

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

April 10, 2024, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM SEPA-24-001 and AC-23-027; 2061 JACKSON HWY MULTI-FAMILY TOWNHOME DEVELOPMENT

Applicant proposes building 16-unit multi-family townhomes with water and sewer extensions, site lighting, off-street parking, landscaping and a solid waste enclosure. Lewis County Parcel # 005604183030 and the south portion of 005604183029 zoned CG – General Commercial, both parcels totaling 1.92 acres.

9:30 AM AC-24-011; 0 NE KRESKY AVE PCLI MAINTENANCE BUILDING

Applicant proposes to construct a new 36'x48' maintenance building for the existing PCLI site. Lewis County Parcel # 021629009003, a total 6.35 acres zoned – General Commercial.

10:00 Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUI1Ym0rTkt6SHZCZjkxUTRlVDBUUT09>

Directions to Development Review Committee

Chehalis Airport Conference Room



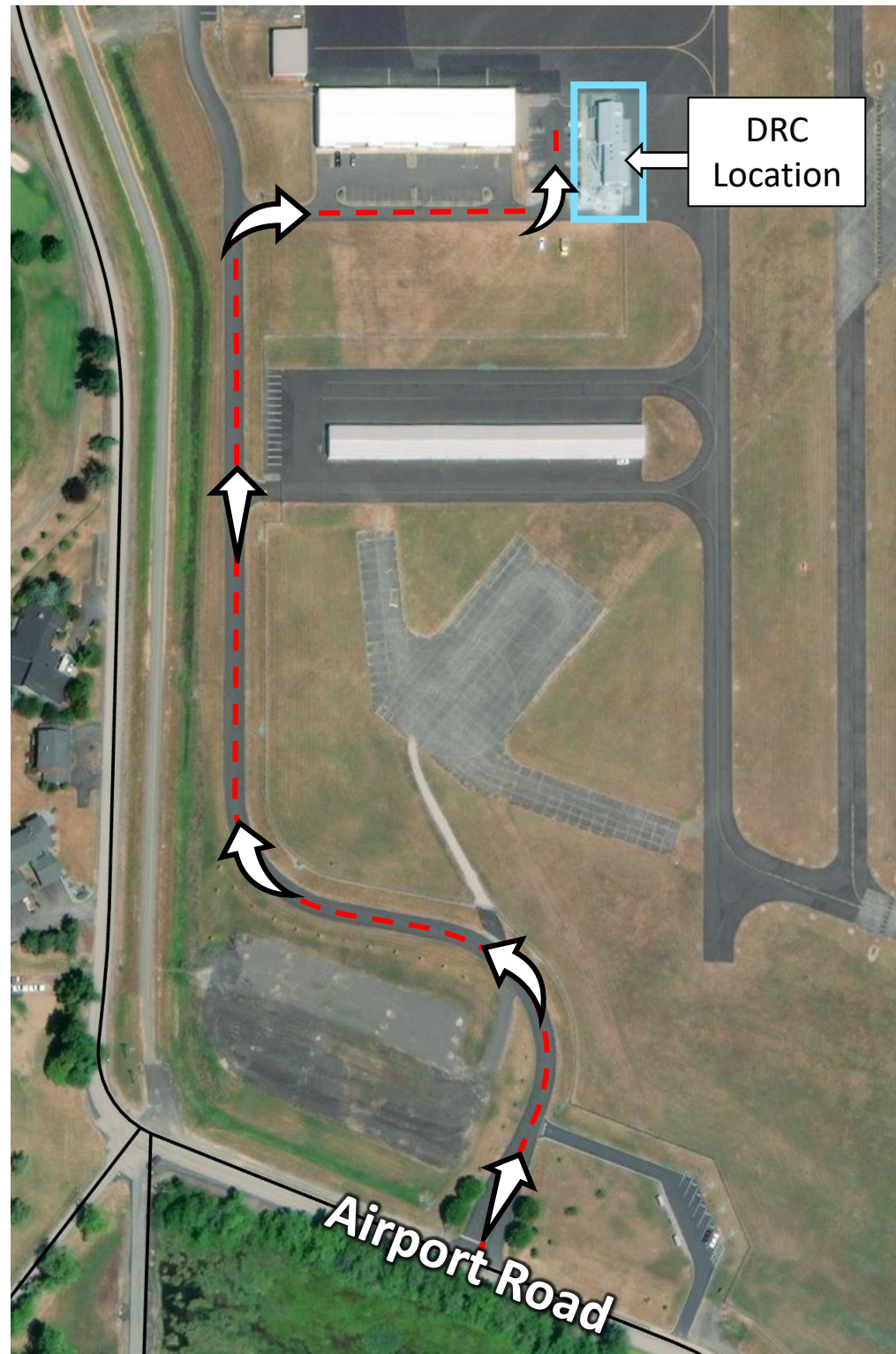
Coordinates:

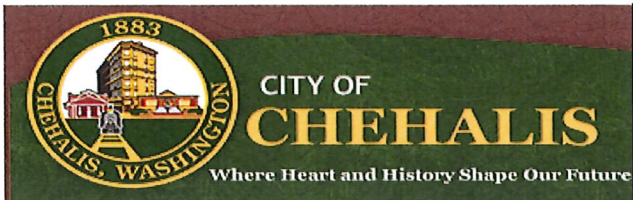
(46.672787, -122.984924)

or

46° 40' 22.0332" N

122° 59' 5.7264" W





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: 2061 & Jackson Hwy Parcel #: 005604183030 & 005604183029 **South portion only**

Applicant/Contact person

Name: R&K Adventures LLC / Kevin Klumper
 Mailing address: 790 S Market Blvd
 City, State, and Zip: Chehalis, WA 98532
 Phone #: 360.219.3978 Email: (required) dcislim@qwestoffice.net

Contractor/Engineer/Surveyor

Contact Name: Chris Aldrich, RLA
 Company/Firm Name: RB Engineering
 Mailing address: PO Box 923
 City, State, and Zip: Chehalis, WA 98532
 Phone #: 360.740.8919 Email: (required) chrisa@rbengineers.com
 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.)
 Proposed is 16 unit multi-family townhome development with water and sewer extensions, site lighting, off-street parking, landscaping and a solid waste enclosure.

Current market value of proposed work: \$3.3 million
 (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: 2/5/24
 Print Name: Chris Aldrich, RLA

Office use only

Received by: _____ Date Received: _____
 Parcel #: _____
 Permit #: _____
 Zoning: _____
 Flood Zone: yes no Zone Classification: _____

LEGEND

EXISTING	PROPOSED	
— W —	— W —	WATER MAIN
— SS —	— SS —	SANITARY SEWER MAIN
— FM —	— FM —	FORCE MAIN
— SD —	— SD —	STORM MAIN
— RD —	— RD —	ROOF DRAIN
— —	— —	FOOTING DRAIN
— G —	— G —	GAS LINE
— UGP —	— UGP —	POWER LINE
— T —	— T —	TELEPHONE LINE
— TV —	— CATV —	CABLE TV LINE
— —	— —	ROADWAY CENTERLINE
— —	— —	RIGHT-OF-WAY LINE
— —	— —	EASEMENT LINE
— —	— —	FRONT/BACK OF CURB
— —	— —	EDGE OF GRAVEL SHOULDER
— —	— —	EDGE OF PAVEMENT

