

# Development Review Committee Agenda

Chehalis Building and Planning Department

August 3, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

## **9:00 AM Site Plan Approval UGA-ST-22-0001, 273 Maurin Road**

Zoning: IL – Light Industrial. Lewis County Parcel # 0177130040003 and 017713004001. Parcel size – 20 acres, 871,200 sq ft.

Applicant proposes a 568,933 sq ft warehouse with associated grading, stormwater, and parking.

## **9:30 AM Pre-application Conference AC-22-019, 375 11<sup>th</sup> St SW**

Zoning: CG – General Commercial. Lewis County Parcel # 005871071121-2. Parcel size – 82 acres, 3,571,920 sq ft.

Applicant proposes a 650 sq ft addition and renovation to Green Hill School.

## **10:00 AM Presentation**

**Presentation from Energy Services**

**10:30**

### **1. Interdepartmental meeting**

Join Zoom Meeting

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

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Feet



# CITY OF CHEHALIS

## UGA-ST-22-0001



May 6, 2022

City of Chehalis  
Community Development  
Building and Planning Department  
1321 South Market Boulevard  
Chehalis, WA 98532

RE: SEPA and Site Plan Review for Port 17 Port of Chehalis Project  
Located at 273 Maurin Road, City of Chehalis, Lewis County, Washington  
Tax Parcel Nos: 017743-004-001, 017743-004-002 and 017743-004-003  
Our Job No. 22217

On behalf of Panattoni Development Company, Barghausen Consulting Engineers, Inc. is submitting the SEPA Environmental Review and Land Use Review applications for the proposed Port 17 Port of Chehalis project located on an approximate 31-acre site at 273 Maurin Road in the City of Chehalis, Lewis County, Washington. The proposed development consists of the construction of one new up to approximately 516,240 square foot warehouse use building on approximately 19 acres of the site along with associated grading activities, paved parking and truck maneuvering areas, landscaping, storm water facility, water and sanitary sewer extensions, franchise utility improvements and roadway improvements. A boundary line adjustment or lot combination will be processed under a separate application to conform the existing lots to the proposed site layout.

The following plans and documents are enclosed for review:

1. One (1) electronic copy Permit Application for SEPA and Land Use Reviews
2. One (1) electronic copy SEPA Environmental Checklist
3. One (1) electronic copy Preliminary Architectural Site Plan
4. One (1) electronic copy Preliminary Civil Engineering Design Plans
5. One (1) electronic copy Geotechnical Investigation Report
6. One (1) electronic copy Record Drainage Report with Technical Supplement
7. One (1) electronic copy Phase I Environmental Site Assessment Report
8. One (1) electronic copy Traffic Impact Analysis
9. One (1) electronic copy Cultural Resources Report
10. One (1) electronic copy Wetland and Fish and Wildlife Habitat Technical Memorandum
11. One (1) electronic copy Advanced Mitigation Use Plan
12. One (1) electronic copy Final Mitigated Determination of Non-Significance issued by the City of Chehalis dated October 14, 2015
13. One (1) electronic copy City of Chehalis Water Availability Letter

City of Chehalis  
Community Development  
Building and Planning Department

-2-

May 6, 2022

We believe that the enclosed plans and documents compile a complete application package to begin the SEPA and Land Use Reviews for the Port 17 Port of Chehalis project. Please review at your earliest convenience and please feel free to contact me if you have any questions or need any additional information. Thank you.

Sincerely,



Daniel K. Balmelli, P.E.  
Executive Vice President

DKB/bd

22217c.001.doc

enc: As Noted

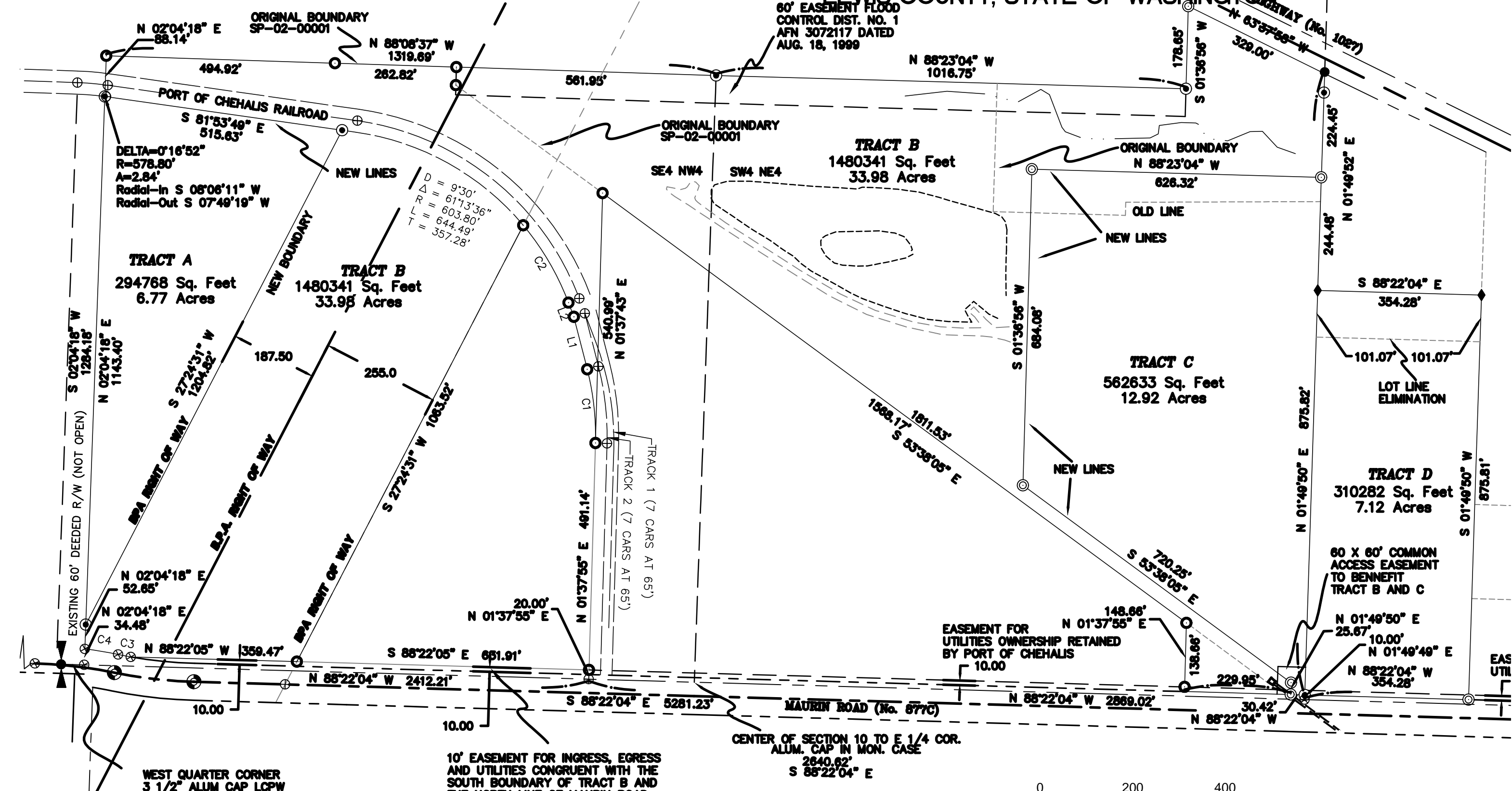
cc: Darren Peugh, Panattoni Development Company  
Brett Wadsack, Barghausen Consulting Engineers, Inc.  
Betsy Dyer, Barghausen Consulting Engineers, Inc.



Know what's below. Call before you dig.

