

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

January 11, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

**9:00 AM Conditional Use Permit, CU-22-004; 1258 SE Washington Ave**

Zoning: R1; Single Family, Low Density. Lewis County Parcel # 005604191000. Total parcel size – approx. 0.24 acres, 10,500 sq ft.

Lewis County plans to purchase the property. Property has been used as Drug Court transitional housing, and Lewis County seeks to continue that use with proper permitting.

**9:30 AM Site Plan Review, ST-21-0011; 1137 SE Washington Ave**

Zoning: MRC; Mixed Residential / Commercial. Lewis County Parcel # 005604192001, 005490000000, 005490001000, 005492002000, 005853001000. Total parcel size – approx. 2.25 acres, 98,000 sq ft.

Fuller Design proposes 4 two-story fourplexes and 4 two-story duplexes. Parcels have recently been rezoned to MRC.

**10:00 AM Interdepartmental meeting.**

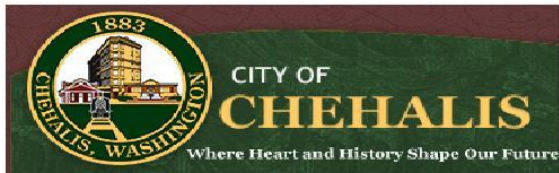
Join Zoom Meeting

<https://us06web.zoom.us/j/88604981047?pwd=T1hvTXREK2c5V1RtaUJRMFNuNE5QQT09>



# CITY OF CHEHALIS

## CU-22-004



**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 address: 1258 SE Washington Ave. Parcel #: 005604-191-000

**Applicant/Contact person**

Name: Eric Eisenberg o/b/o Lewis County  
 Mailing address: 351 NW North St  
 City, State, and Zip: Chehalis, WA 98532  
 Phone #: 360-740-1235 Email: (required) Eric.Eisenberg@lewiscountywa.gov


**Contractor/Engineer/Surveyor**

Contact Name: TBD - will have to do a procurement process to hire for any needed work  
 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.)  
This is a conditional use permit to use an existing single-family residence, which Lewis County is purchasing, as a shared residence for Drug Court and Family Recovery Court participants (i.e., as transitional housing).

Current market value of proposed work: \$5000-\$20,000 for needed improvements, if any  
 (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: 	Date: <u>12-21-2022</u>
Print Name: <u>Eric Eisenberg</u>	

*Office use only*

Received by: <u>LF</u>	Date Received: <u>12/21/2022</u>
Parcel #: <u>005604191000</u>	
Permit #: <u>CU-22-004</u>	
Zoning: <u>R1</u>	
Flood Zone: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Zone Classification: _____	