PARKING SUMMARY

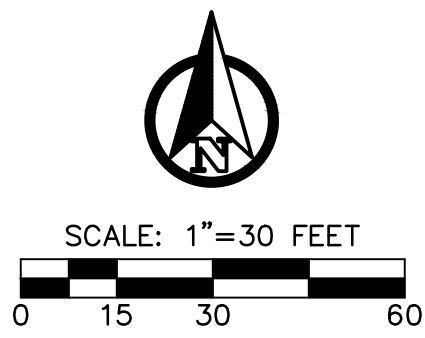
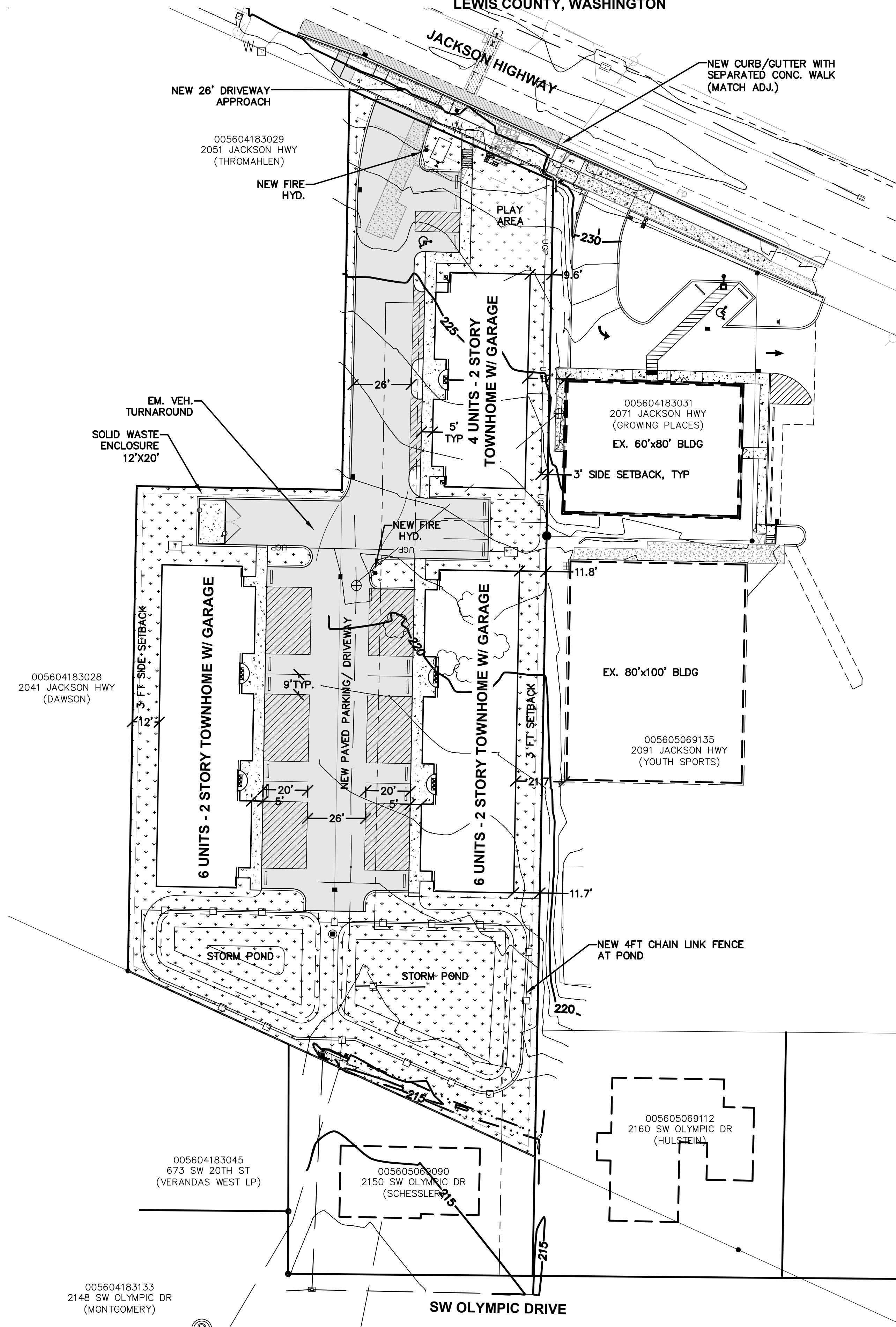
REQUIRED STALLS: 2/DU = 32 STALLS
 PROVIDED STALLS: 16 GARAGED
 16 STANDARD
 1 ACCESSIBLE
 TOTAL PROVIDED: 33 STALLS

COVERAGE SUMMARY

TOTAL SITE AREA (AFTER B.L.A.)	61,915 SF
BUILDING COVERAGE	15,296 SF (25 %)
IMPERVIOUS AREA	36,739 SF (60 %)
CONCRETE	3,188 SF
ASPHALT	18,255 SF
LANDSCAPE	14,776 SF
POND AREA	10,400 SF (40 % OPEN SPACE)
TOTAL	61,915 SF (100%)

2061 JACKSON MULTI-FAMILY

SECTION 04, TOWNSHIP 13 NORTH, RANGE 02 WEST, W.M.
 LEWIS COUNTY, WASHINGTON



VICINITY MAP



PROJECT INFORMATION

APPLICANT: R&K ADVENTURES, LLC
 KEVIN KLUMPER
 790 S MARKET BLVD
 CHEHALIS, WA 98532
 DCISLIM@WESTOFFICE.NET
 (360) 219-3978

PARCEL NOS: 005604183030
 SOUTH PORTION 005604183029
 (BLA REQUIRED)

SITE ADDRESS: 2061 JACKSON HIGHWAY
 CHEHALIS, WA 98532

ZONING: CG - GENERAL COMMERCIAL

SITE AREA: 61,914.61 SF (1.42 AC)

PROPOSED UNITS: 16 UNITS - 2 STRY TOWNHOMES
 PROPOSED DENSITY: 11.26 DU/AC

GRADING: +/- 3,800 CYD

SOILS: GALVIN SILT LOAM
 LACAMAS SILT LOAM

SANITARY SEWER: CITY OF CHEHALIS

WATER: CITY OF CHEHALIS

FIRE DISTRICT: CITY OF CHEHALIS

SHEET INDEX

- C1.0 PRELIMINARY SITE PLAN
- C1.1 EXISTING SITE TOPOGRAPHY AND UTILITIES
- C1.2 PRELIMINARY GRADING AND DRAINAGE PLAN
- C2.1 PRELIMINARY UTILITIES PLAN
- L1.0 PRELIMINARY LANDSCAPE PLAN

SURVEY INFORMATION

LEGAL DESCRIPTION
 LOT 6 IN BLOCK 1 OF RICHARDT'S ACRE ADDITION TO THE CITY OF CHEHALIS, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M. IN LEWIS COUNTY, WASHINGTON

VERTICAL DATUM
 NAVD88

BASIS OF BEARING
 RECORD OF SURVEY AS RECORDED IN BOOK 22 AT PAGE 183, RECORDS OF LEWIS COUNTY, WASHINGTON

GEOTECHNICAL NOTE

A GEOTECHNICAL REPORT WAS PREPARED FOR THIS PROJECT BY SOUTH SOUND SOILS. ALL RETAINING WALL CONSTRUCTION, EARTHWORK, SUB-GRADE PREPARATION, AND PAVING ACTIVITIES SHALL COMPLY WITH THE STANDARD SPECIFICATIONS AND THE IBC.