# EXISTING CONDITIONS SURVEY CITY OF CHEHALIS FOR BOUNDARY LINE ADJUSTMENT #UGA BLA-19-005 PORT 17 PORT OF CHEHALIS

A PORTION OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M.  
LEWIS COUNTY, STATE OF WASHINGTON



NOTE:  
"ALTHOUGH CITY UTILITIES ARE NEARBY, THERE IS NO GUARANTEE THAT ANY FUTURE DEVELOPMENT WILL BE APPROVED FOR ANY UTILITIES, AND FUTURE DEVELOPMENT SHALL COMPLY WITH THE CITY OF CHEHALIS DEVELOPMENT STANDARDS IN EFFECT AT THE TIME OF PERMIT APPLICATION"  
TRACT A WILL SEEK ACCESS THROUGH THE DEEDED BUT UNOPENED RIGHT OF WAY FOR THE EXTENSION OF DOWNEY ROAD ON THE WEST BOUNDARY LINE OF TRACT A.

LINE BEARING	DISTANCE
1 N 12°18'36" W	117.24'
2 N 27°40'13" W	32.58'

CURVE DATA	ANGLE	CHORD	CHORD BEARING	CHORD LENGTH	CHORD BEARING
C1	119.62°	181.09'	S 78°30'10.83" W	181.09'	N 02°22'11" W
C2	119.62°	181.09'	S 78°30'10.83" W	181.09'	N 02°22'11" W
C3	119.62°	181.09'	S 78°30'10.83" W	181.09'	N 02°22'11" W
C4	119.62°	181.09'	S 78°30'10.83" W	181.09'	N 02°22'11" W

BEARINGS ARE WASHINGTON STATE PLANE GRID NORTH. SECTION SUBDIVISION BASED ON REF. SURVEYS: EAST TO WEST 1/4 CORNERS NORTH 88°22'04" WEST  
1) ROS BK16 PG17 APN 3018361  
2) SP 2 PO 85 APN 3131899  
3) BLA BK 3 PAGE 221 APN 3473838  
4) ROS BK 12 PAGE 133 APN 9410346

- LEGEND:
- PREVIOUSLY SET 5/8 REBAR AND CAP K. FRAZIER LS 18908
  - FND 5/8" REBAR AND CAP
  - SET 5/8" REBAR AND CAP THIS DATE LS 18908
  - ◆ FND 1/2" BAR AND CAP BLUMH LS 29289

### SITE ADDRESS TABLE:

TRACT A - 185 MAURIN ROAD, CHEHALIS, WA 98532  
TRACT B - 273 MAURIN ROAD, CHEHALIS, WA 98532  
TRACT C - 285 MAURIN ROAD, CHEHALIS, WA 98532  
TRACT D - 295 MAURIN ROAD, CHEHALIS, WA 98532

### SURVEYOR'S NOTES:

THIS SURVEY WAS CONDUCTED TO MEET OR EXCEED A LINEAR TOLERANCE OF 1 PART IN 5000 OR +/- 0.05' FOR DISTANCES SHORTER THAN 250 FEET. BEARINGS AND DISTANCES SHOWN HEREON REPRESENT COMPUTED COURSES FOR MATHEMATICAL CLOSURE. THIS SURVEY WAS PERFORMED WITH A LEICA 1203 ROBOTIC TOTAL STATION USING CONVENTIONAL GROUND TRAVERSE METHODS. IN ADDITION, WE UTILIZED TOPCON DUAL FREQUENCY GPS RECEIVERS TO ESTABLISH BASELINE CONTROL POINTS. THIS SURVEY WAS CONDUCTED WITH PERSONNEL, METHODS AND EQUIPMENT TO MEET OR EXCEED THE REQUIREMENTS OF W.A.C. 332-130-90. FORESIGHT SURVEYING INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS: ACQUESCENCE, ESTOPPEL, ADVERSE POSSESSION, ETC.

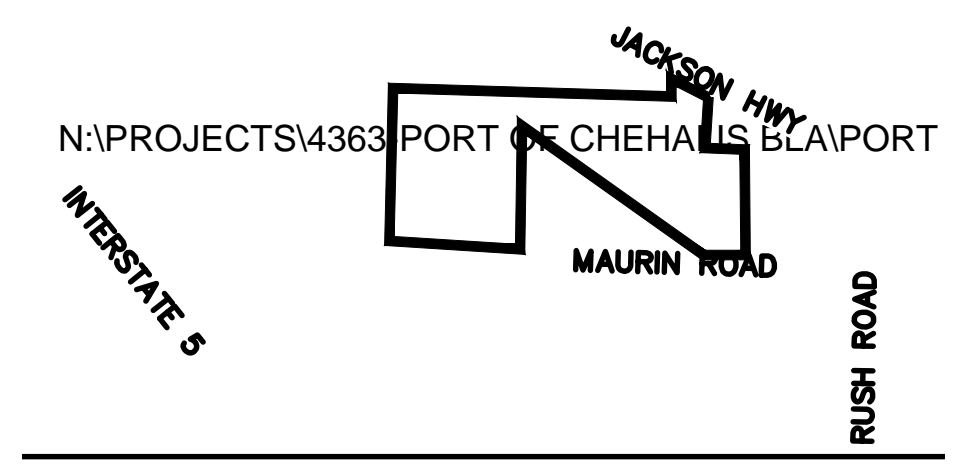
### AUDITORS INDEX:

NW4 NE4, SW 1/4 NE 1/4; SE 1/4 NE 1/4 & SE 1/4 NW 1/4  
SEC. 10, T. 13 N., R. 2 W., W.M. PAGE 1 OF 2 JOB #4641

**FORESIGHT SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS

1583 N. NATIONAL AVE. CHEHALIS, WA 98532 Fax (360) 748-0873 Ph (360) 748-4000

**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF: PORT OF CHEHALIS, NOV. 2019.



GRANTOR / GRANTEE  
PORT OF CHEHALIS  
321 MAURIN ROAD  
CHEHALIS, WA 98532

PARCEL NO.'S: 017756002005; 017743004000  
017744004000; 017744001002;

	ORIGINAL AREA	ADJUSTED AREA
TRACT "A" PARCEL NO.: 017743004000	53.29 ACRES	6.77 AC.
TRACT "B" PARCEL NO. 017743004000, 017756002005	53.29 ACRES 0.32 ACRES (+10 STRIP .06 AC.)	33.98 ACRES
TRACT "C" PARC. NO. 017743004000	53.29 ACRES	12.92 ACRES
TRACT "D" PARC. NO. 017744004000, 017744001002	5.82 ACRES 0.98 ACRES (+15' STRIP)	7.12 ACRES

**COMMUNITY DEVELOPMENT APPROVAL**  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY \_\_\_\_\_ 2019  
CITY OF CHEHALIS PLANNING OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

**TREASURER TAX CERTIFICATION**  
LEWIS COUNTY TREASURER PROPERTY TAX CERTIFICATION  
ALL CURRENT AND DELINQUENT TAXES ARE PAID OR NOT REQUIRED TO BE PAID ON THIS PARCEL FOR TAX YEAR 2019.  
LEWIS COUNTY TREASURER \_\_\_\_\_  
DATE \_\_\_\_\_

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD AT THE REQUEST OF FORESIGHT SURVEYING INC., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AND RECORDED IN VOLUME \_\_\_\_\_ OF BOUNDARY LINE ADJUSTMENT MYLARS, ON PAGE \_\_\_\_\_ RECORDS OF LEWIS COUNTY, WASHINGTON.  
LEWIS COUNTY AUDITOR \_\_\_\_\_

Revision: \_\_\_\_\_  
Appr. \_\_\_\_\_  
By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Title: **EXISTING CONDITIONS SURVEY**  
FOR  
PORT 17 PORT OF CHEHALIS

