

Development Review Committee is represented by the City of Chehalis:
Building and Planning | Engineering | Public Works | Fire Department | Police Department | Airport

Development Review Committee Agenda

Chehalis Building and Planning Department

August 31, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM Pre-application Conference AC-22-025; 503 SW Riverside Rd

Zoning: CG-General Commercial. Lewis County Parcel # 005827000000, 005823003002, 005825000000. Parcel size – approx. 37 acres, 1,611,720 sq ft.

Applicant proposes an outdoor recreation, camping, and RV site phased over several years.

9:30 AM Site Plan Review ST-21-0015; 634 S. Market Blvd

Zoning: CG – General Commercial. Lewis County Parcel # 004333003000 Parcel size – approx. 0.38 acres, 16,553 sq ft.

Applicant proposes to remodel an existing structure and convert to a pharmacy.

10:00 AM Interdepartmental meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/9484862389>



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: 503 SW Riverside Dr

PARCEL #: 005827000000, 005825000000, 005823003002

APPLICANT / CONTACT PERSON:

NAME: Richard Hensman
 ADDRESS: 503 SW Riverside Dr
 CITY/ST/ZIP: Chehalis, WA, 98532
 PHONE#: (360) 720-7820
 EMAIL: richard.hensman@gmail.com


CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: Owner Builder Project
 CONTACT NAME: _____
 ADDRESS: _____
 PHONE #: _____
 EMAIL: _____
 CONTRACTORS L&I #: _____

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

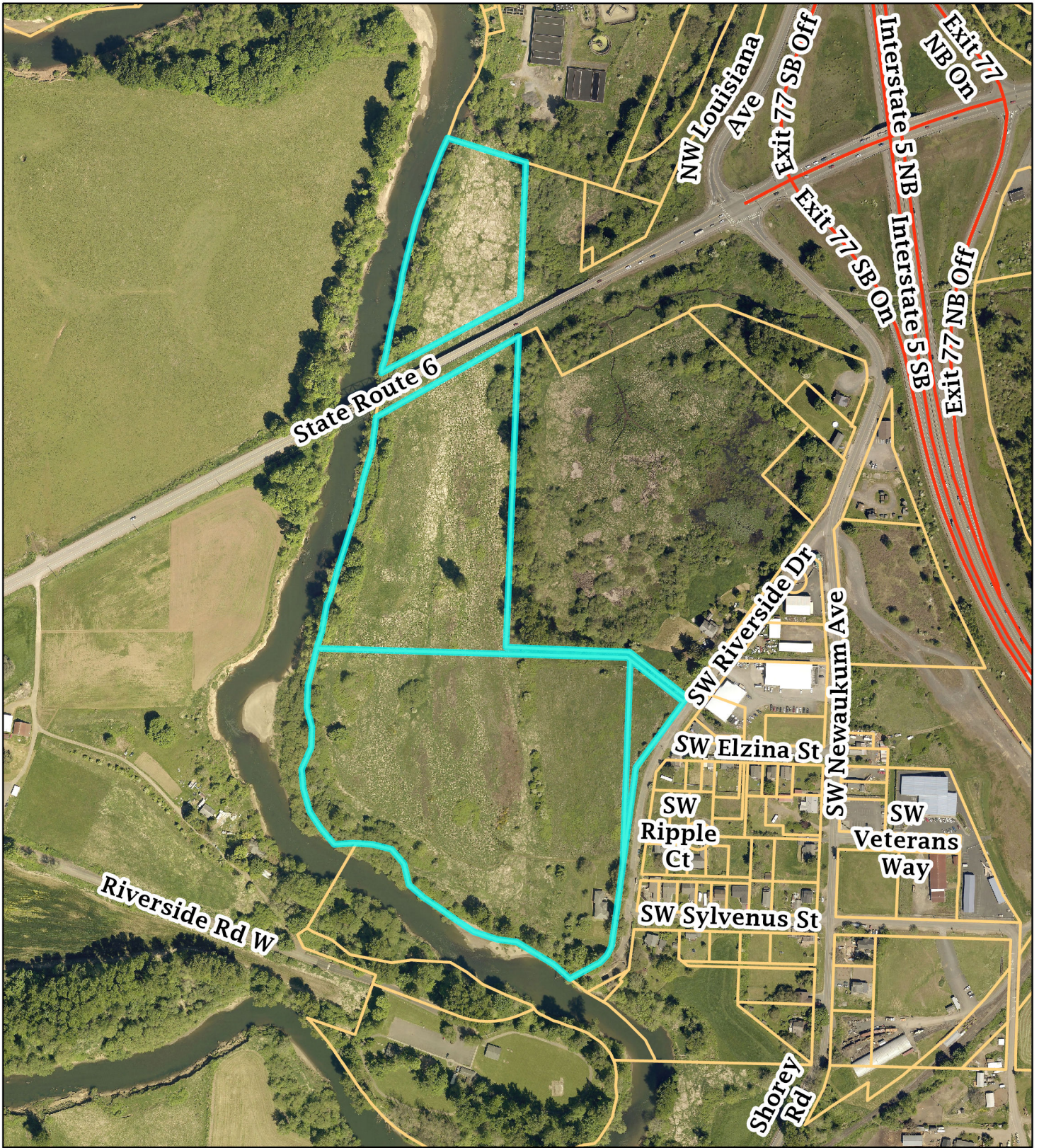
DETAILED PROJECT DESCRIPTION: Multi-year plan primarily to create recreational areas for river access, tent camping and RV parking with water and electrical hookups. We hope to protect the land and make it a resource for the community by possibly adding secondary attractions like: Training obstacle course, small petting zoo, fruit tree orchard, mountain bike skills park, elevated rope course, geodesic dome tent for events, parking and storage

