variance from requirements of CMC 12.04.280 (P)(1).

An aerial photograph of a large, multi-story building complex with several parking lots. The image is annotated with red and yellow markers. A red location pin is placed on the roof of a central building. A red arrow points from this pin to a specific area in a parking lot. Another red arrow points from the same area towards the bottom right. Two yellow circles are placed at the corners of a street intersection in the bottom right. The text 'LIMO PARKING AREA' is overlaid in red on the left side, and 'EVENT SIGNS' is overlaid in green on the bottom right.

## LIMO PARKING AREA

Limo parking will be roped off with velvet rope and chrome stanchions. Limos will be provided by Brad at Hannahs Limosuine. A door attendant will be present during the event to direct guests in and out of the vehicles safely. No guests will enter or exit on the driver side of vehicle into traffic. Would like notice signs posted a few days prior to the event.

## EVENT SIGNS



Community Development Department  
1321 S Market Blvd. Chehalis, WA 98532  
(360) 345-2229 / Fax: (360) 345-1039  
[www.ci.chehalis.wa.us](http://www.ci.chehalis.wa.us) email: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

### SPECIAL EVENT APPLICATION

submit at least 28 days in advance of proposed event

#### Will your event take place on City owned property or in the street?

**No**  **Yes** if yes, insurance is required to be submitted *along with the application.* (See page 3)

\*\*\*\*\*Please note: Incomplete applications are not accepted \*\*\*\*\*

Please check the event type:

- Athletic Event**
- Noise Permit**
- Car Show**
- Other** Youth dance event for local high schools
- Street Event**
- Park Event**
- Parade**

Name of Applicant/Organization: Sound Dragon Events LLC

Location of event: City Farm Event Venue

Person in Charge: Cameron Bluhm Address: 456 N Market Blvd, Chehalis, WA 98532

Phone Number: Daytime: 3602012442 Work: \_\_\_\_\_ Email: (required) sounddragonbooking@gmail.com

Additional Authorized Individuals: \_\_\_\_\_

Phone Number: Daytime: \_\_\_\_\_ Work: \_\_\_\_\_ Email: (required) \_\_\_\_\_

Emergency Contact: \_\_\_\_\_

Phone Number: Daytime: \_\_\_\_\_ Work: \_\_\_\_\_ Email: (required) \_\_\_\_\_

Type of Activity Planned (describe event): Youth prom dance for all local high school students ages 16 - 20 with limosuine shuttle service

www.Prom2k22.com

Will participants pay a fee or donate? (Please circle)  YES  NO

Are you a non-profit organization? (Please circle) YES  NO  If yes, please provide your EIN (tax) number.

Will City of Chehalis services be requested for:

- Street Closure**
- Security**
- Garbage Collection**
- EMS**
- Sidewalk Closure**
- Equipment**
- Parking Restrictions**
- Other** \_\_\_\_\_

Date(s) of Proposed Event: June 11th 2022

Hours of Operation: 7pm - 2am

Set-up Date/Time: June 10th - 10am

Dismantling Date/Time: June 12th - 10am

Number of Staff/Volunteers: 12 to 20

Estimated Number of Participants: 250

LOCATION/STREET(S) INVOLVED (describe area involved in event, attach map/route plan):  
456 N Market Blvd, Chehalis, WA 98532

Will need parking restrictions directly in front of city farm approximately 70ft wide and 11 parking stalls.

**Special Considerations - (Additional permits and/or licenses may be required) - Will there be:**

Amplified sound? (Please circle)  YES  NO  
Alcohol? (Please circle) YES  YES  NO  
Animals? (Please circle) YES  YES  NO number animals \_\_\_\_\_  
Types of animals listed here.

Booths/Commercial Vendors: (Please circle) YES  YES  NO If yes, be sure to show them on your site plan.  
Each vendor is required to have a current City of Chehalis business license.

Cooking/Food Service: (Please circle) YES  YES  NO

Fire/Fireworks/Pyrotechnics: (Please circle) YES  YES  NO

Inflatables or Amusement Rides: (Please circle) YES  YES  NO

Mechanical Rides: (Please circle) YES  YES  NO

Portable Restrooms: (Please circle) YES  YES  NO If yes, be sure to show them on your site plan.  
A portion of the restroom facilities must meet ADA requirements.

Dumpsters: (Please circle) YES  YES  NO If yes, be sure to show them on your site plan.

Signs: (Please circle)  YES  NO If yes, be sure to show them on our site plan.

Stage: (Please circle) YES  YES  NO If yes, be sure to show it on your site plan.

Other special considerations: \_\_\_\_\_

