

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

September 28, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

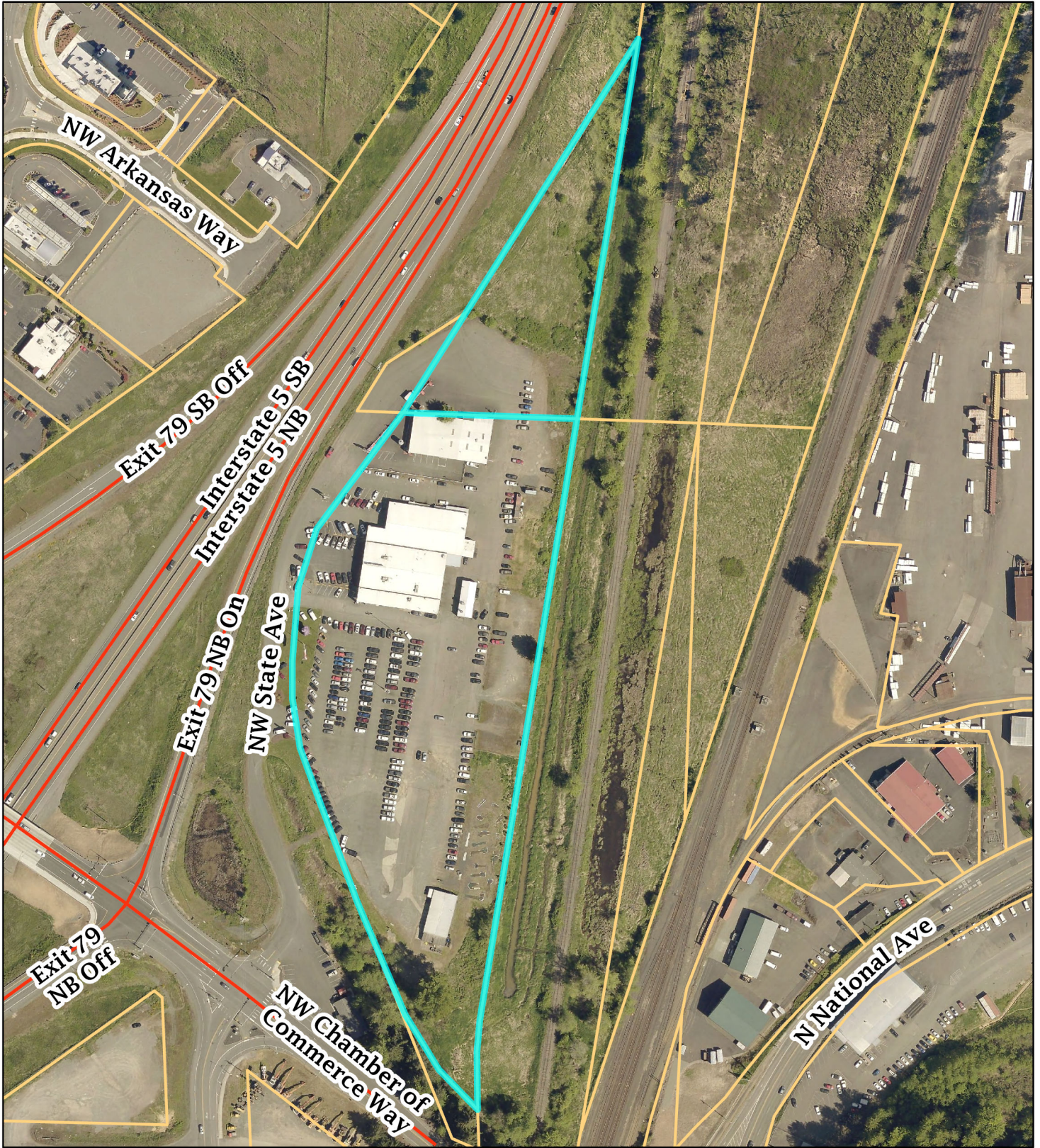
9:00 AM Pre-application Conference AC-22-027; 1500 NW State Avenue

Zoning: CF – Freeway Commercial. Lewis County Parcel # 005659003000. Parcel size – approx. 8 acres, 348,480 sq ft. Applicant proposes the demolition of the existing dealership and the reconstruction of a new dealership.

