



**Community Development Department**

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**SEPA Checklist Routing Form and Notice of Application**

Date: May 4, 2021

File #UGA SEPA 21-0001 & UGA-CU-21-001: Applicant proposes to one 7 unit multi-family and one 12 unit multi-family building with seven garages and 37 parking stalls. The property is zoned CG, General Commercial. As per CMC 17.18.020 this is a permitted use in this zone with a conditional use permit. Lewis Co Parcel number 010783000000. Please note that we are seeking comment prior to making a threshold determination. No decision has been made at this time.

**\*\*The comment period ends at 5:00 pm on May 20, 2021. \*\***

The checklist has been to the following agencies identified with an 'X' below.

X	Chehalis Building Official	X	WA Dept of Ecology
X	Chehalis Engineering	X	SW WA Clear Air Agency
X	Lewis County Environmental Health		WDFW Region 5
	Centralia Community Development		WA DNR Pacific Cascade Region
X	Lewis County Community Development	X	Chehalis School District
	Chehalis-Centralia Airport	X	Twin Transit
X	Chehalis Fire Department	X	Cowlitz Indian Tribe, Attn: Taylor Aalvik
X	Lewis County Engineering	X	Chehalis Indian Tribe Attn: Dan Penn
X	Dept of Archaeology and Historic Preservation		WSDOT SW Region, Attn: Jeff Barsness

Please send any comments, conditions or requests for additional information to:

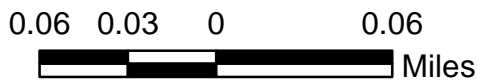
Tammy Baraconi, Planning Manager  
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 360.345.2227  
[tbaraconi@ci.chelais.wa.us](mailto:tbaraconi@ci.chelais.wa.us)

All comments, conditions or request for additional information must be done in writing or via email. Phone requests can not be taken. This may be your only opportunity to comment.

Questions? Supporting documents can be found at <https://www.ci.chelais.wa.us/building/planning-department> .



Vicinity Map  
for  
2169 Jackson Hwy



1 inch = 344 feet



Updated: May 4, 2021



JAN 29 2021

CB

City of Chehalis

UEA-CU-21-001

## Conditional Use Application Narrative

### Application Questions 1 through 8 for the Conditional Use Permit

#### Project Description

*The proposed Conditional Use for the subject property is multi-family development in a General Commercial Zone. The project development will provide one new building with 7 units and one new building with 12 units for a total of 19 residential units. The site plan provides 7 garages and 37 additional parking stalls. The parking lot will be accessed from a new concrete driveway ramp off of Jackson Highway. There is an existing sewer main that crosses the property. New sewer laterals will be connected to the existing onsite main and extend to the new buildings. An existing water main is located on the northeast side of Jackson Highway. A new water service tap will be installed and the water stub will be installed under the roadway to the southwest side of the road where a new fire hydrant will be installed. One meter for each building will be installed with private water meters for each individual unit for domestic water service.*

**1. What is the usage of other surrounding properties in the vicinity of this proposal?**

*The surrounding properties to north, south and east are zoned General Commercial, The large vacant parcel to the west is zoned R1 per City mapping. The adjacent properties to this site include the new Jackson Park 1 multi-family development to the west with commercial retail businesses further north of Jackson Park 1, 4 existing single family residential lots and homes to the south with a large church complex south of the single-family homes. Across Jackson Highway to the east are two single family residences and another large church complex. To the west of the site is a 5.1-acre R1 Residential zoned parcel.*

**2. Is there a unique circumstance relative to your property, but not the rest of the neighborhood, that makes the Conditional Use or Variance Necessary?**

*Yes, the property is not well suited for general commercial based on its lot depth to width ratio. The multi-family use and continuance with the Jackson Park 1 complex is the best use and benefit to the area. It will result in re-developing one of the last old homesites along Jackson Highway.*

**3. Will the proposal, if granted, affect any other adjacent private or public property in any physical manner or be materially detrimental?**

*The adjacent properties consist of residential, commercial retail and two large church facilities that all access off Jackson Hwy. The proposed project will provide a higher density residential use, but with a townhome look and appeal rather than an apartment style approach. The new buildings are positioned along the northern property line to provide separation away from the single family residential homes to the south. This will provide a transitional density from the existing commercial use to the west to moderate density on this project and then to existing single family density to the east.*