For: **PANATTONI DEVELOPMENT COMPANY, INC.**  
1821 DOCK ST. SUITE 100  
TACOMA, WA 98402

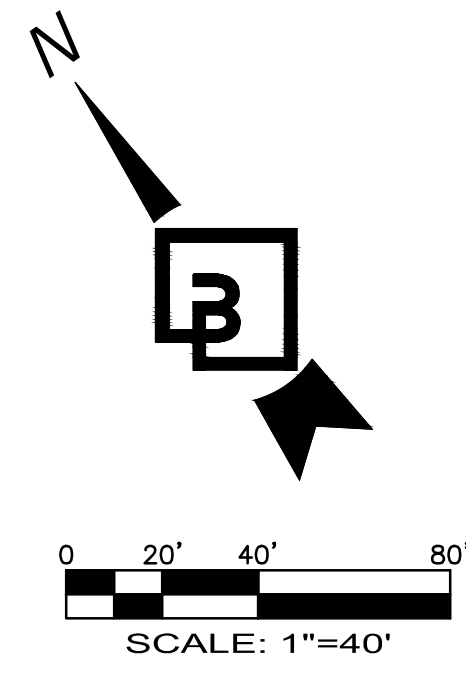
Scale: Horizontal \_\_\_\_\_ Vertical \_\_\_\_\_  
Designed: \_\_\_\_\_  
Drawn: \_\_\_\_\_ KLF  
Checked: \_\_\_\_\_ KLF  
Approved: \_\_\_\_\_ KLF  
Date: 10/31/19

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com

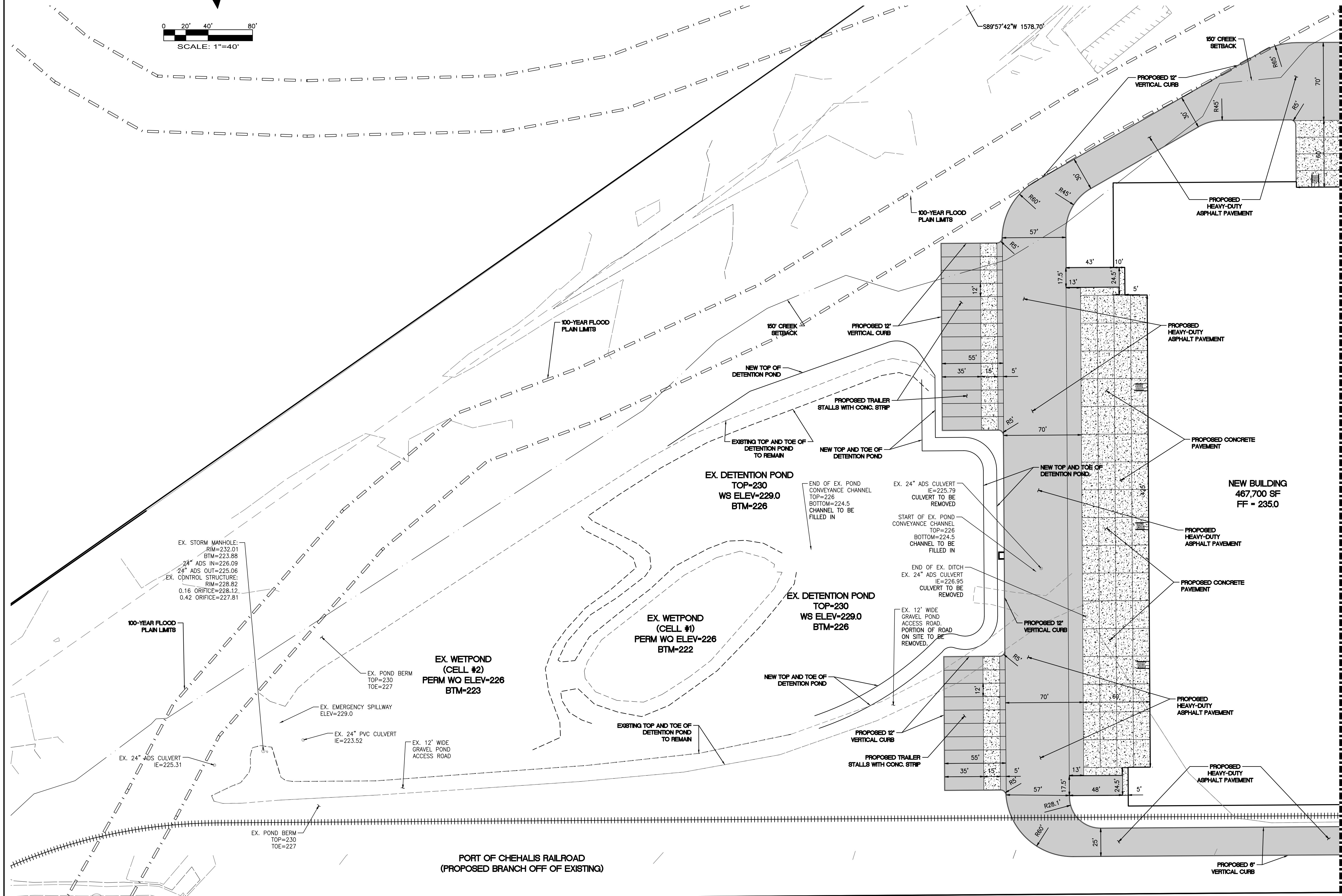
Job Number: 22217  
Sheet: C2 of 15  
Date: 10/31/19



Know what's below.  
Call before you dig.



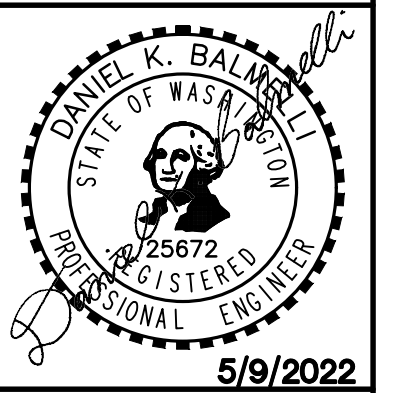
# PRELIMINARY CIVIL SITE PLAN FOR PORT 17 PORT OF CHEHALIS A PORTION OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M. LEWIS COUNTY, STATE OF WASHINGTON



No.	Date	By	Chk.	Appr.	Revision

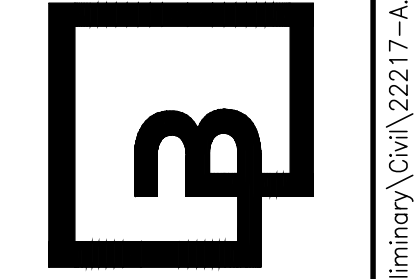
Title: **PRELIMINARY CIVIL SITE PLAN**  
FOR  
**PORT 17 PORT OF CHEHALIS**

For: **PANATTONI DEVELOPMENT COMPANY, INC.**  
1821 DOCK ST. SUITE 100  
TACOMA, WA 98402



Scale:	Horizontal	1"=40'	Vertical	N/A					
Designed	BDW	Drawn	BDW	Checked	JEP	Approved	DKB	Date	5/9/22

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)