WORK IN COUNTY RIGHT-OF-WAY

CONTRACTOR TO OBTAIN RIGHT OF WAY PERMIT PRIOR TO ANY WORK WITHIN COUNTY RIGHT OF WAY. ALL WORK WITHIN COUNTY RIGHT OF WAY SHALL ADHERE TO COUNTY STANDARDS AS OUTLINED IN THE RIGHT OF WAY PERMIT.

TOPOGRAPHIC NOTE

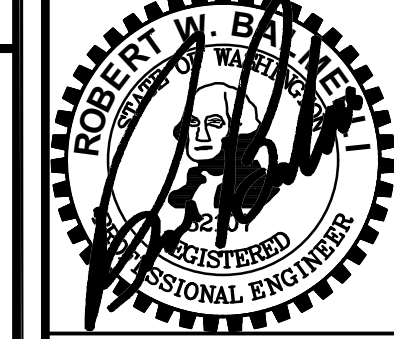
TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS PROVIDED BY BUTLER SURVEYING, INC. TOPOGRAPHIC INFORMATION WAS NOT FIELD VERIFIED BY RB ENGINEERING.

NO.	DATE	REVISION

DESIGNED BY: CA	CA
DRAWN BY: CA	CA
CHECKED BY: RWB	RWB
DATE: 1/25/24	1/25/24
SCALE: 1" = 30'	1" = 30'

2061 JACKSON MULTI-FAMILY
 CHEHALIS WA.

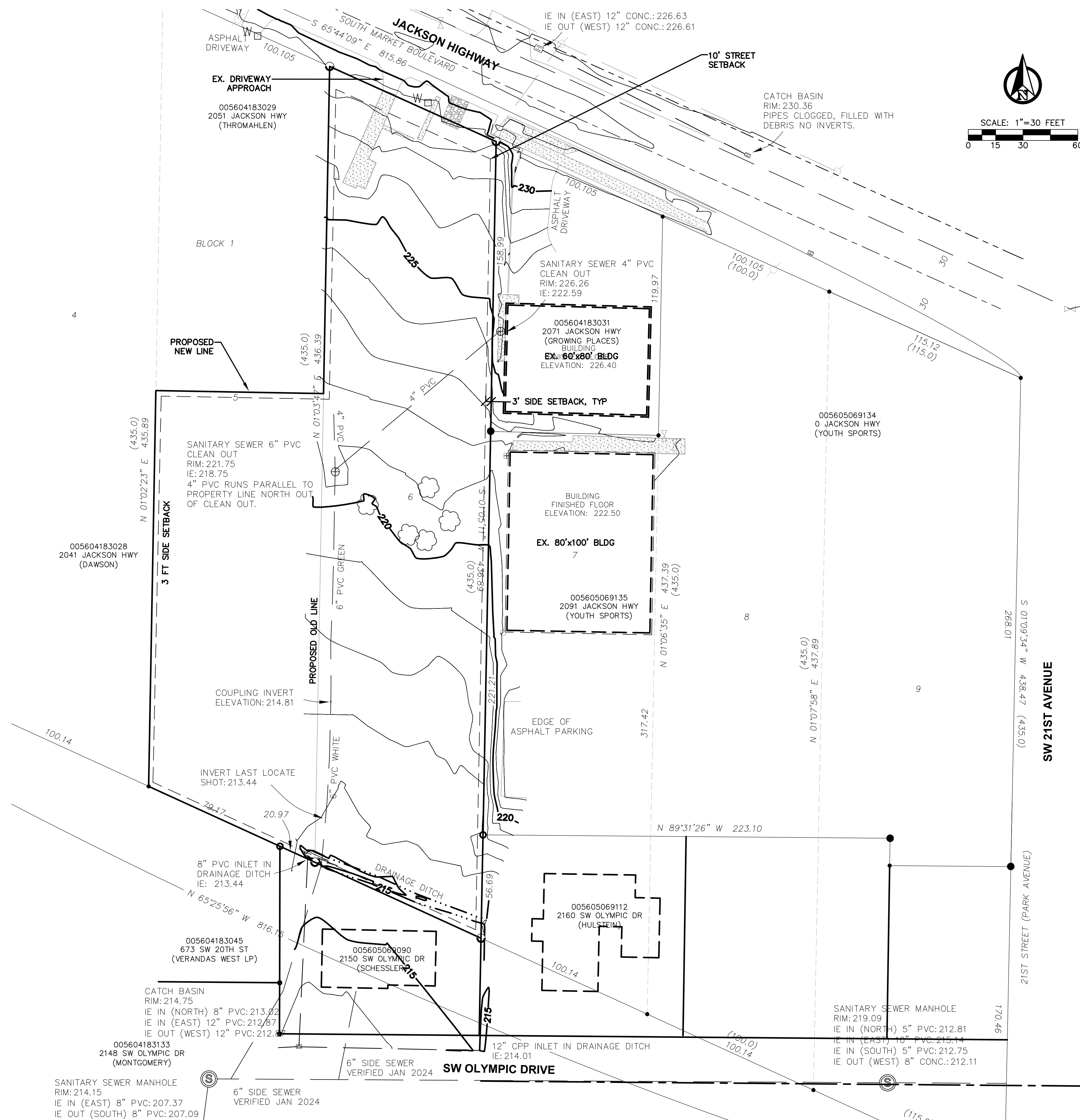
PRELIMINARY SITE PLAN



RB Engineering
 DESIGN - PERMIT - MANAGE
 OFF: (360) 740-8819
 EMAIL: Cnr@rbengineering.com
 P.O. Box 923
 CHEHALIS, WA 98532



JOB NUMBER	22019
DRAWING NAME	22019_C1.0_COVR
C1.0	1 OF 5

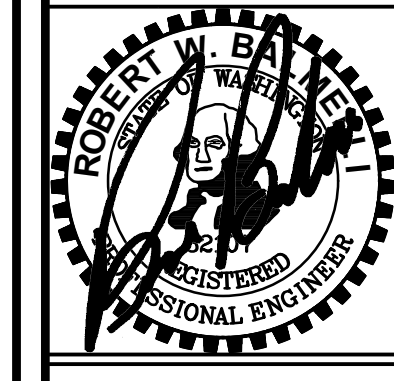


NO.	DATE	REVISION

DESIGNED BY: CA
 DRAWN BY: CA
 CHECKED BY: RWB
 DATE: 1/25/24
 SCALE: 1" = 30'

