

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

February 9th, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

I. Meeting Agenda for Action Items

9:00 AM

Applicant Conference:

AC-22-001,2945 & 2951 Jackson Hwy, 121 Yates Rd. Applicant proposes “garden-style” multifamily community (<280 units), with onsite management, amenities, maintenances, and open/park space. Parcel #: 017808001006, 017808001044, 017855001001, 017855001002

9:30 AM

II. Inter-department staff meeting

III. Informational Reports



Proposed Project Site

017808001006

017808001044

017855001001

017855001002



Vicinity Map for
AC-22-001



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: 2945 & 2951 Jackson Hwy/121 Yates Rd **PARCEL #:** Four Parcels: 017808001006/017808001044/017808001006/017855001002

APPLICANT / CONTACT PERSON:

NAME: Tarragon L.L.C., Yeoryia Anastasiou
 ADDRESS: 601 Union Street, 3500
 CITY/ST/ZIP: Seattle, WA 98101
 PHONE#: 206.233.9600
 EMAIL: yanastasiou@tarragon.com

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: TBD
 CONTACT NAME: _____
 ADDRESS: _____
 PHONE #: _____
 EMAIL: _____
 CONTRACTORS L&I #: _____

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

DETAILED PROJECT DESCRIPTION: Applicant proposes a garden-style multifamily community, complete with onsite management and maintenance facilities, and amenities such as a fitness center and outdoor recreation areas. Applicant has parcels under contract for potential purchase and is in the final stages of a feasibility study. Based on current surveys of site conditions and associated limitations, it is assumed the buildable density would be limited to a maximum of 280 units.

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> <i>Georgia Anastasiou</i>	<u>Date:</u> January 26, 2022
<u>Name (print):</u> Tarragon L.L.C.; Yeoryia Anastasiou, Development Manager	<u>Telephone #:</u> 206.233.9600

Office use only	
Received by: LF	Date Received: 01/28/22
Parcel #: 017808001044	
Permit #: AC-22-001	
Zoning: RUGA	
Flood Zone: Yes No	
Zone Classification:	



BUILDING TYPE 1

SIDE ELEVATION

1/8"=1'-0"



BUILDING TYPE 1

FRONT ELEVATION

1/8"=1'-0"



BUILDING TYPE 1

REAR ELEVATION

1/8"=1'-0"



BUILDING TYPE 2

SIDE ELEVATION

1/8"=1'-0"



BUILDING TYPE 2

FRONT ELEVATION

1/8"=1'-0"



BUILDING TYPE 2

REAR ELEVATION

1/8"=1'-0"



BUILDING TYPE 3

SIDE ELEVATION

1/8"=1'-0"



BUILDING TYPE 3

FRONT ELEVATION

1/8"=1'-0"



BUILDING TYPE 3

REAR ELEVATION

1/8"=1'-0"

SITE PLAN
276 UNITS

Chehalis Apartments

Chehalis,
Washington

Tarragon

Revisions

No.	Date	Description

Initial Publish Date:

Date Plotted: 1-28-22

Job No.: 21-91
Drawn By: DJV

Sheet No.: A-2

SITE INFORMATION

Site Address: 2945 Jackson Hwy,
Chehalis WA 98532

Parcel Numbers: PARCEL 1: 017808001006
PARCEL 2: 017855001001
PARCEL 3: 017855001002
PARCEL 4: 017808001044

Parcel Areas: PARCEL 1: 8.34 ACRES
PARCEL 2: 5.0 ACRES
PARCEL 3: 9.58 ACRES
PARCEL 4: .23 ACRES

Total Area: 23.15 ACRES (1,008,414 SF)

Zone: UGA

Max Coverage: 50%

Max Height: 35'

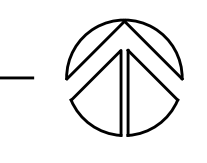
Setbacks: Street: 20'
Lot: 10% of lot width,
no more than 15',
no less than 5'
Alley: 5'

Max Density: 1 DU per 5 Acres

PROPOSED UNIT COUNT: 276 units
ESTIMATED PARKING COUNT: 477 stalls
173 stalls/DU



SITE PLAN
1" = 40'