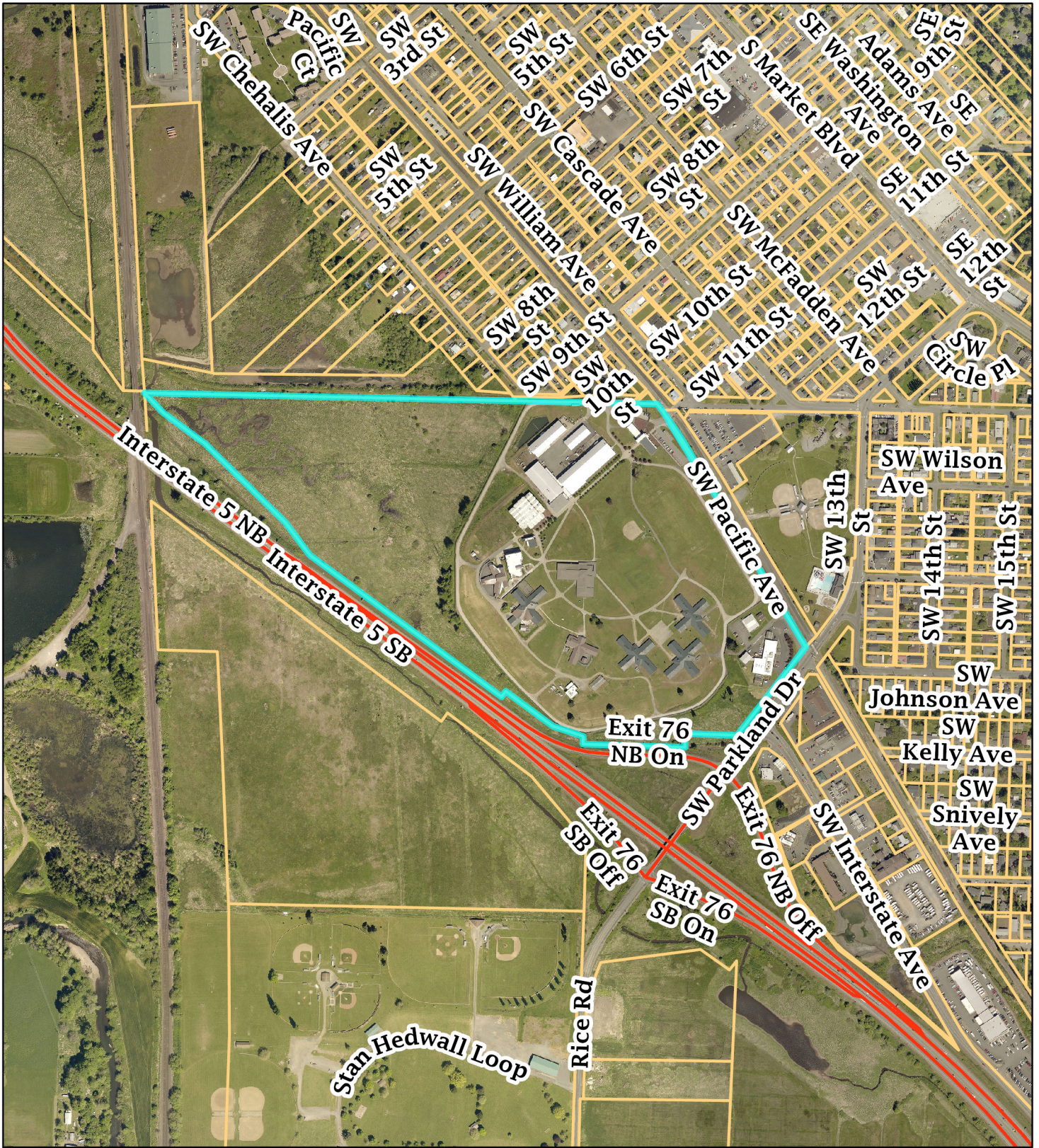


Job Number: **22217**  
Sheet: **C3** of **15**

MATCHLINE SEE C4 FOR CONTINUATION

555'2"

0 0.10.3 0.5  
Feet



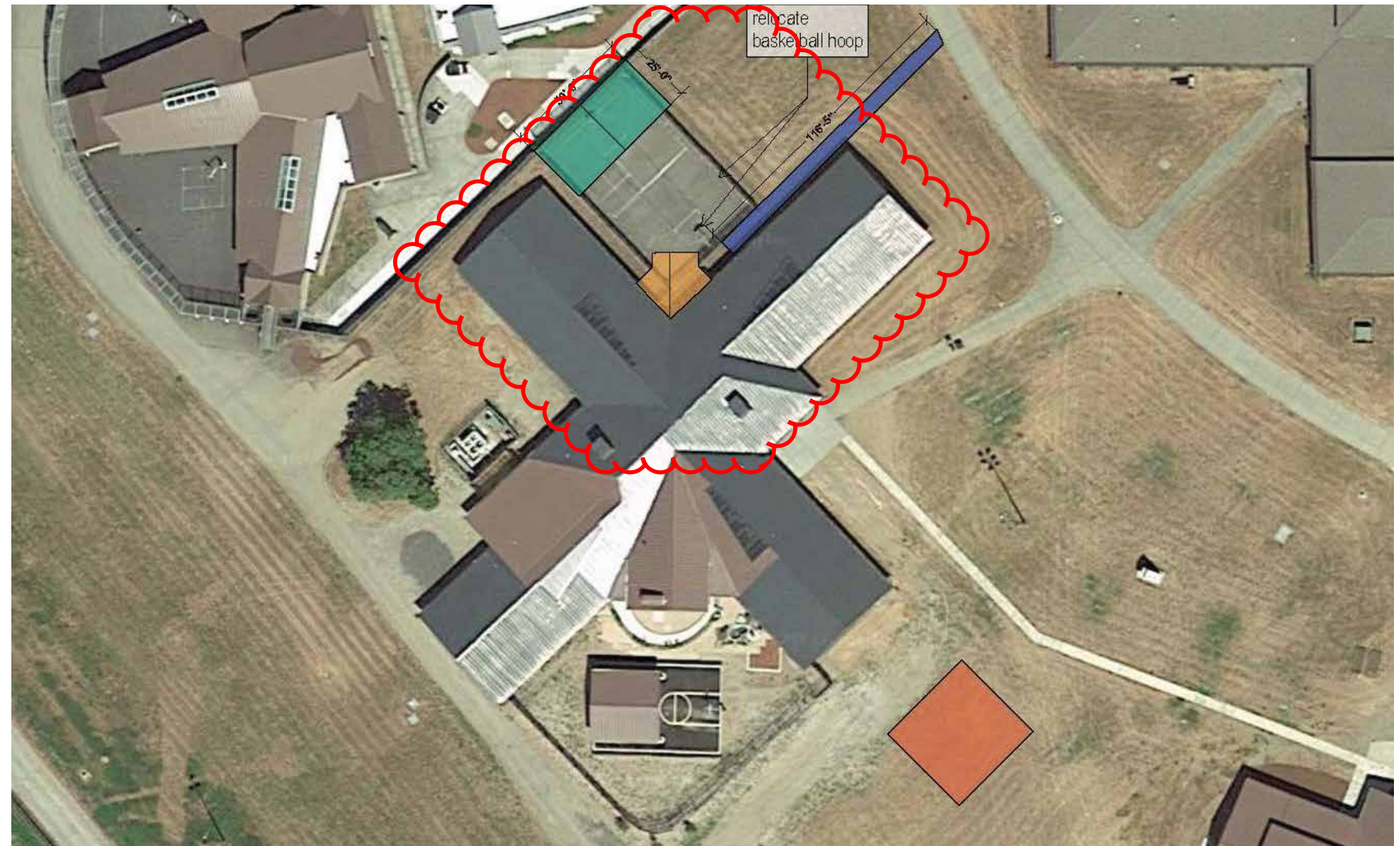
# CITY OF CHEHALIS

## AC-22-019

# CIVIL NARRATIVE

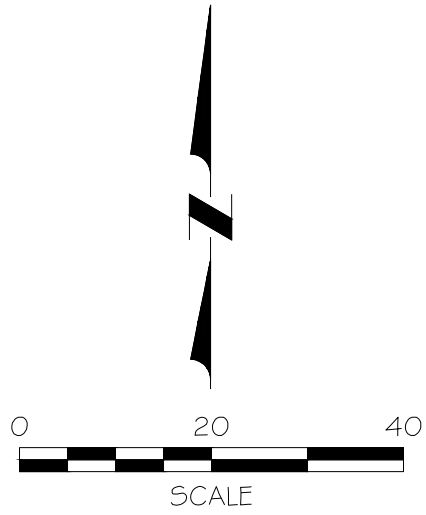
## SITE IMPROVEMENTS

- a. Demolition – The existing concrete within the rec area will be preserved to the extent possible and only selective panels will be removed to allow for the building expansion and installation of foundations. The existing fencing and posts will be removed by cutting off the posts flush with the concrete and filling the post holes with concrete. The chain-link mesh on the remaining fencing is to be removed and replaced.
- b. Site work – Concrete will be replaced as necessary to support new site layout. Concrete is assumed to be 4 inches thick.
- c. Fencing – Chain-link mesh shall be replaced on the portion of the remaining fence and a new double leaf gate added.
- d. Utilities – Roof drains and cleanouts will require relocation to support new downspout locations.