2061 JACKSON
 MULTI-FAMILY
 CHEHALIS WA.

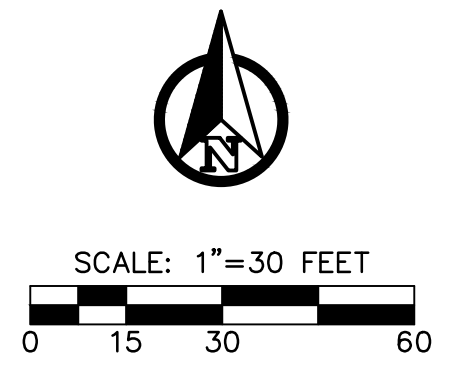
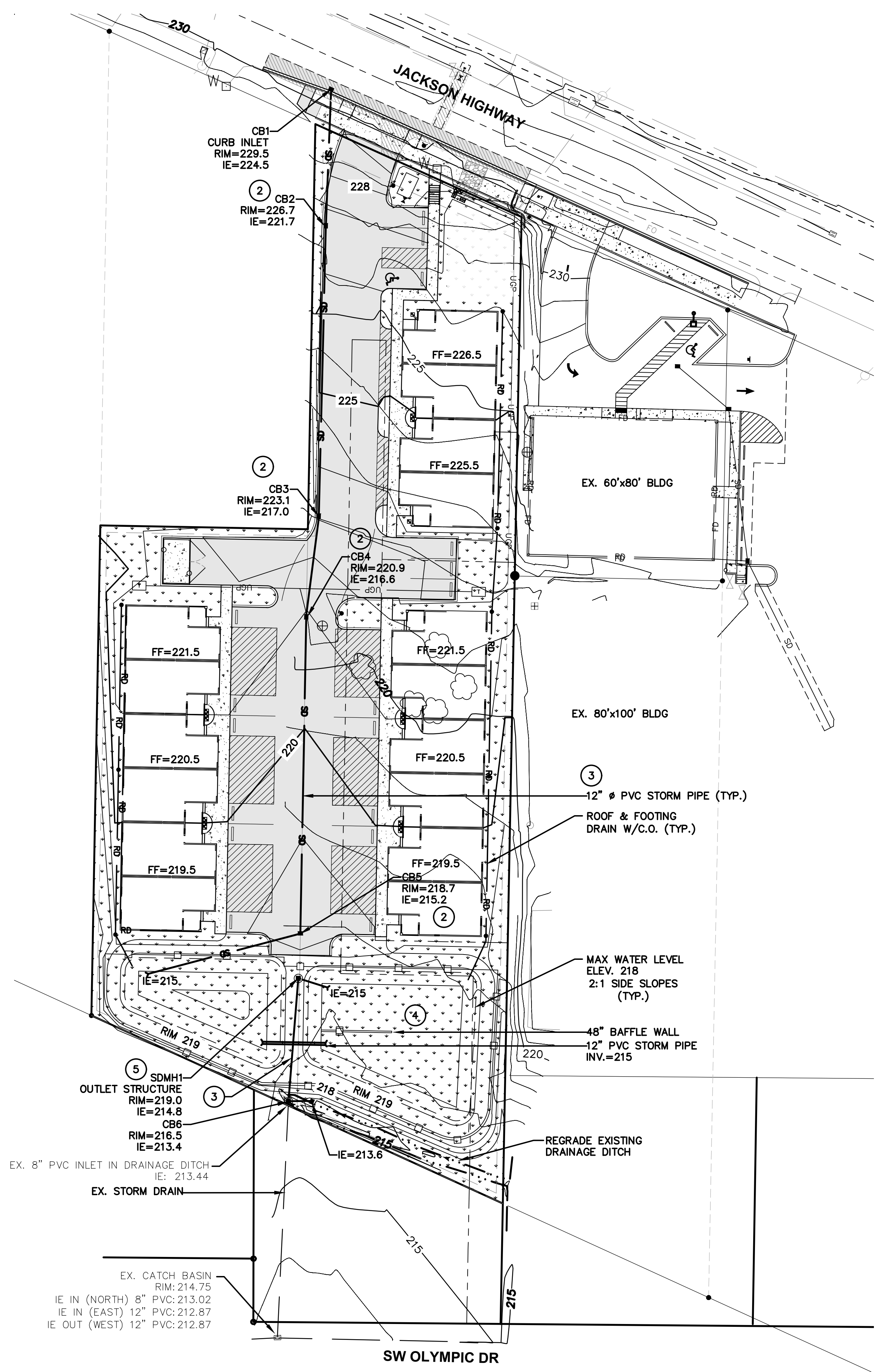
EXISTING SITE TOPOGRAPHY
 AND UTILITIES



RB Engineering
 DESIGN → PERMIT → MANAGE
 OFF: (360) 740-8819
 P.O. Box 923
 CHEHALIS, WA 98532
 EMAIL: Chief@RBEng.com

811 Know what's below.
 Call 811 before you dig.

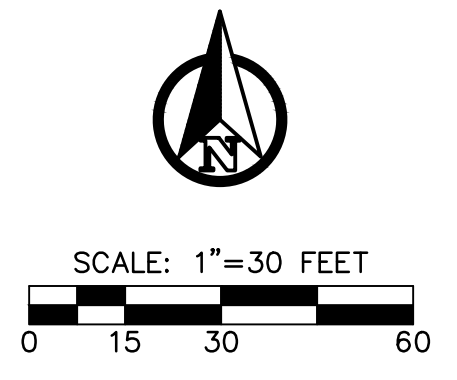
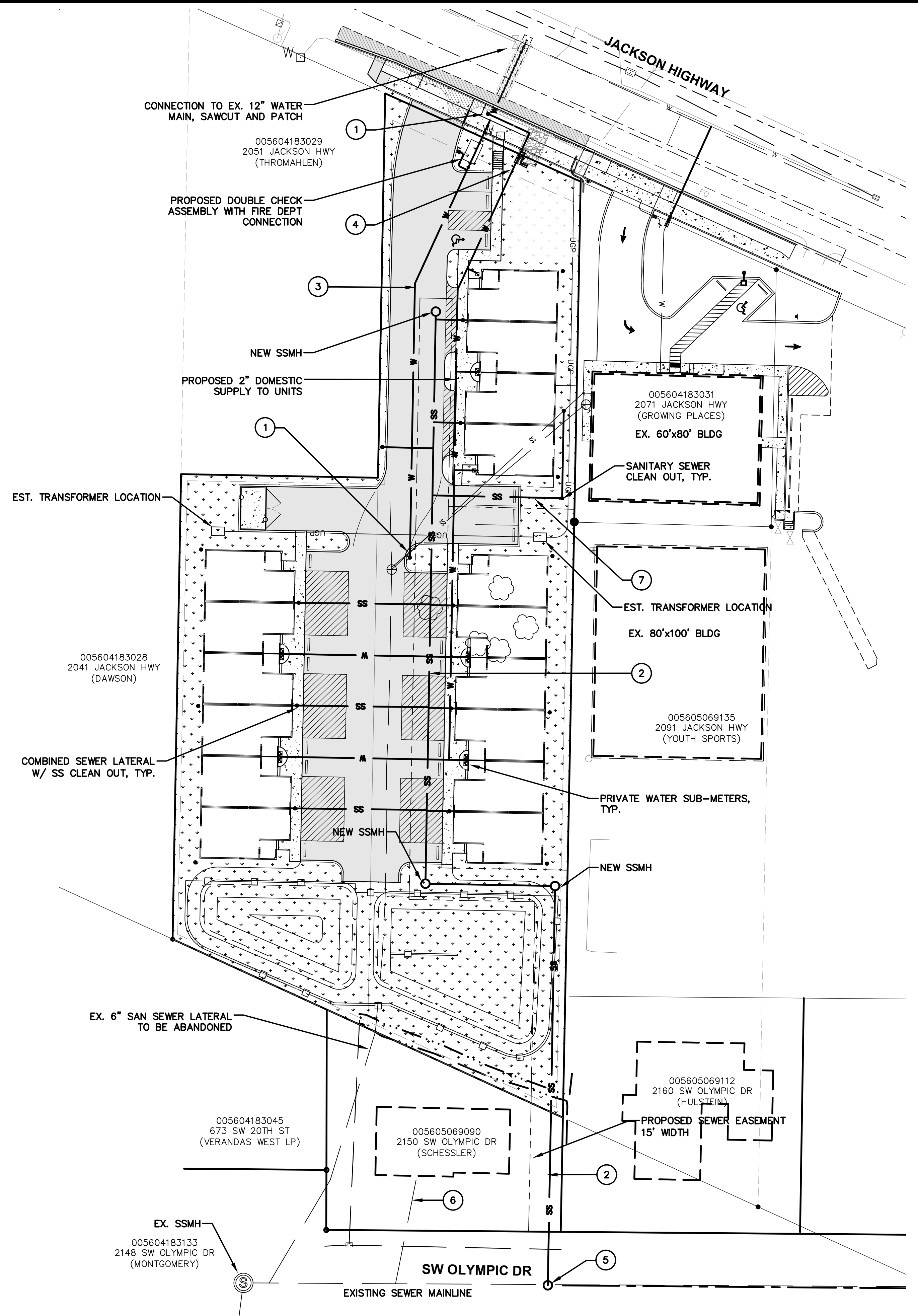
JOB NUMBER
 22019
 DRAWING NAME
 22019_CO.2_EXPL
C1.1
 2 OF 5