**4. Will the proposal, if granted, affect the visual characteristics of the neighborhood?**

*Yes, the new project will provide a new development appeal and remove the old single-family home. It will result in developing one of the last old homesites along Jackson Highway and provide the General Commercial corridor with a modern visual appeal.*

**5. Will the proposal, if granted, affect the comprehensive plan for the zone, vicinity, or neighborhood?**

*The proposed development is consistent with the comprehensive plan. One of the comprehensive plan goals is to encourage the availability and promote a variety of densities of housing types. The site is also well suited to provide access to neighborhood amenities within walking distance such as the Pacific Athletic Center, two Churches, Commercial Retail Grocery and Furniture Store and existing and new school grade schools and Boys and Girls Club along SW 20<sup>th</sup> Street. This meets the urban design, walkability and pedestrian friendly goals of the comprehensive plan. In the 2011 comprehensive plan there is only 5 acres designated R3 and 60 acres designated R4. In contrast there is 1225 acres designated CG. With the city growth and planned new school facilities, additional middle income urban housing will be needed to accommodate families moving into the school district.*

**6. Is this proposal a continuance of re-establishment of a pre-existing nonconforming use?**

*The proposal is a continuance of the recent Jackson Park I development north of this parcel that was an approved Conditional Use Permit. It is not a re-establishment or non-forming use.*

**7. Will a substantial hardship be created if this proposal is denied?**

*Yes, the property is not well suited for general commercial based on its lot depth to width ratio of 1:4. The multi-family use and continuance with the Jackson Park I complex allows the best use and benefit to the area.*

**8. Will the proposal, if granted, create a violation of the Chehalis Municipal Code or a Public Nuisance as defined by Title?**

NO

**LEGAL DESCRIPTION:**

K&W Properties LLC  
RBE NO. 20119

PARCEL NO 010783000000  
Section 04 Township 13N Range 02W LOT 9 BLK 2 RICHARDTS ACRE ADD

***Below is a description of the 12 items listed on the Conditional Use Application cover page that can be modified by the hearing examiner;***

1. Size and Location of the site;  
*The project site is located at 2169 Jackson Highway. The total site area is 1.0 acres.*
2. Street and road capacities in the area;  
*Jackson Highway is classified a Major Arterial Roadway. Frontage improvements that include road widening, curb, gutter and sidewalk are proposed.*
3. Ingress and egress of adjoining public streets;  
*The site is accessed off of Jackson Highway via a private driveway.*
4. Location and amount of off-street parking;  
*The drive lane and parking lot runs along the south property line. There are 7 garages and 37 additional parking stalls for a total of 42 parking stalls. The City code requires 2 off street parking stalls per dwelling unit for a minimum required parking total of 38 stalls.*
5. Internal traffic circulation system;  
*The site plan provides a 24-foot wide drive lane running northeast to southwest and will loop into the Jackson Park Phase 1 hammerhead leg at the west end of the site. No turn around is needed for this project.*
6. Fencing, screening, and landscaped buffer areas;  
*Landscaping will be provided along the southern and western property line and Jackson Hwy property frontage for aesthetics and fencing will be installed along the southern property line. The common property line with Jackson Park Phase 1 will incorporate fencing or screening between the buildings for individual privacy.*
7. Building bulk and location;  
*The one new 2-story 7-unit building covers approximately 6,720 sf of footprint and the new 2-story 12-unit building covers approximately 6,240 sf, for a total building footprint area of 12,960 sf. The location of the site is near an existing church facility to the northeast, existing new Multifamily Development to the west, un-developed lot to the south and 4 existing single family residential lots to the east.*
8. Usable open space;  
*The site plan provides a 12-foot yard behind the new buildings with a patio for tenant use. A 900 square foot child's play area with tot toys is located on the Jackson Park Phase 1 project adjacent to the site and will be accessible for this Phase 2 project.*
9. Signs and lighting;  
*A small monument sign with the complex name will be placed near the entrance of the site.*
10. Drainage of storm water;

*The stormwater will be conveyed to a treatment structure then to an underground detention system where it will be released at a controlled rate that meets City of Chehalis standards. The stormwater will be discharged to the natural drainage path.*

11. Noise, vibration, air pollution and critical areas such as wetlands, flood zones, shorelines etc.;

*Typical residential noise levels will be produced by the new development.*

12. Other pertinent actors;

*N/A*