# 1258 SE Washington Ave Site Plan



12/19/2022, 12:11:28 PM

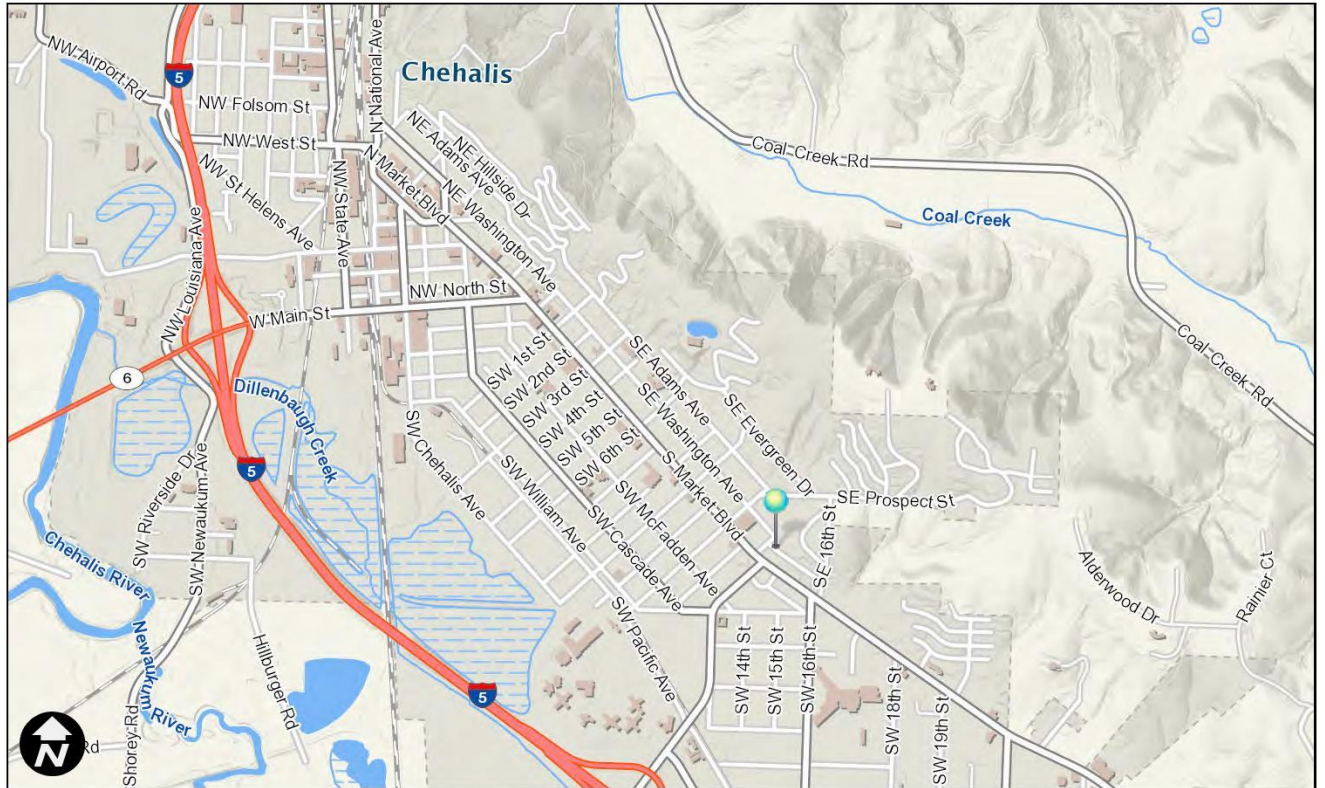
- Roads**
- State
  - County
  - City
  - Private
  - USFS
  - Out of County
  - Other
- Parcels**
- Parcels
  - On-site parking
- Ingress/Egress**
- ↔ Ped. ingress/egress
  - ~ Topography/drainage
  - ↻ Vehicle ingress/egress

1:350  
0 15 30 60 ft  
NAD 1983 StatePlane Washington South FIPS 4602 Feet



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# 1258 SE Washington Ave Vicinity



12/19/2022, 3:24:44 PM

1:18,056

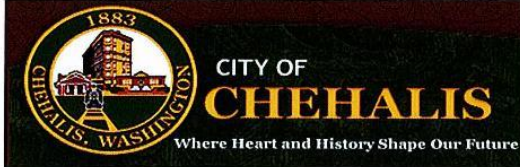
0 800 1,600 3,200 ft  
NAD 1983 StatePlane Washington South FIPS 4602 Feet



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## Google Street View of 1258 SE Washington Ave (To show space for parking and topography/slope of property)





Community Development Department  
1321 S. Market Blvd., Chehalis, WA 98532  
360.345.2229/Fax: 360.345.1039  
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

December 21, 2022

Erik Martin, County Manager  
Stephanie Miller, Drug Court and Family Recovery Court Manager  
Eric Eisenberg, Housing & Infrastructure Specialist  
Lewis County  
351 NW North St  
Chehalis, WA 98532

**RE: Land Use Compliance of 1258 SE Washington Ave., Chehalis**

Dear Mr. Martin,

I write this letter, at the County's request, to address land use compliance at 1258 SE Washington Ave. Based on your report, the County is purchasing the property for use as a form of transitional housing—a shared house for unsheltered Drug Court and Family Recovery Court participants. It has rented the house for this purpose in advance of the sale.

By city records, this house is a single family residence. We thank the County for bringing the change in use to its attention and for inquiring about how to permit it properly. As we discussed, the house could be permitted as a duplex, which would allow house-sharing with enough residents to support your program. Alternatively, under RCW 35A.21.430, transitional housing is permitted in that location if the County obtains a conditional use permit. Chehalis has already issued one such permit to a transitional housing facility; there appears to be no reason why the County could not qualify for the permit if it satisfies some achievable conditions.

The County has informed me that it will use the conditional-use pathway and has submitted the conditional use permit application and fee. Assuming the County continues to pursue and obtains the permit as expected, the County's proposed use of the property is consistent with Chehalis's Comprehensive Plan, the background law, and the local zoning code.

The City looks forward to processing the County's application and wishes it success in its intended use. If you have any additional questions please feel free to contact me at [tbaraconi@ci.chehalis.wa.us](mailto:tbaraconi@ci.chehalis.wa.us) or 360.345.2227.