PRELIMINARY GRADING AND DRAINAGE NOTES:

- 1 PROPOSED TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROVIDED PRIOR TO CONSTRUCTION.
- 2 PROPOSED CATCH BASINS FOR PARKING LOT AND BUILDING RUNOFF.
- 3 PROPOSED STORMWATER CONVEYANCE PIPE.
- 4 PROPOSED STORMWATER DETENTION POND
- 5 PROPOSED OVERFLOW STRUCTURE AND PIPE TO DISCHARGE INTO EXISTING HYDRIC SOILS.
- 6 PROPOSED 4-FT TALL RETAINING WALL.
- 7 ALL REMOVED DEBRIS AND MATERIAL RESULTING FROM CUT AREA TO BE DISPOSED OF AT AN APPROVED LOCATION.

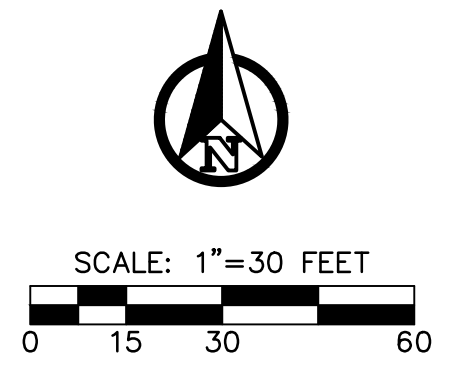
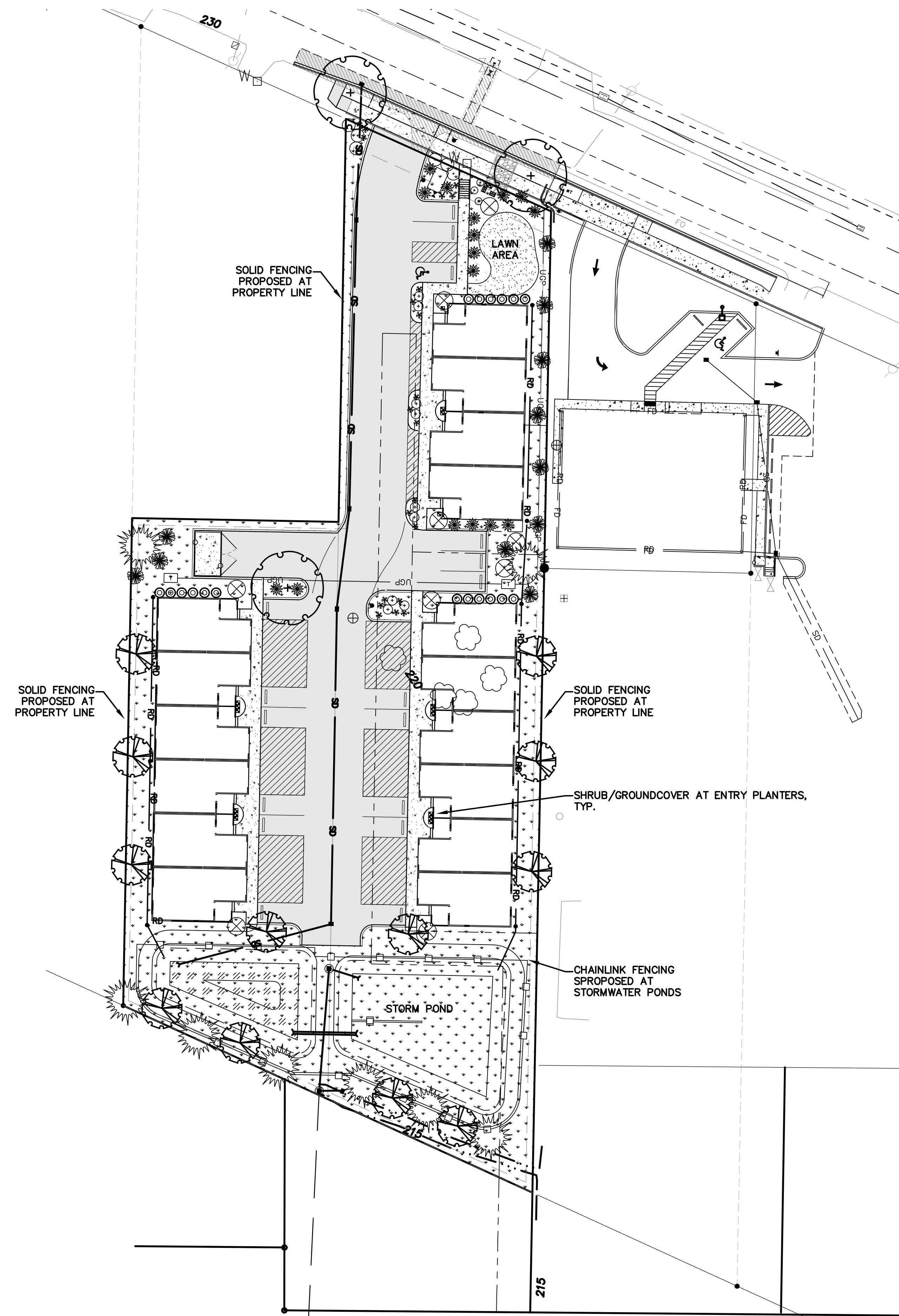
NO.	DATE	REVISION							
DESIGNED BY: CA		DRAWN BY: CA		CHECKED BY: RWB		DATE: 1/25/24		SCALE: 1" = 30'	
2061 JACKSON MULTI-FAMILY CHEHALIS WA.									
PRELIMINARY GRADING AND DRAINAGE PLAN									
RB Engineering DESIGN → PERMIT → MANAGE OFF: (360) 740-8819 P.O. Box 923 CHEHALIS, WA 98532 EMAIL: Carl@rbengineering.com									
JOB NUMBER: 22019 DRAWING NAME: 22019_C1.1_GDPL C1.2 3 OF 5									



PRELIMINARY UTILITY NOTES:

- ① PROPOSED FIRE HYDRANT
- ② PROPOSED GRAVITY SEWER MAIN WITH 15' EASEMENT TO CITY OF CHEHALIS
- ③ PROPOSED 8" ϕ WATER MAIN
- ④ PROPOSED DOMESTIC AND IRRIGATION METER LOCATIONS
- ⑤ PROPOSED SANITARY SEWER MANHOLE IN EXISTING SEWER MAIN
- ⑥ PROPOSED NEW SEWER LATERAL TO EX. RESIDENCE
- ⑦ EXISTING SEWER CONNECTION TO BOYS & GIRLS CLUB TO BE RELOCATED AND TIED TO NEW SEWER MAIN