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.

Signature: 	Date: 8/22/2022
Name (print): Richard Hensman	Telephone #: (360) 720-7820

Office use only	
Received by: LF	Date Received: 08/25/2022
Parcel #: 005827000000	
Permit #: AC-22-025	
Zoning: CG	
Flood Zone: Yes No	
Zone Classification: A	

0 0.10.3 0.5
Feet



CITY OF CHEHALIS

AC-22-025

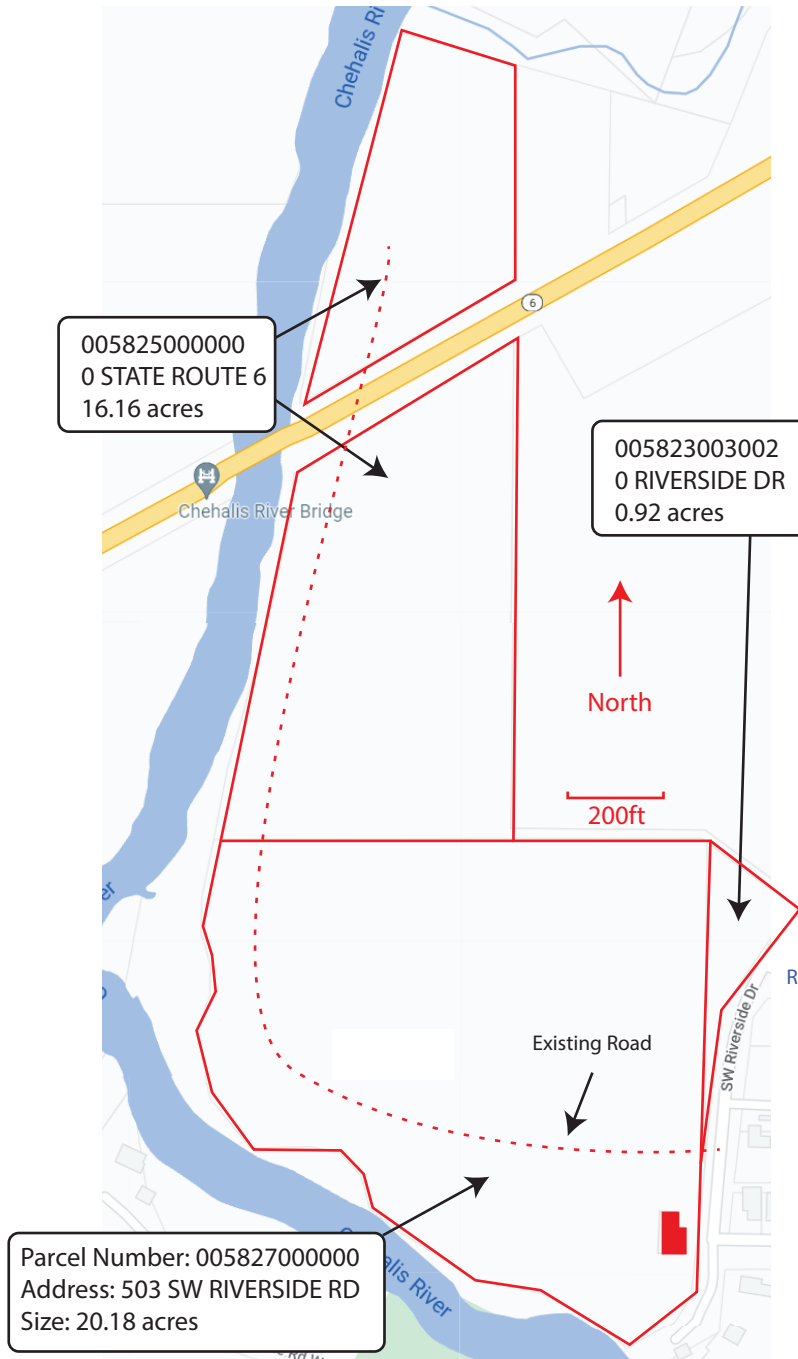
Sitemap - Multi-year Plan

Parcel Number: 005827000000, 005825000000, 005823003002

Site Address: 503 SW Riverside Dr

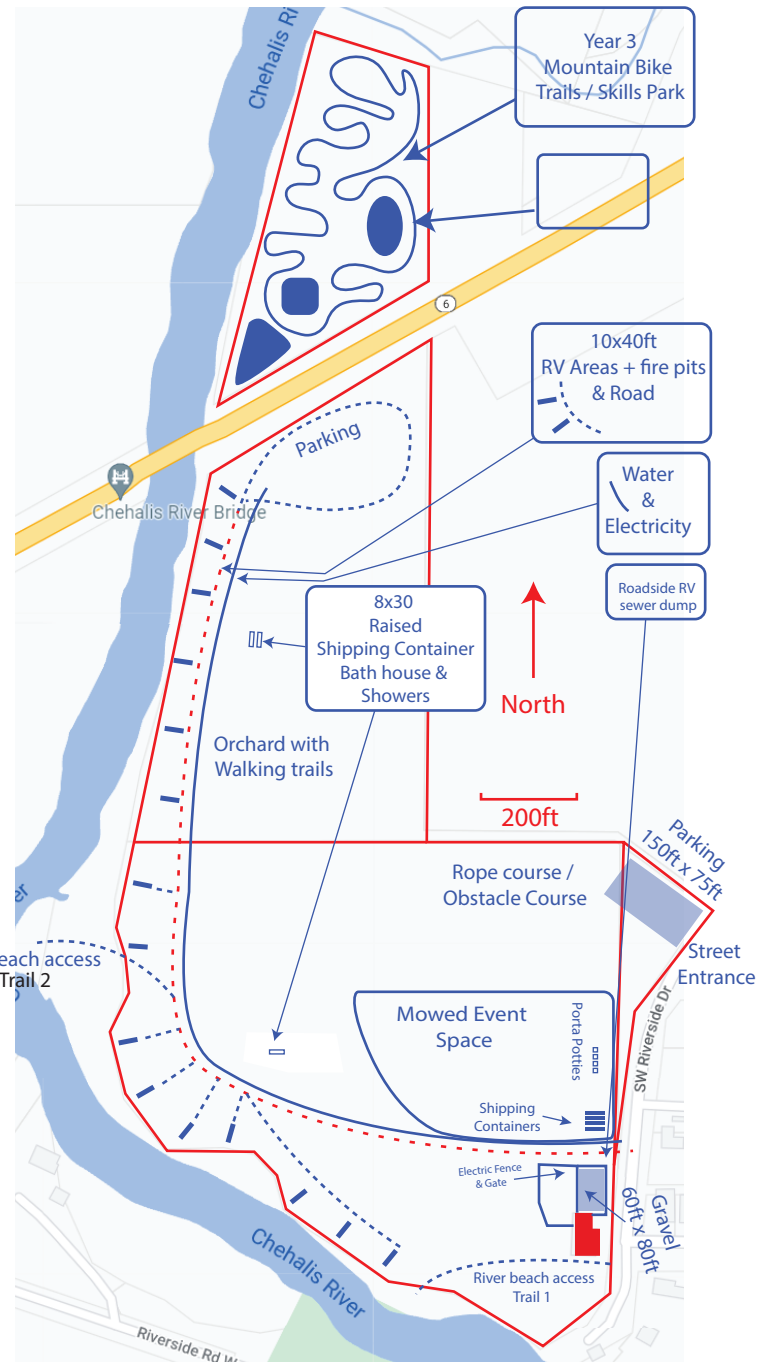
Owner: HENSMAN, RICHARD

Existing