Respectfully,

Tammy S. Baraconi, CFM  
Planning and Building Manager

Cc: Jill Anderson, City Manager via email  
Eric Eisenberg, Lewis County Housing and Infrastructure Specialist via email



# CITY OF CHEHALIS

## ST-21-0011

**Permit Application**

Submit this form and any required attachments to:

City of Chehalis  
 Community Development Department  
 1321 S. MARKET BLVD.  
 CHEHALIS WA 98532  
 (360) 345-2229

APPLICANT FILL OUT AND SIGN UPPER SECTION:

JOB ADDRESS: 1137 SW Washington Ave

APPLICANT:

NAME: Samantha San Souci/Fuller Designs

ADDRESS: 1101 Kresky Ave

CITY/ST/ZIP: Centralia, Wa 98531

PHONE#: 360-807-4420

EMAIL: ssansouci@fullerdesigns.org

PROPERTY OWNER (Same as Applicant? Yes  No  )

NAME: Tom and Cara Nicholas

ADDRESS: 103 Macronovic Road

CITY/ST/ZIP: Chehalis, Wa 98531

PHONE#: 360-269-0914

EMAIL: caraleenicholas@msn.com

CONTACT PERSON (Same as Applicant? Yes  No  )

COMPANY NAME: \_\_\_\_\_

NAME \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP \_\_\_\_\_

PHONE # \_\_\_\_\_

EMAIL: \_\_\_\_\_

CONTRACTOR (Same as Property Owner? Yes  No  )

COMPANY: TBD

CONTRACTOR REGISTRATION # \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP \_\_\_\_\_

PHONE # \_\_\_\_\_


EMAIL: \_\_\_\_\_

DETAILED PROJECT DESCRIPTION:

This project proposes 4 two story fourplexes and 4 two story duplexes with a centralized grassy common area and stormwater system.

PROJECT VALUE: \$3,000,000

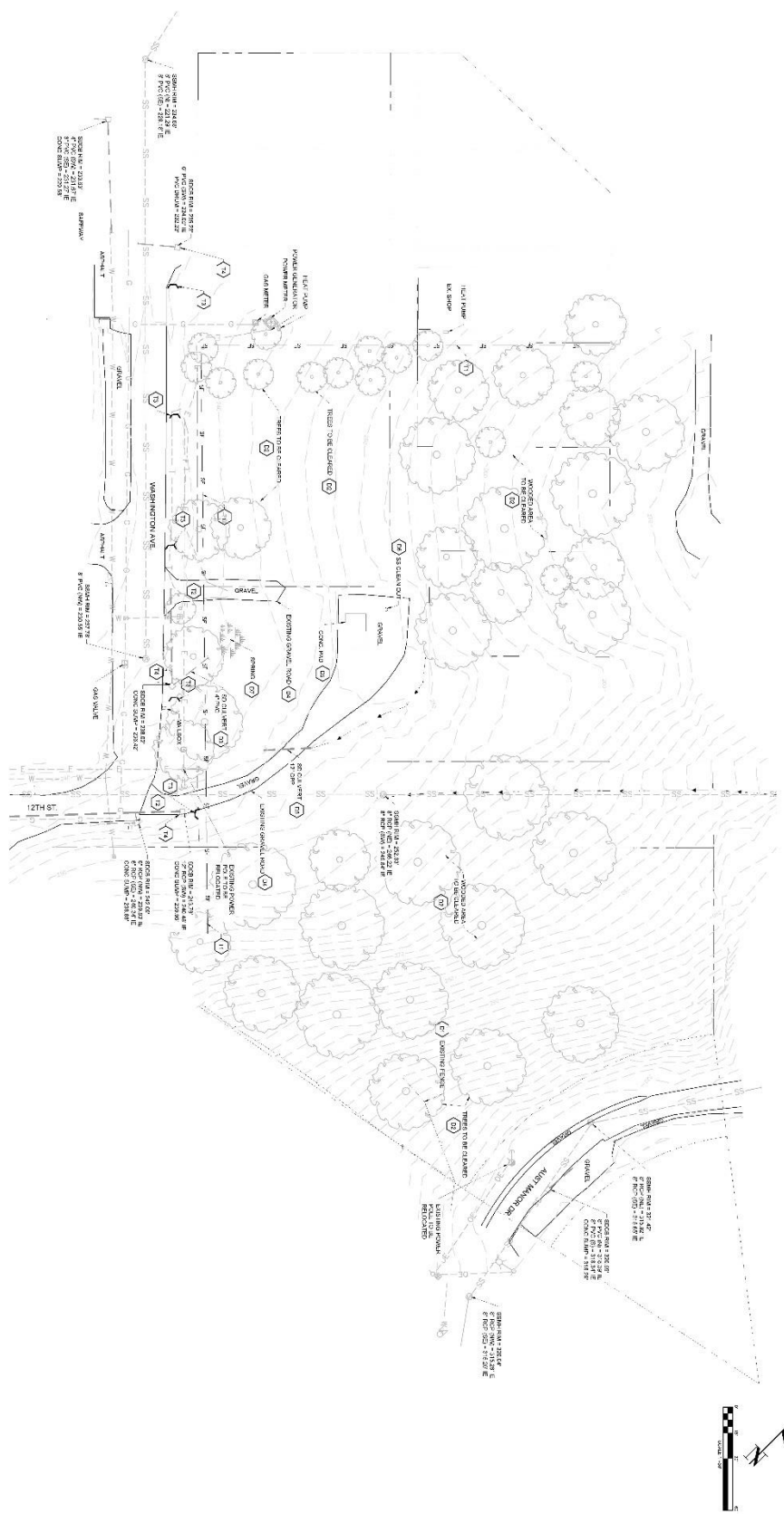
Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