NO.	DATE	REVISION					
DESIGNED BY:	CA	DRAWN BY:	CA	CHECKED BY:	RWB	DATE:	1/25/24
						SCALE:	1" = 30'
2061 JACKSON MULTI-FAMILY							
PRELIMINARY UTILITY PLAN							
RB Engineering DESIGN → PERMIT → MANAGE OFF: (360) 740-8819 P.O. Box 923 CHEHALIS, WA 98532 EMAIL: Carl@rbengineering.com							
JOB NUMBER 22019 DRAWING NAME 22019_C2.1_UTPL C2.1 4 OF 5							



PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY*	BOTANICAL NAME	COMMON NAME	SIZE	SPACING (NOTES)
		STREET TREE** <i>Acer platanoides</i> <i>Liquidambar styraciflua</i> <i>Pyrus calleryana</i> <i>Acer rubrum</i>	'Emerald Queen' Maple American Sweetgum Flowering Pear Red Sunset Maple	2.0" CAL. MIN.	B&B/cont. 35' O.C.
		ORNAMENTAL ACCENT TREE <i>Fagus sylvatica 'Pendula'</i> <i>Malus spp.</i> <i>Acer palmatum</i> <i>Cercidiphyllum japonicum</i>	Weeping Beech Flowering Crabapple Japanese Maple Katsura Tree	1.5" CAL. MIN.	B&B/cont.
		NARROW EVERGREEN TREE <i>Chamaecyparis nootkatensis</i> <i>Pinus leucodermis</i>	Alaskan Weeping Cedar Bosnian Pine	7-8' HT. MIN.	B&B/cont.
		MEDIUM GROWING SHRUBS <i>Nandina domestica</i> <i>Prunus laurocerasus</i> <i>Leucothoe hyb.</i> <i>Euonymus alata 'Compacta'</i>	Heavenly Bamboo 'Otto Luyken' Laurel Leucothoe Dwarf Burning Bush		
		LOW GROWING SHRUBS <i>Nandina domestica</i> <i>Azalea</i> <i>Spirea x. bumalda</i> <i>Pennisetum 'Rubrum'</i> <i>Hemmercallis x. 'Malja'</i> <i>Sarcococca ruscifolia</i> <i>Erica carnea 'Springwood Pink'</i>	Harbor Dwarf Nandina Azalea spp. Gold Mound Spirea Dwarf Fountain Grass Golden Zebra Daylily Sweet Box Spring Heath		
		SPREADING ORNAMENTAL GROUNDCOVERS <i>Viburnum davidii</i> <i>Euonymus fortunei</i> <i>Archtophylos uva-ursi</i> <i>Cotoneaster dammerii</i>	David's Viburnum 'Emerald Gaiety' Euonymus Kinnickinnick Bearberry		
		SEASONAL PERENNIAL COLOR BED 4" bedding plants at 12" o.c.			
		BUFFER ENHANCEMENT PLANTING <i>Symphoricarpos alba</i> <i>Rosa nutkana</i> <i>Spirea douglasii</i> <i>Cornus sericea</i> <i>Sambucus racemosa</i> <i>Rubus spectabilis</i> <i>Fraxinus latifolia</i>	Snowberry Nootka Rose Douglas Spirea Red-twig Dogwood Red Elderberry Salmonberry Oregon Ash	1 GAL. or B.R.	6' O.C.
		BIOFILTRATION SWALE MIX <i>Juncus effusus</i> <i>Carex m. 'Aurea-variegata'</i>	Soft Rush Gold Sedge	1 GAL.	24" O.C.
		STORMWATER DETENTION	Wet Pond seed mixture		
		SEEDDED TURF AREA	Perennial rye lawn mixture		

PRELIMINARY PLANTING NOTES

- * FINAL QUANTITIES TO BE BASED ON MINIMUM CODE REQUIREMENTS. THE FINAL LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED ILLUSTRATING THE ACTUAL LANDSCAPE PLANT MATERIALS PROPOSED FOR CONSTRUCTION.
 - ** STREET TREE SELECTION SUBJECT TO PUBLIC WORKS STANDARDS. FINAL SELECTION SHALL HAVE CHARACTERISTICS SUITABLE FOR STREET USE
- FINAL LANDSCAPE PLANTING PLANS SHALL ILLUSTRATE LANDSCAPE INSTALLATION DETAILS & SPECIFICATIONS INCLUDING SOIL PREPARATION AND AMENDMENTS.
 - ALL LANDSCAPED AREAS SHALL DEMONSTRATE A MEANS OF IRRIGATION FOR ESTABLISHMENT, WHICH MAY INCLUDE AN AUTOMATIC IN-GROUND SPRINKLER SYSTEM WITH SOLID STATE PROGRAMMABLE CONTROLLER.
- AREA TAKE OFF ESTIMATE:
 SHRUB/GC AREA: 14,800 S.F. ORNAMENTAL PLANTINGS INCLUDING SLOPES AND PARKING ISLANDS
 LAWN AREA (EST): 400 S.F. (PLANTER STRIP AT STREET)
 (INCLUDES LANDSCAPED PORTIONS OF RIGHTS OF WAY)
 (NOT INCLUDING STORM WATER FACILITY AREA, 10,400 SF)
- TOTAL LANDSCAPE AREA TO PREP: 25,200 SQUARE FEET
 EDGING TYPE: (TO BE DETERMINED)

NO.	DATE	REVISION
DESIGNED BY:	CA	
DRAWN BY:	CA	
CHECKED BY:	RWB	
DATE:	1/25/24	
SCALE:	1" = 30'	
2061 JACKSON MULTI-FAMILY WA.		
PRELIMINARY LANDSCAPE PLAN CHEHALIS		
RB Engineering DESIGN → PERMIT → MANAGE OFF: (360) 740-8819 P.O. Box 923 CHEHALIS, WA 98532 EMAIL: Carl@rbengineering.com		
JOB NUMBER: 22019 DRAWING NAME: 22019_L1.0_PLSP L1.0 5 OF 5		



SEPA ENVIRONMENTAL CHECKLIST

2061 Jackson Multi-Family

RBE Project No. 22019

February 2024

Prepared by:

RB Engineering



Table of Contents

Section A	Background.....	Page 3
Section B	Environmental Elements.....	Page 5
Section C	Signature.....	Page 16

A. Background

1. Name of proposed project, if applicable:

2061 Jackson Multi-Family

RBE Project No. 22019

2. Name of applicant:

Kevin Klumper / R&K Adventures LLC

3. Address and phone number of applicant and contact person:

790 S Market Blvd

Chehalis, WA 98532

4. Date checklist prepared:

January 15, 2024

5. Agency requesting checklist:

City of Chehalis

6. Proposed timing or schedule (including phasing, if applicable):

Development is single phase; permitting spring 2024, site grading summer 2024, utility and building construction starting fall 2024; project completion summer 2025

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

This project will include the following permits: Land Use Approval (DRC), NPDES Construction Permit, Grading, Site Development Permit, Conditional Use Permit, Building Permit(s).