Proposed Changes

Without Setbacks



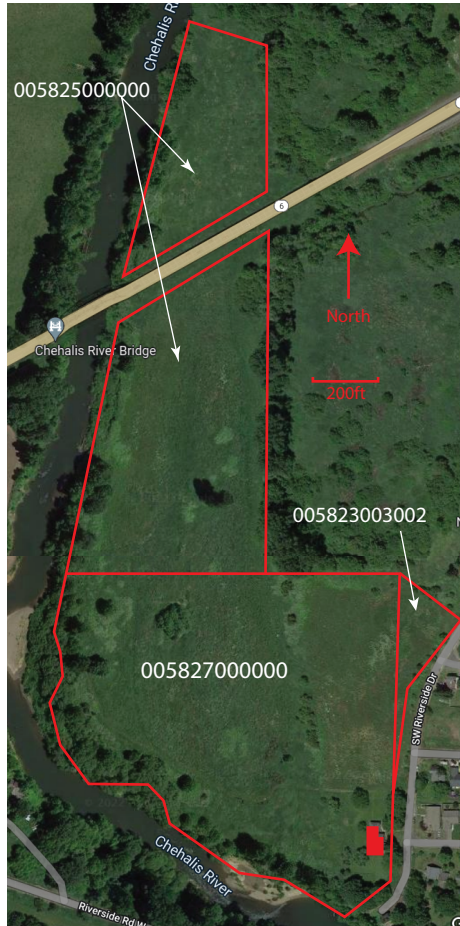
Sitemap - Multi-year Plan with Setbacks

Parcel Number: 005827000000, 005825000000, 005823003002

Site Address: 503 SW Riverside Dr

Owner: HENSMAN, RICHARD

Existing

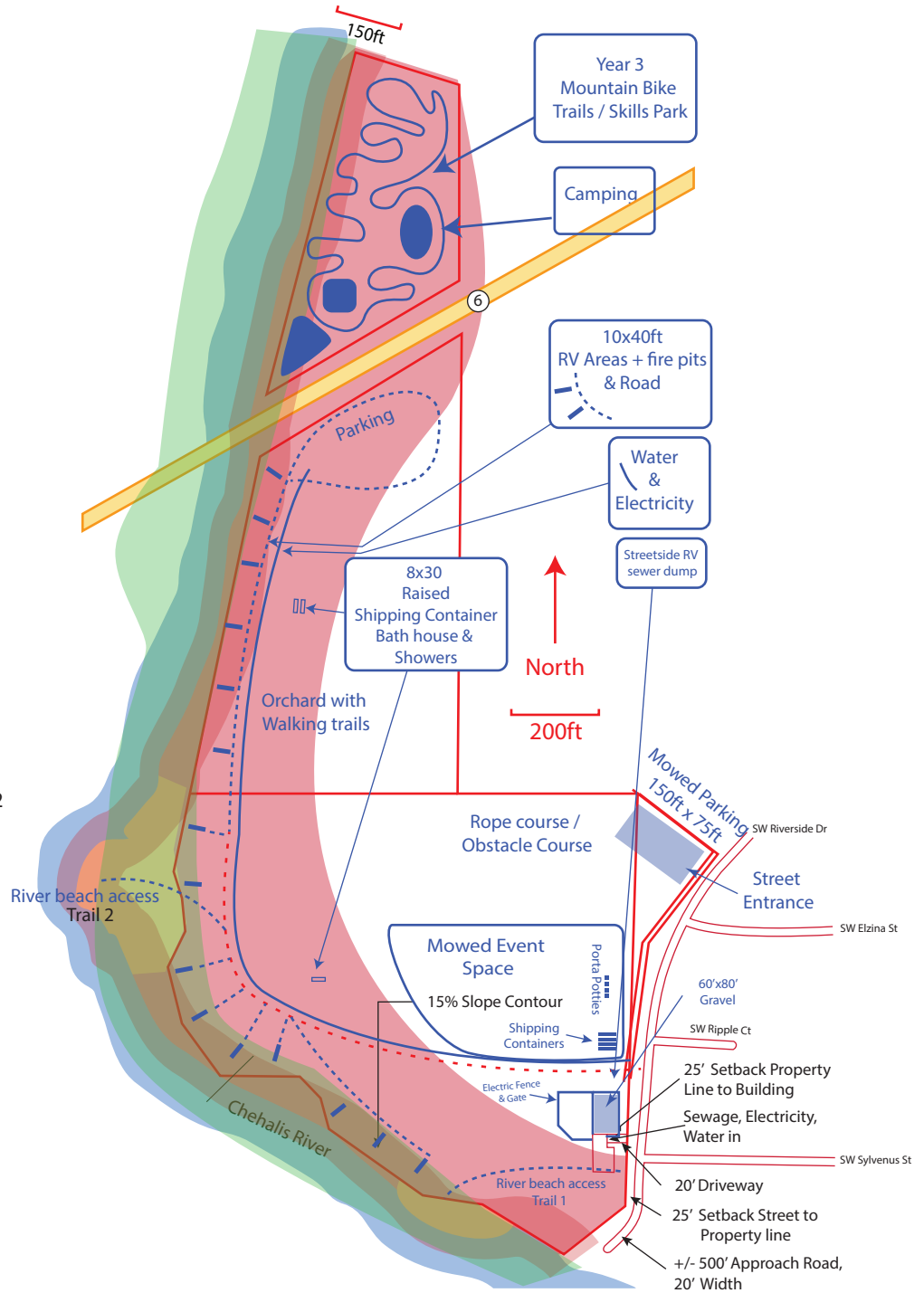


Existing Lots

005827000000, 005825000000, 005823003002

- Floodway
- 150ft Shoreline Buffer
- Wetland Setback

Proposed Changes With Setbacks & Streets





Return your permit 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 address: 634 S Market Blvd, Parcel #: 004934000000

Applicant/Contact person Chehalis 98532

Name: SUNIL DOLLA

Mailing address: 3525 Ensign Rd NE, Ste #11

City, State, and Zip: Olympia, WA 98506

Phone #: 214-300-5363 Email: (required) SRDOLLA@YAHOO.COM

Contractor/Engineer/Surveyor

Contact Name: Lessee/Tenant

Company/Firm Name:

Mailing address:

City, State, and Zip:

Phone #: Email: (required)

Contractor's L&I #:

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

Remodel existing structure to be able to operate a retail pharmacy with drive-thru

Current market value of proposed work: \$20,000
 (Fair market labor and materials)