<p><u>Signature:</u>  </p>	<p><u>Date:</u>  <b>06/07/2021</b></p>
<p><u>Name (print):</u>  <b>Samantha San Souci</b></p>	<p><u>Telephone #:</u>  <b>360-807-4420</b></p>

OFFICE USE ONLY:

Date Received: \_\_\_\_\_ By: \_\_\_\_\_ Date Reviewed: \_\_\_\_\_ By: \_\_\_\_\_  
 Parcel #: \_\_\_\_\_ Zoning: \_\_\_\_\_ Flood Zone: \_\_\_\_\_  
 Permit #: \_\_\_\_\_





- TEMPORARY EROSION AND SEDIMENTATION CONTROL (TESC) NOTES:**
- 1) INSTALL SILT FENCE.
  - 2) USE EXISTING GRAVEL ROAD AS CONSTRUCTION ENTRANCE.
  - 3) INSTALL STRAW BALE BARRIER AS SHOWN. BALES TO BE PLACED WITH THE NARROWER SIDE OF THE BARRICADE STRAIGHT.
  - 4) INSTALL TWO LAYERS OF MATS AND A SWATH OF SILT FENCE AROUND THE INLET FOR EACH PILE-UP PROTECTION.

- DEMOLITION NOTES:**
- 1) EXISTING FENCE TO BE REMOVED.
  - 2) EXISTING HILLS TO BE REMOVED.
  - 3) EXISTING PILES UNDER EXISTING DRIVEWAY ROAD TO BE REMOVED.
  - 4) EXISTING DRIVEWAY ROAD TO BE DEMOLISHED.
  - 5) EXISTING CONCRETE PAD TO BE DEMOLISHED.
  - 6) EXISTING DRIVEWAY TO BE DEMOLISHED.
  - 7) EXISTING DRIVEWAY TO BE DEMOLISHED.
  - 8) EXISTING DRIVEWAY TO BE DEMOLISHED.

- EROSION CONTROL NOTES:**
1. ALL EXPOSED SOIL SURFACES SHALL BE SEVERED WITH AN EROSION CONTROL DITCH FROM VERT TO HORIZONTAL. SOIL SHALL BE COVERED WITHIN 7 DAYS FROM DISTURBANCE TO OPEN SOIL.
  2. SLOPED AREAS WILL BE COVERED WITH MULCH, GRASS OR OTHER EROSION CONTROL MEASURES BY THE SUBMITTER OF THIS PLAN.
  3. CONSTRUCTION TO MINIMIZE RUNOFF DIRT.
  4. ROUTINE INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE REQUIRED.
  5. REMOVE SILT AND SAND FROM ALL EROSION CONTROL MEASURES.
  6. THE FURTHER PROGRESS BEGINS, EROSION CONTROL MEASURES SHALL BE TAKEN TO STOP SEDIMENT FROM ENTERING WATERWAYS.

PRELIMINARY  
FOR PERMIT ONLY

REV	DESCRIPTION	DATE
0	PRELIMINARY - FOR PERMIT	06/07/21

**FD FULLER DESIGNS**  
 1101 KRESKY AVE  
 CENTRALIA, WA 98531  
 (360) 807-4420



DRAWING TITLE: OVERALL SITE AND TEMPORARY EROSION CONTROL PLAN			
SCALE: 1" = 30'	DATE: 06/07/21	DRAWN: MM	CHECKED: ALF
PROJECT NAME: NICHOLAS WASHINGTON AVE.			