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The site is 1.42 acres fronting Jackson Highway and extending about 440 feet south sloping away from the street roughly 15 feet. The development would consist of sixteen 2-story townhome apartments, two 6-unit and one 4-unit. The townhomes would be architecturally consistent with adjacent homes and other adjacent multifamily uses nearby. Other site improvements would include water and sewer extensions, site lighting, off-street parking, landscaping, and a solid waste enclosure.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Property address(s) is 2061 & the south portion (BLA pending) of 2051 Jackson Hwy, Chehalis WA 98532, Parcel No.(s) 005604183030 & 005604183029, Section 04, Township 13N, Range 02W, W.M.

B. Environmental Elements

1. Earth

a. General description of the site:

Flat, Rolling, Hilly, Steep slopes, Mountainous, other: _____

b. What is the steepest slope on the site (approximate percent slope)?

Steepest slope onsite is approximately 5%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per NRCS Soil Data Survey, Galvin silt loam and Lacamas silt loam are present onsite.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There is no indication of history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The site will include approximately 2,570 cy of cut and 1,650 cy of fill. Material will be from a local DNR approved mining operation.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Yes, however a Stormwater Pollution Prevention Plan (SWPPP) will be prepared that outlines appropriate Best Management Practices to control and contain any sediment migration within the project limits.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

About 70 percent of the property will be covered with impervious surface.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Best Management Practices will be used to prevent and contain erosion onsite during construction. The project's SWPPP requires that a Certified Erosion and Sediment Control Lead (CESCL) monitors the site during construction.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Normal emissions associated with construction equipment combustion engine exhaust and possible dust emissions will be generated during the construction phase of the project. Once the project is completed, public and commercial vehicle emissions will be generated.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

None.

3. Water

a. Surface Water:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lewis County GIS is showing a potential stream flowing from across Jackson Highway, site review by RBE staff did not identify any defined ditch or stream flow through the property as shown by the GIS mapping.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

No.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No. Project will connect to City water.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The project will create new impervious surface that will generate stormwater runoff. The runoff will be conveyed to the stormwater facility. The stormwater facility will discharge runoff (back into the ground) or (by metered release to the downstream drainage system). Discharged stormwater will eventually reach Dillenbaugh Creek, 1 mile downstream.

2. Could waste materials enter ground or surface waters? If so, generally describe.

No.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. Drainage patterns will remain the same. Runoff will be metered into an existing City stormwater drain.

4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

The project will incorporate a SWPPP and stormwater design that provides water quality and flow control facilities to mitigate the impacts to surface and ground waters.

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Approximately 1.4 acres of vegetation will be removed to construct this project. Vegetation include grasses, brush, and several deciduous trees.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

A Landscaping Plan will be prepared by a Landscape Architect and submitted to the City for approval. The plan will consist of native drought resistant plantings.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: hawk, heron, eagle, songbirds, other: _____

Mammals: deer, bear, elk, beaver, other: _____

Fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened and endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

Yes, Pacific Flyway Migration Route.

d. Proposed measures to preserve or enhance wildlife, if any.

None.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used to provide heating and power to future multi-family development.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The project building design will utilize the latest IBC and Energy Codes to provide an energy efficient facility.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

No.

1. Describe any known or possible contamination at the site from present or past uses.

None.

a. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

b. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Typical household chemicals may be stored in residential units and/or garages.

c. Describe special emergency services that might be required.

None.

d. Proposed measures to reduce or control environmental health hazards, if any.

Compliance with City of Chehalis codes.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Low level traffic noise associated with Jackson Highway.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

Short Term: Construction noise from equipment and building construction.

Long Term: Private vehicles accessing the completed project.

3. Proposed measures to reduce or control noise impacts, if any.

Construction will be limited to Monday through Friday, 7:30 to 4:30pm.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently vacant land. Adjacent properties consist of single family residences, commercial businesses and youth sport and recreation buildings.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application

of pesticides, tilling, and harvesting? If so, how?

No.

c. Describe any structures on the site.

None.

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

The site is currently zoned General Commercial.

f. What is the current comprehensive plan designation of the site?

Urban

g. If applicable, what is the current shoreline master program designation of the site?

SMA will not apply to this site.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

Based on 3 occupants per home, approximately 48 people may reside at completed development.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The project will require Conditional Use Approval for development of multi-family residential within a general commercial zone.

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.**

None.

9. Housing

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Sixteen units are proposed.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

c. **Proposed measures to reduce or control housing impacts, if any.**

Site density would be roughly 11 du/ac typical of other multi-family projects in the area.

10. Aesthetics

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The future townhomes will be designed to current building practices and use modern materials. The tallest building height would be about 25 feet for a two-story home.

b. **What views in the immediate vicinity would be altered or obstructed?**

None.

c. **Proposed measures to reduce or control aesthetic impacts, if any.**

Current design standards and materials will be used for the future homes.

11. Light and Glare

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

None.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

c. **What existing off-site sources of light or glare may affect your proposal?**

None.

d. Proposed measures to reduce or control light and glare impacts, if any.

None.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Boys and Girls Club and indoor sport courts are immediately adjacent, schools and parks are within 1 mile from project site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

The project would provide a new commercial access to Jackson Highway. Project site is adjacent to Boys and Girls club and the The PAC athletic facilities that will benefit the development occupants.

13. Historic and Cultural Preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Research of available public resources did produce a structure on neighboring parcel over 45 years old.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Research of available public resources did not produce any known registers.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Review of the online search engine WISAARD on the Washington State Department of Historic Preservation website.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None proposed.

14. Transportation

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Jackson Hwy currently serves as access to site and will remain for future development.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Yes, nearest transit stop is 0.1 miles away.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Yes, frontage improvements including sidewalks will be provided along Jackson Hwy.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

According to JTE Traffic Memorandum the project will generate an increase of 5 AM peak hour trips and 7 PM peak hour trips and an average weekday total of 98 daily trips based on the ITE manual.

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No.

g. Proposed measures to reduce or control transportation impacts, if any.

None.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes. Fire, police, health care and school services maybe needed for future residents.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Future property owners will provide added tax base to the area.

16. Utilities

a. Check utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Sewer Service - City of Chehalis
Water Service - City of Chehalis
Phone Service - Lumen and Comcast
Cable Service - Dish Service and Comcast
Power - Lewis County PUD

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 

Type name of signee: Chris Aldrich, RLA

Position and agency/organization: Planning Manager / RB Engineering

Date submitted: 2/2/24

Development Review Committee Agenda

Chehalis Building and Planning Department

August 2, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Ron Buckholt Interim Building & Planning Manager, Laura Fisher Permit Technician, Lance Bunker Public Works Director, Riley Bunnell Water Superintendent, Rick Mack Fire Marshal, Fritz Beierle Streets/Stormwater Superintendent, Justin Phelps Wastewater Superintendent, Celest Wilder Engineer Technician III, Matt McKnight Police Department, Angie Elder Police Department, Carol Ruiz Interim City Engineer with Gibbs & Olson

9:00 AM AC-23-027 - 2061 Jackson Hwy; construction of ten unit 2-story townhomes

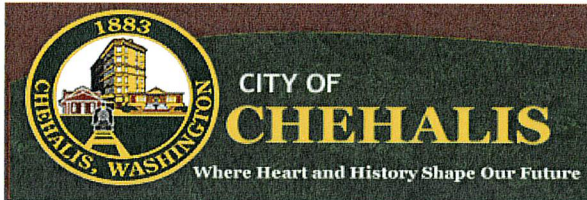
The applicant proposes to construct ten unit 2-story townhomes at 2061 Jackson Highway with surface and garage parking, and on-site stormwater facilities. This property is zoned Commercial General and will require a conditional use permit process. Lewis County parcel ID # 005604183030. Total acres 0.920; 40,075 sq ft.