Issued Building Permits

Issued Dates: 2022-01-01-2022-01-31

Date Issued	Permit Number	Applicant	Parcel Number	Site Address	Project Description	Contractor	Vauation	Fee Amount	Total Fees (Permit Type)
01/27/2022	BU-COM-22-001	ARW HOLDINGS LLC	005604183502	2005 JACKSON...	2005 Jackson Hwy New flag pole		\$5,500.00	\$251.88	
BU-COMMERCIAL:							\$5,500.00		\$251.88
01/14/2022	BU-NCOM-...	PARTNERS ARCHITECTURAL...	005605825001	625 NW Arkansas Way	625 NW Arkansas way New Glint car wash	KUGEL CONSTRUC...	\$720,000.00	\$8,468.88	
BU-COMMERCIAL (NEW):							\$720,00...		\$8,468.88
01/04/2022	BU-RES-21-006	LANDIS, KAREN	005604027006	1597 THOMSEN...	PV Solar Roof Mount Installation, 3.96 kw,...	Solgen Power, LLC	\$3,405.60	\$140.88	
01/14/2022	BU-21-0087	Korey Yada	004082000000	155 SE WASHINGT...	voluntary foundation repairs to stabilize...		\$16,000.00	\$365.88	
01/24/2022	BU-21-0077	Charles Allen	021862001018	0239 ALDERWO...	roof over existing outside deck attache...	Curt Stump	\$25,000.00	\$534.63	
BU-RESIDENTIAL:							\$44,405....		\$1,041.39
01/05/2022	DE-22-001	LEWIS COUNTY FACILITIES	003882000000	57 MAIN ST W	demo of existing non load bearing walls,...			\$100.00	
DEMOLITION:							\$0.00		\$100.00
01/11/2022	ME-22-002	Olympia Fireplace & Spa	017708006000	824 SE Adams Ave	remove old gas insert & liner & replace wit...			\$49.00	
01/19/2022	ME-22-003	MSGs Architects PSC	005605080002	2690 KRESKY AVE NE	6 new heat recovery units, added to...	MSGs Architects...		\$217.00	
01/19/2022	ME-22-005	JENSEN, FREDERIK D & LEAH M	005382000000	0074 12TH ST SW	74 12th St Install new ductless unit			\$49.00	
01/20/2022	ME-22-004	Black Hills Inc.	005251000000	0543 CHEHALIS...	replacing existing gas furnace	Black Hills Inc.		\$49.00	
01/20/2022	ME-22-006	WILSON, STACEY C & TIMOTHY M	005531039002	1020 EVERGREE...	new gas furnace	Mills Heating & Cooling		\$49.00	
01/28/2022	ME-22-007	TRAYLOR, BRAXTON GREY & JEANINE C	017875734011	0196 WIND RIVER DR	replace heat pump and air handler	SUNSET AIR INC		\$49.00	
MECHANICAL:							\$0.00		\$462.00
01/11/2022	PLM-22-001	SPL PROPERTIES, LLC	005397003000	1149 CASCADE...	sewer line repair (No Side sewer repair)	DJs Plumbing LLC		\$175.00	
01/28/2022	PLM-22-002	BLACK HILLS INC.	005605069018	2165 SW OLYMPIC DR	replace 50 gallon electric water heater	Black Hills Inc.		\$42.00	
01/28/2022	PLM-22-003	BLACK HILLS INC.	005251000000	0543 CHEHALIS...	replace 50 gallon natural gas hot wate...			\$42.00	
PLUMBING PERMIT:							\$0.00		\$259.00
01/11/2022	RR-22-001	CHEHALIS SHEET METAL & ROOF CO	005605011000	484 SW 18TH ST	re-roofing		\$147.00	\$172.00	
01/20/2022	RR-22-002	Safe Cover Roofing	005185000000	378 SW Chehalis Ave.	re-roofing		\$189.00	\$214.00	

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01/24/2022	RR-22-003	THE ROOF DOCTOR, INC.	003834000000	0172 MAIN ST W	re-roofing		\$126.00	\$75.00		
01/26/2022	RR-22-004	The Roof Doctor	003834000000	0172 MAIN ST W	re roof		\$77.00	\$75.00		
ROOFING:							\$539.00		\$536.00	
01/06/2022	SI-21-018	Yesco LLC	005665106003	1200 MARYLAND...	1200 Maryland Remove Existing sig...	Yesco LLC	\$8,750.00	\$301.13		
SIGN:							\$8,750.00		\$301.13	
01/04/2022	UGA-BU-21-0063	Edminster Quality Construction	010731002002	2893 JACKSON...	New SFR with attached garage	Edminster Quality...	\$300,000.00	\$3,261.88		
01/04/2022	UGA-BU-21-0064	Edminster Quality Construction	010731002001	2891 JACKSON...	New SFR with attached garage	Edminster Quality...	\$300,000.00	\$3,261.88		
01/25/2022	BU-NRES-...	DAVIDSON, BRIAN & MICHELLE	017848007002	113 Taylor Rd	new SFR	Affordable Stick Built...	\$407,510.00	\$4,194.13		
01/25/2022	UGA-BU-22-0001	DAVIDSON, BRIAN & MICHELLE	017848007002	113 Taylor Rd	new SFR	Affordable Stick Built...	\$407,510.00	\$0.00		
UGA-RESIDENTIAL (NEW):							\$1,415,0...		\$10,717.89	
TOTAL # OF PERMITS FOR THE MONTH								\$2,194,214.60		22138.17