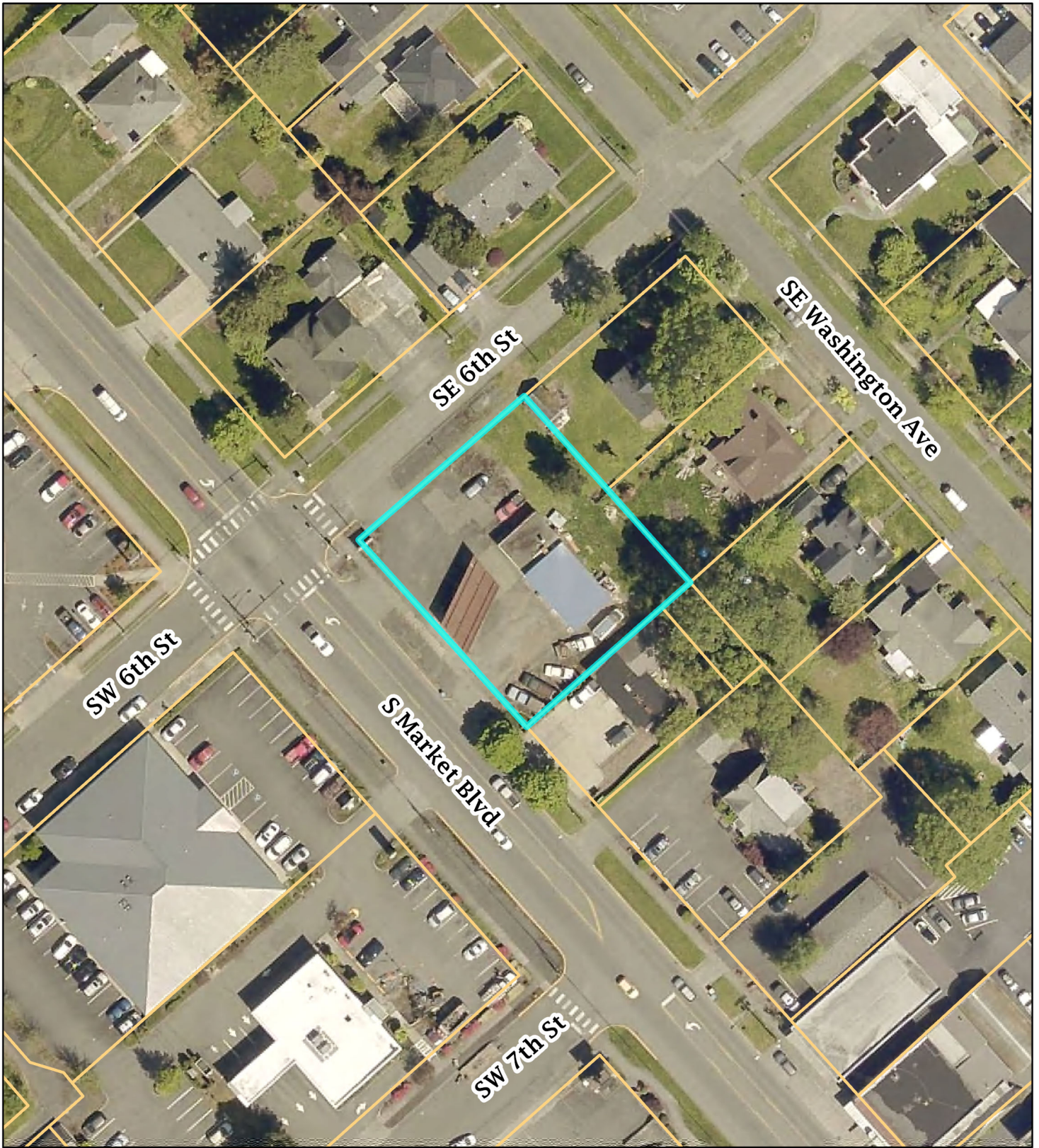
Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, you grant permission for any City of Chehalis employee the right to access and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this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

Signature: [Signature] Date: 11/01/2021

Print Name: SUNIL DOLLA

Office use only	
Received by: <u>JM</u>	Date Received:
Parcel #: <u>004934000000</u>	
Permit #: <u>BU-COM-21-003</u>	<u>11/4/21</u>
Zoning: <u>CG</u>	
Flood Zone: <u>yes</u> <input checked="" type="radio"/> <u>no</u> <input type="radio"/>	Zone Classification:

0 0.10.3 0.5
Feet

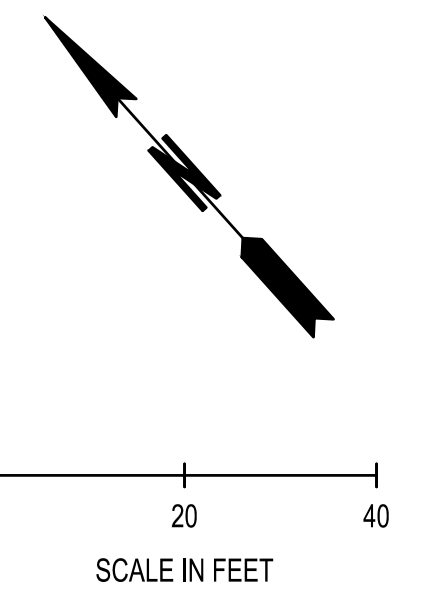
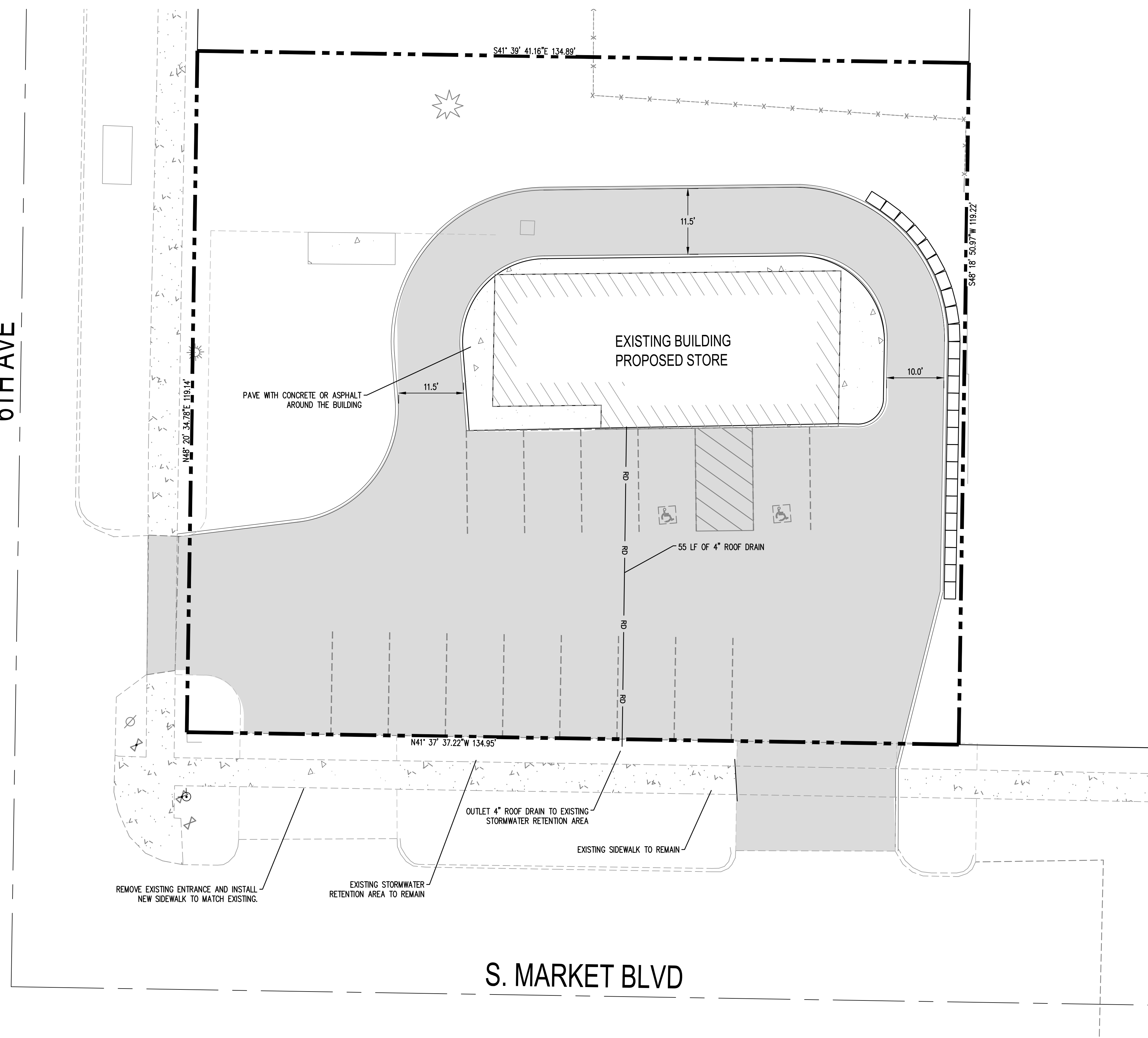


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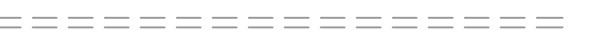


ST-21-0015

6TH AVE

S. MARKET BLVD



LEGEND

-  EXISTING BUILDING
-  PROPERTY LINE
-  EXISTING CURB
-  PROPOSED CURB
-  EXISTING ECOLOGY BLOCKS



Aug 09, 2022 10:53:11am User: rthompson
NE:\PROJECTS\22\22-P00445 CHEHALIS PHARMACY DRIVE THRU\CADD\22-P00445 EXHIBIT-01.DWG

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465 F: 360.352.1509
SCJALLIANCE.COM

HORIZONTAL SCALE:	1"=10'
DATE:	AUGUST 2, 2022
JOB No.:	22-P00445
DRAWING FILE No.:	22-P00445 EXHIBIT-01

CHEHALIS PHARMACY DRIVE THRU
SITE PLAN EXHIBIT

EXHIBIT No.:	EX-01
SHEET No.:	01