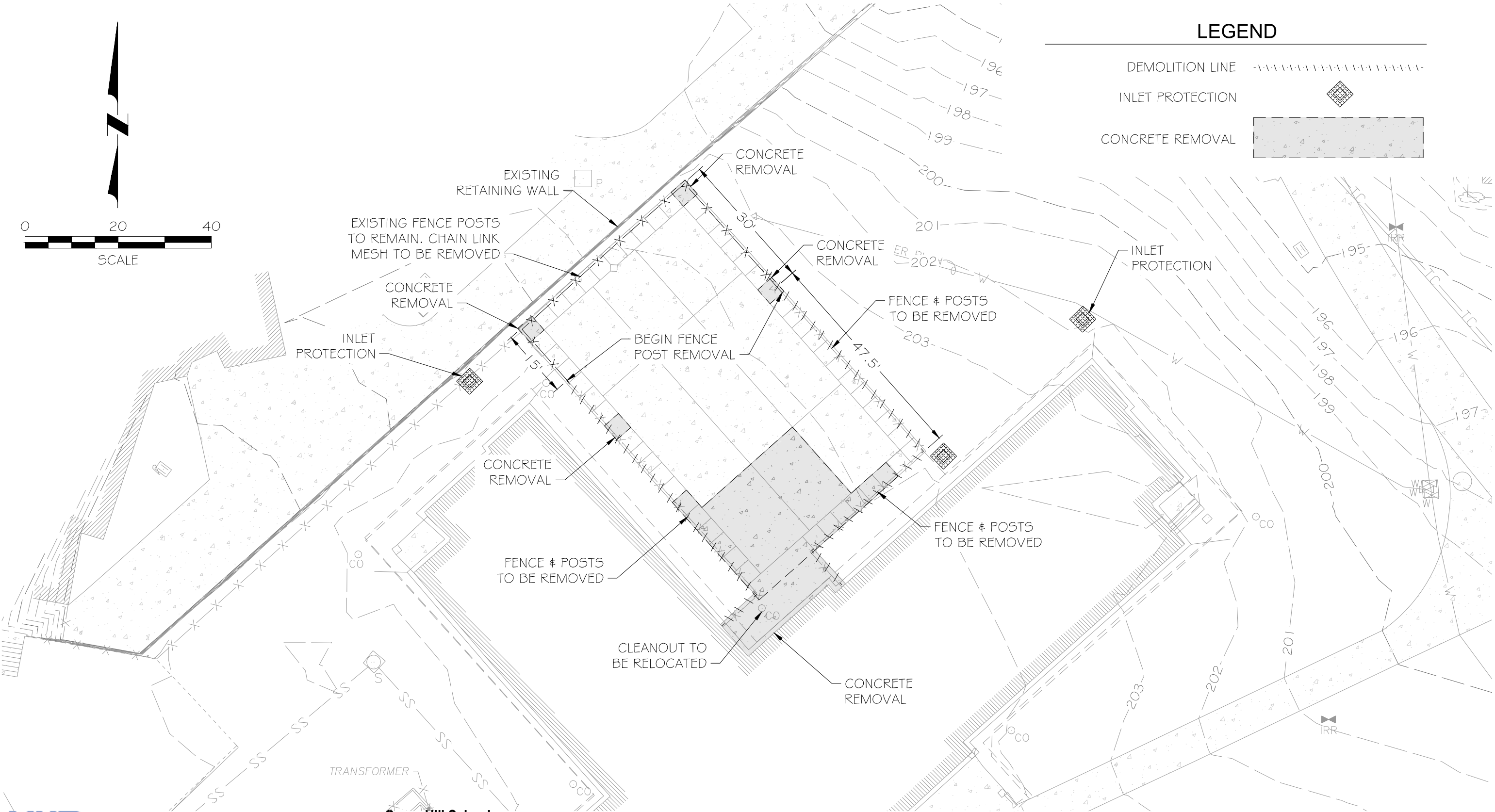


# CIVIL DEMOLITION PLAN

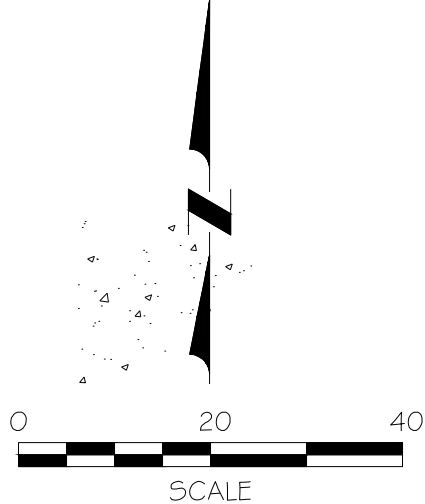


## LEGEND

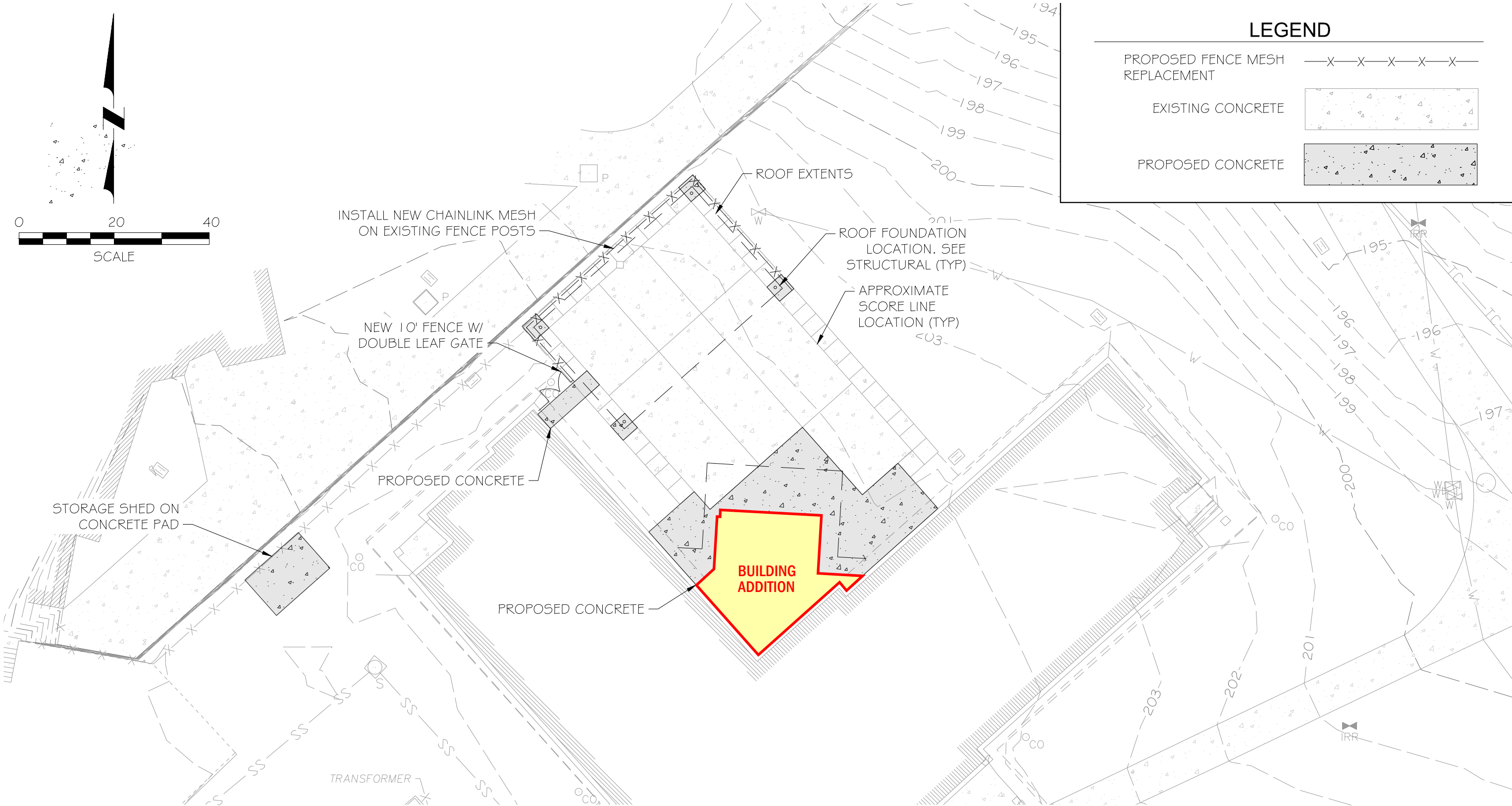
- DEMOLITION LINE
- INLET PROTECTION
- CONCRETE REMOVAL