- The city does not have the water available to supply additional ERU's at this time. The city has started two infrastructure improvement projects needed to increase the water delivery capabilities.
- Sewer runs through the middle of the property. Applicant will need to reconfigure the buildings to accommodate. 15ft on center setback for sewer.
- Frontage improvements required: curb, gutter, sidewalk, streetlights (if applicable).
- Stormwater to meet 2019 stormwater manual requirements.
- Capital facilities charges apply.
- Per RCW 19.27.540 – 10% of parking stalls are required to be wired for Electric Vehicle charging stations.
- Fire sprinklers not required.
- Existing hydrants must be within 600 feet of all portions of the buildings.
- Consider addressing to accommodate for fire and police so that units are clearly marked.
- Zoned CG – General Commercial. Minimum lot size 5,000 square feet. Minimum 50' frontage. Maximum 100% Coverage. 10' street setback, 3' side & rear.
- 2 parking stalls required for every unit. Outdoor lighting to be pointing downward.
- Conditional Use Permit required to go through Hearing Examiner.
- SEPA Permit required if greater than 9 units.
- Landscape plans to be done by licensed landscape architect.

Interdepartmental staff meeting after the completion of DRC development items.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUI1Ym0rTkt6SHZCZjkxUTRlVDBUUT09>



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: 0 NE Kresky Ave

PARCEL #: 021629009003

APPLICANT / CONTACT PERSON:

NAME: Pacific Cataract & Laser Institute - Brett House
 ADDRESS: _____
 CITY/ST/ZIP: _____
 PHONE#: 360.266.7506
 EMAIL: brett.house@pcli.com

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: RB Engineering
 CONTACT NAME: Zachary Wirkkala
 ADDRESS: PO Box 923, Chehalis WA 98532
 PHONE #: 360.740.8919
 EMAIL: zachw@rbengineers.com
 CONTRACTORS L&I #: _____

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

DETAILED PROJECT DESCRIPTION:

Project includes construction of new 36'X48' maintenance building for the existing PCLI site. See attached project narrative for more information.

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> 	<u>Date:</u> 3/28/24
<u>Name (print):</u> Zachary Wirkkala, EIT	<u>Telephone #:</u> 360.740.8919

Office use only	
Received by:	Date Received:
Parcel #:	
Permit #:	
Zoning:	
Flood Zone: Yes No	
Zone Classification:	



DESIGN → PERMIT → MANAGE

March 28, 2024

Malissa Paulsen
City of Chehalis Community Development
1321 S Market Blvd
Chehalis, WA 98532

Re: PCLI Maintenance Building – Applicant Conference Request and Narrative
RBE NO. 23103

Dear Malissa:

Attached is an application for Applicant Conference meeting request. The project is proposing a new 1,728 square-foot maintenance shop for the existing PCLI building.

Access/ Parking:

There is an existing gravel driveway which comes off the paved PCLI parking lot for access to an existing building as shown on the attached site plan. The new maintenance shop would utilize this for access and would provide additional gravel access / parking areas for the new building.

Utilities:

There are existing water, sewer, and power utilities which provide service to the building at the end of the gravel driveway. The new building would tap into these utilities for service.

Stormwater:

It is unclear the amount of new impervious surface that will be constructed at this time. It appears that the project might be able to stay under the 5,000 square-foot threshold. However, if the project exceeds 5,000 square-feet, then a stormwater plan will be designed to the latest WSDOE standards.

Sincerely,

A handwritten signature in black ink, appearing to read 'Zachary Wirkkala', is written over a light blue horizontal line.

Zachary Wirkkala, EIT
Engineer in Training

cc: Project file

Enclosure: Preliminary Site Plan
City Master Application

PCLI MAINTENANCE BUILDING

SECTION 20, TOWNSHIP 14 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON



SCALE: 1"=50 FEET
0 25 50 100



VICINITY MAP

N.T.S.



PROJECT INFORMATION

APPLICANT: BRETT HOUSE
PCLI
2517 NE KRESKY AVE
CHEHALIS, WA 98532
(360) 266-7506

ENGINEER: ROBERT W. BALMELLI
91 S.W. 13TH ST.
P.O. BOX 923
CHEHALIS, WA. 98532-0923
(360) 740-8919 PHONE
(360) 740-8912 FAX

SURVEYOR: FORESIGHT SURVEYING
1583 N NATIONAL AVE
CHEHALIS, WA 98532
(360) 748-4000

PARCEL NOS: 021629009003
SITE ADDRESS: "0" NE KRESKY AVE
CHEHALIS, WA 98532

LAND USE APPROVAL: PRE-APP
SEPA CHECKLIST: PENDING REQUIREMENT
CRITICAL AREAS: NO
ZONING: CG - GENERAL COMMERCIAL
SETBACKS: FRONT 10', BACK 0', SIDE 3'
MAX. BLDG. HEIGHT: 50 FEET

BUILDING SIZE/USE: 1,728 SF / SHOP
BUILDING HEIGHT: TBD

TOTAL SITE AREA: 363,871 SF / 8.35 ACRES
EXISTING IMPERVIOUS: 23,825 SF / 0.55 ACRES (6.6%)
NEW IMPERVIOUS: 6,195 SF / 0.14 ACRES
REPLACED IMPERVIOUS: 0 SF / 0 ACRES
NEW+REPLACED IMPERV. 6195 SF / 0.14 ACRES
DISTURBED PERVIOUS: 6195 SF / 0.14 ACRES
TOTAL DISTURBED AREA: 6195 SF / 0.14 ACRES
STREET FRONTAGE: 75 LINEAR FEET

GRADING (CUT/FILL): ±XXXX CY CUT / ±XXXX CY FILL

STORMWATER REGS: 2019 SWMMWW
SOIL CLASSIFICATION: FUTURE GEOTECHNICAL REPORT
INFILTRATION: PENDING
TREATMENT: PENDING
FLOW CONTROL: PENDING
NPDES STORM PERMIT: NO

PARKING REQUIRED: 1 PER 1000/SF (2 STALLS)

WATER SERVICE: CITY OF CHEHALIS
SEWER SERVICE: CITY OF CHEHALIS
FIRE DISTRICT: LEWIS COUNTY
SCHOOL DISTRICT: CITY OF CHEHALIS
POWER SERVICE: LEWIS COUNTY PUD

REVISION

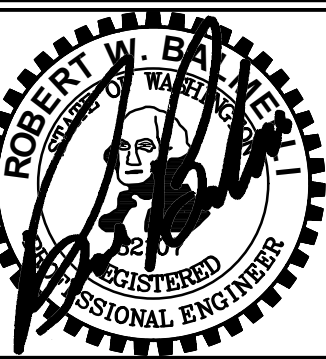
NO. DATE

DESIGNED BY: ZRW
DRAWN BY: ZRW
CHECKED BY: RWB

DATE: 3/26/24
SCALE:

PCLI MAINTENANCE BUILDING

PRELIMINARY SITE PLAN



RB Engineering
DESIGN → PERMIT → MANAGE
P.O. Box 923
CHEHALIS, WA 98532
OFF: (360) 740-8919
EMAIL: info@rbengineers.com

811 Know what's below. Call 811 before you dig.

JOB NUMBER: 23103
DRAWING NAME: 23103_PSP
P0.1
1 OF 1