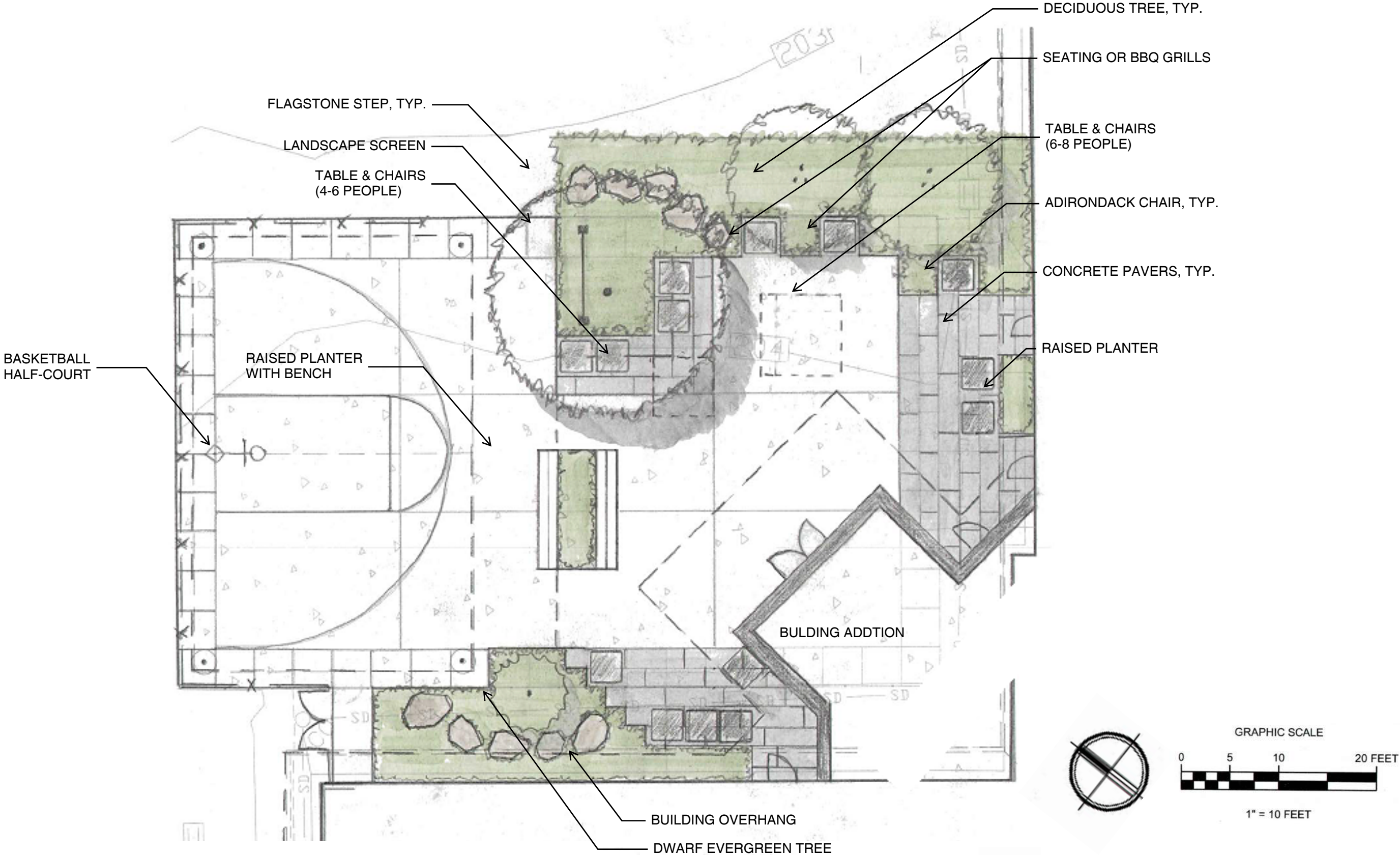
# CIVIL SCHEMATIC PLAN



LEGEND	
PROPOSED FENCE MESH REPLACEMENT	— X — X — X — X — X —
EXISTING CONCRETE	
PROPOSED CONCRETE	



# LANDSCAPE ARCHITECTURE CONCEPT - ALL LANDSCAPE FEATURES INCLUDED AS BID ALTERNATE

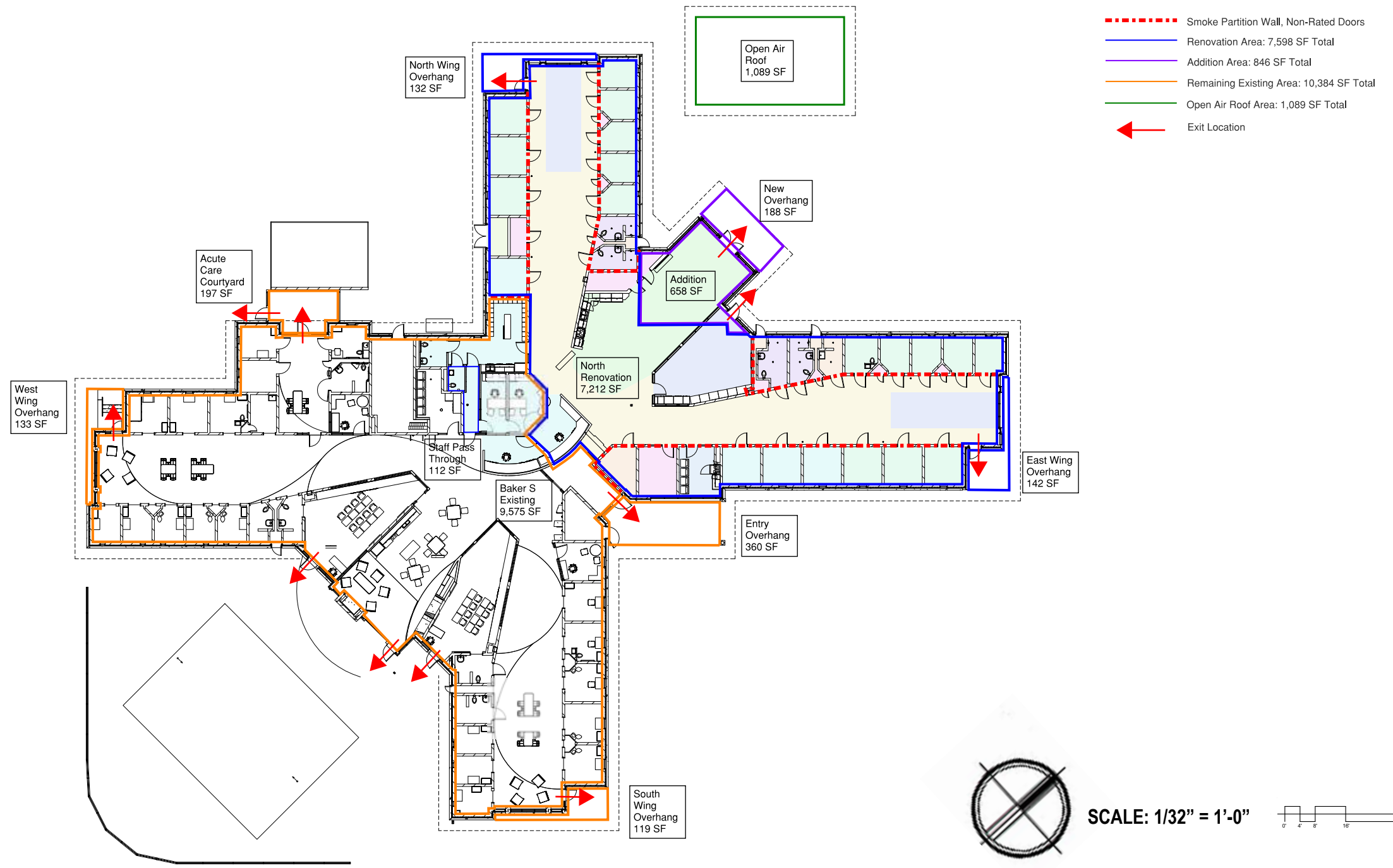


Washington State Department of  
**CHILDREN, YOUTH & FAMILIES**

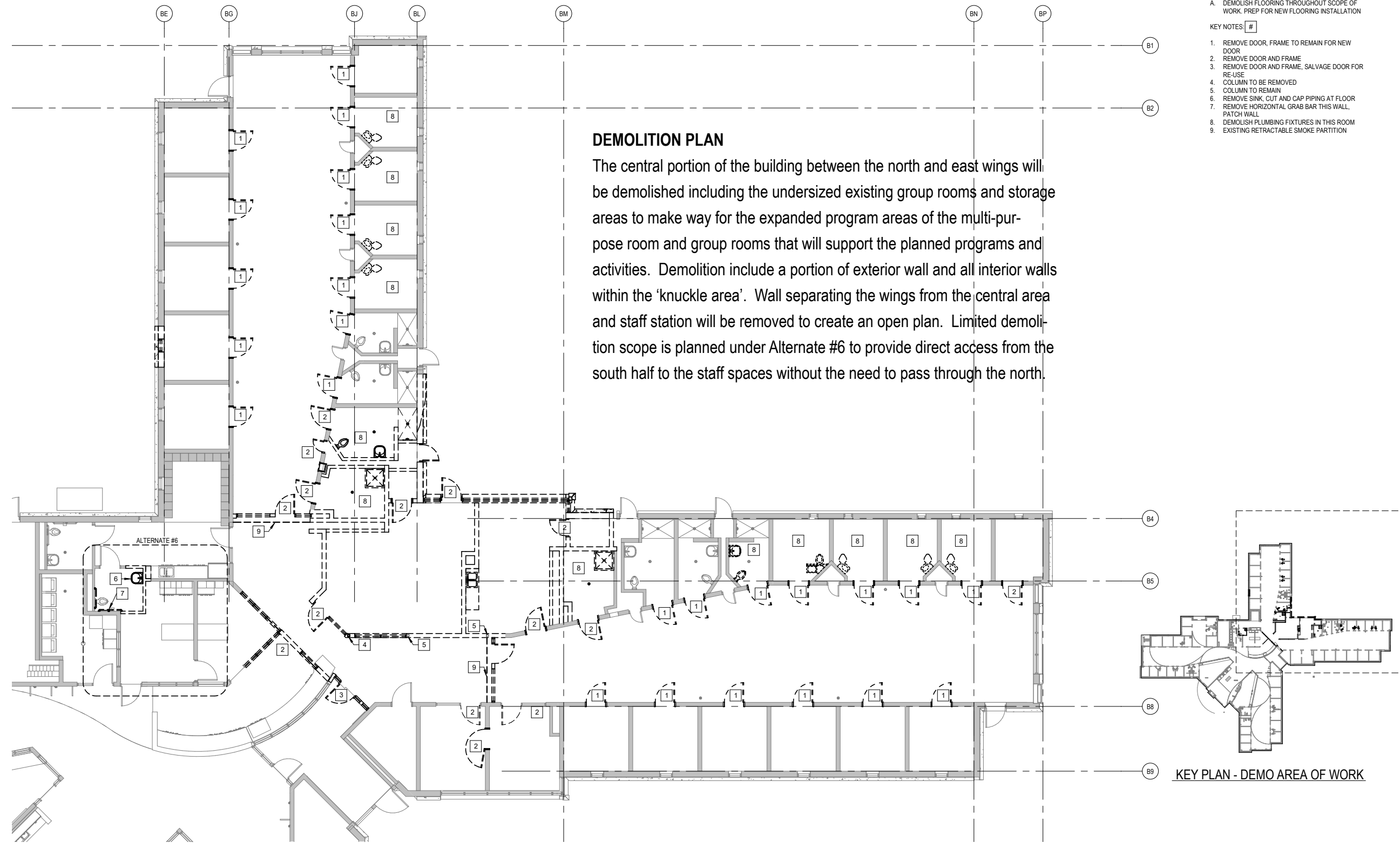
**Green Hill School  
Baker North Cottage Renovation**  
Schematic Design Report

Pre-Submission Conference Drawings - July 14, 2022

# LIFE SAFETY PLAN



# DEMOLITION PLAN



## DEMOLITION PLAN

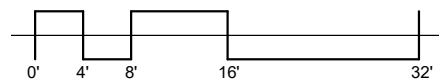
The central portion of the building between the north and east wings will be demolished including the undersized existing group rooms and storage areas to make way for the expanded program areas of the multi-purpose room and group rooms that will support the planned programs and activities. Demolition include a portion of exterior wall and all interior walls within the 'knuckle area'. Wall separating the wings from the central area and staff station will be removed to create an open plan. Limited demolition scope is planned under Alternate #6 to provide direct access from the south half to the staff spaces without the need to pass through the north.

## DEMOLITION NOTES

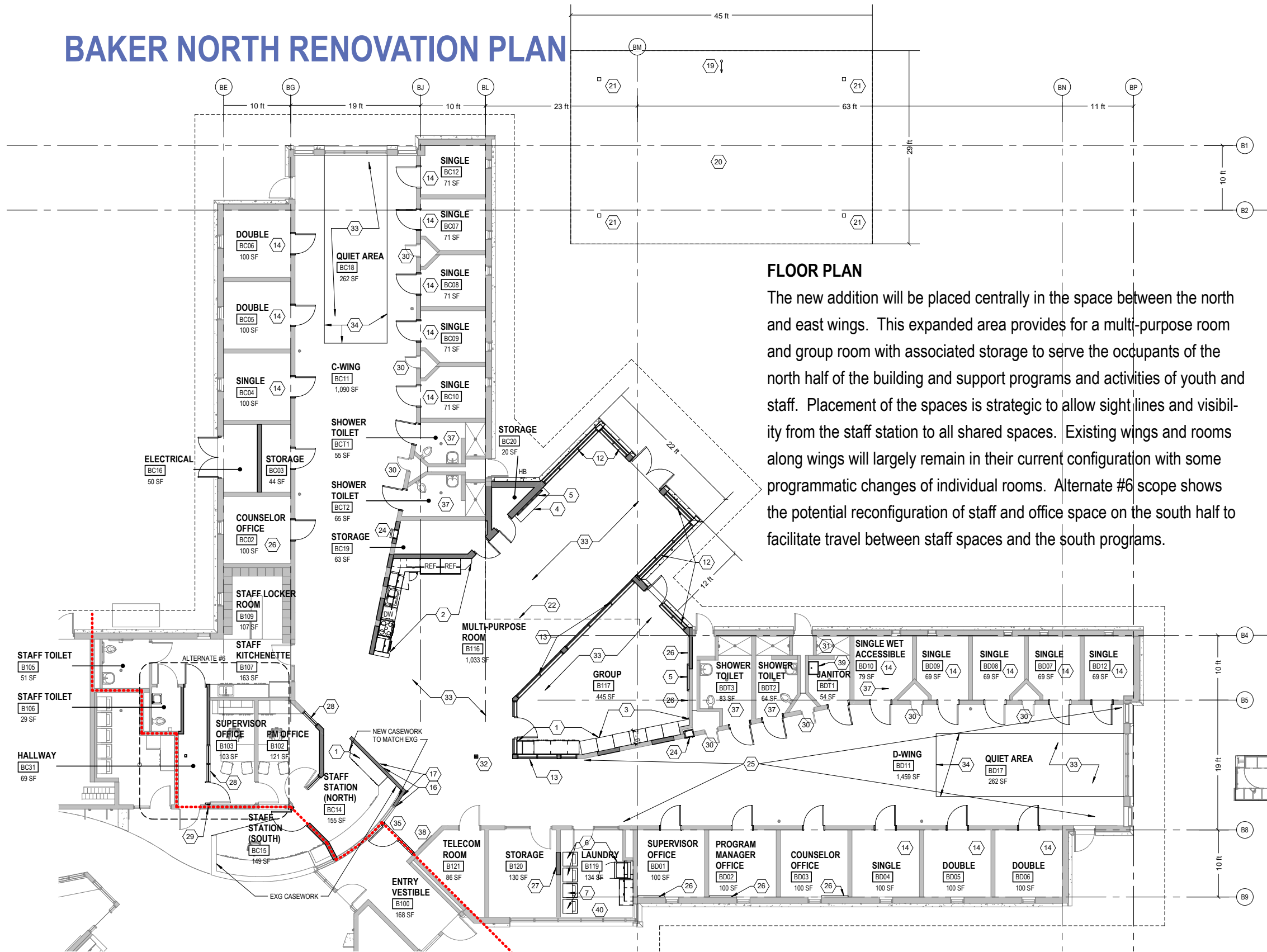
- GENERAL NOTES:  
 A. DEMOLISH FLOORING THROUGHOUT SCOPE OF WORK. PREP FOR NEW FLOORING INSTALLATION
- KEY NOTES: #
1. REMOVE DOOR, FRAME TO REMAIN FOR NEW DOOR
  2. REMOVE DOOR AND FRAME
  3. REMOVE DOOR AND FRAME, SALVAGE DOOR FOR RE-USE
  4. COLUMN TO BE REMOVED
  5. COLUMN TO REMAIN
  6. REMOVE SINK, CUT AND CAP PIPING AT FLOOR
  7. REMOVE HORIZONTAL GRAB BAR THIS WALL, PATCH WALL
  8. DEMOLISH PLUMBING FIXTURES IN THIS ROOM
  9. EXISTING RETRACTABLE SMOKE PARTITION



SCALE: 1/16" = 1'-0"



# BAKER NORTH RENOVATION PLAN



## FLOOR PLAN

The new addition will be placed centrally in the space between the north and east wings. This expanded area provides for a multi-purpose room and group room with associated storage to serve the occupants of the north half of the building and support programs and activities of youth and staff. Placement of the spaces is strategic to allow sight lines and visibility from the staff station to all shared spaces. Existing wings and rooms along wings will largely remain in their current configuration with some programmatic changes of individual rooms. Alternate #6 scope shows the potential reconfiguration of staff and office space on the south half to facilitate travel between staff spaces and the south programs.

## FLOOR PLAN NOTES

- GENERAL NOTES:  
 A. NEW FINISHES TO BE PROVIDED THROUGHOUT  
 B. PROVIDE DETENTION SHROUD AT ALL NEW SURFACE MOUNTED CONDUIT  
 C. PROVIDE NEW WALL MOUNTED SIGNAGE AT EACH ROOM/DOOR
- KEY NOTES: #
- LOWER CASEWORK WITH PLAM COUNTERTOPS
  - UPPER AND LOWER CASEWORK WITH SOLID SURFACE COUNTERTOPS
  - FULL HEIGHT WARDROBE CASEWORK
  - BUILD-IN CABINET FOR GAMING CONSOLE (GAMING DEVICE TO BE OFOI)
  - LARGE FORMAT TV, OFOI
  - RESIDENTIAL DRYER
  - RESIDENTIAL WASHER
  - RESIDENTIAL REFRIGERATOR
  - OVEN/RANGE WITH INTEGRAL HOOD
  - MICROWAVE, OFOI
  - DISWASHER
  - ALUMINUM STOREFRONT SYSTEM
  - HOLLOW METAL FRAME WINDOWS, DOUBLE GLAZED WITH INTEGRAL BLINDS
  - WALL/FLOOR ATTACHED BED, WARDROBE, DESK, CHAIR, AND SHELVING UNIT. (PROVIDE 2 SETS IN DOUBLE SLEEPING ROOMS)
  - LINE OF RENOVATION VS ADDITION
  - 42" PARTIAL HEIGHT WALL WITH SOLID SURFACE WALL CAP
  - VINYL WALL COVERING
  - UNDERCOUNTER ICEMAKER
  - NEW BACKSTOP AND HOOP ON EXISTING POLE
  - STEEL FRAME CANOPY STRUCTURE
  - CRASH PADS SURROUNDING CANOPY STRUCTURE COLUMNS
  - EDGE OF NEW SLAB
  - DOUBLE BASIN STAINLESS STEEL SINK WITH INSTA-HOT
  - DRINKING FOUNTAIN WITH BOTTLE FILLER
  - CLIP/TACK RAILS AT 3'-6" AND 7'-2"
  - 4X4 MARKERBOARD
  - INFILL WALL WHERE EXISTING DOOR IS REMOVED
  - NEW HOLLOW METAL FRAME WINDOW, SINGLE GLAZED
  - REPLACE EXISTING GLAZING PANEL WITH HOLLOW METAL FRAME INFILL
  - PATCH AND REPAIR DOOR TO REMAIN. INFILL ALL HOLES TO MATCH EXISTING ADJACENT SURFACE
  - MOP SINK
  - SPRAY APPLIED FIREPROOFING WITH WOOD WRAP AT COLUMN
  - MOVEABLE FURNITURE, OFOI
  - FLOORING CHANGE
  - NEW HOLLOW METAL FRAME AND GLAZING, REINSTALL EXISTING DOOR
  - NEW 150 SOFT TURF SHED OR EQUIVALENT ON A NEW CONCRETE SLAB (SEE CIVIL). ALTERNATE #3b
  - PROVIDE NEW DETENTION GRADE PLUMBING FIXTURES AND TOILET ROOM ACCESSORIES
  - LOCKABLE DISPLAY CABINET
  - BROOM/MOP RACK
  - LOCKABLE SOAP DISPENSING UNIT