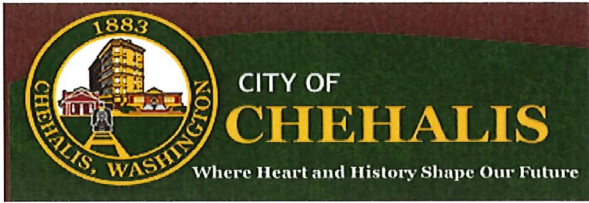
9:30 AM Interdepartmental meeting.

Join Zoom Meeting

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



City of Chehalis
AC - 22 - 027



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: 1500, 1540, 1560 & 1580 NW State Ave **PARCEL #:** 005659003000

APPLICANT / CONTACT PERSON:

NAME: Heidi Pehl / LCRE Investments
 ADDRESS: PO Box 1227
 CITY/ST/ZIP: Chehalis, WA 98532
 PHONE#: 360.807.6921
 EMAIL: heidipehl@l-5cars.com

CONTRACTOR (ENGINEER) SURVEYOR:

COMPANY NAME: RB Engineering
 CONTACT NAME: Zach Wirkkala, EIT
 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:

The proposal is the demolition of the existing dealership building, and the construction of a new dealership.
Due to existing flooding issues, the site would be filled to be above of the 100-year flood plane.
See attached narative for more detailed 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>
<u>Name (print):</u> Zachary Wirkkala, EIT	<u>Telephone #:</u> 360.740.8919

Office use only	
Received by: LF	Date Received: 9/16/2022
Parcel #: 005659003000	
Permit #: AC-22-027	
Zoning: CF	
Flood Zone: Yes No	
Zone Classification: A	



DESIGN → PERMIT → MANAGE

September 16, 2022

Tammy Baraconi
tbaraconi@ci.chehalis.wa.us
City of Chehalis Community Development
1321 S Market Blvd
Chehalis, WA 98532
comdev@ci.chehalis.wa.us

Re: I-5 CJDRF – Pre-Application Request and Narrative
RBE NO. 22012

Dear Tammy:

Attached is the Pre-Application Conference Request and conceptual development plan for the above referenced project. We would like to schedule the Pre-Application Meeting during the next available opening. Please review the project information below regarding different aspects of the proposal:

Land Use

The property is zoned CF – Freeway Commercial per the current zoning map. The site is bordered by NW State Ave on the west, Chamber Way on the south, and other commercially zoned parcels on the east and north. The client does also own the adjacent property to the north. Proposed is the demolition of the existing Dodge Dealership, and the construction of a new dealership building, with associated parking and stormwater facilities.

Access

The site is currently served by NW State Ave, on the north side of Chamber Way. At this location, NW State Ave is a dead-end road. This section of road only serves the parcels owned by the client, as well as the Chamber of Commerce building at the corner of NW State Ave and Chamber Way.

Part of the proposal is the vacation of the NW State Ave right-of-way, north of the Chamber of Commerce building. Vacation of this right-of-way would allow for easier access to the site, as shown on the attached site plan. Will the City consider vacating this area associated with the road access. We would reserve a water line easement for access to the water main running down this road.

Grading

A large factor in this project is the desire to raise the site out of the flood plain. The current site is below the 100-year flood elevation and has a history of flooding issues. The project proposes to fill the site roughly 6-feet to an elevation of 182-feet, which is above the flood elevation of 180.5-feet. This would require roughly 70,000 cubic yards of fill. Given the site is within the 100-year flood plain, is there any mitigation options for fee payment or would we need to provide compensatory flood storage based on a no rise flood study?

Sincerely,

A handwritten signature in black ink, appearing to read 'Zachary Wirkkala', written in a cursive style.

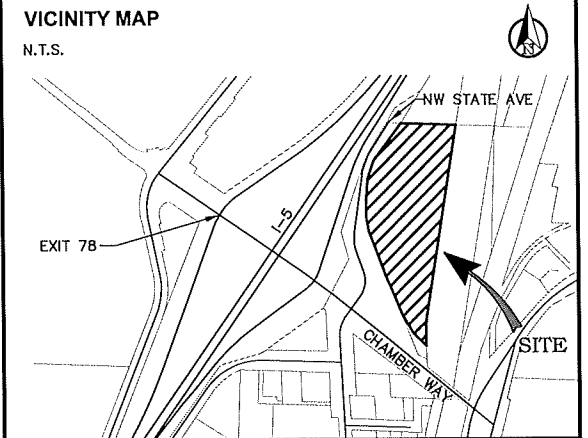
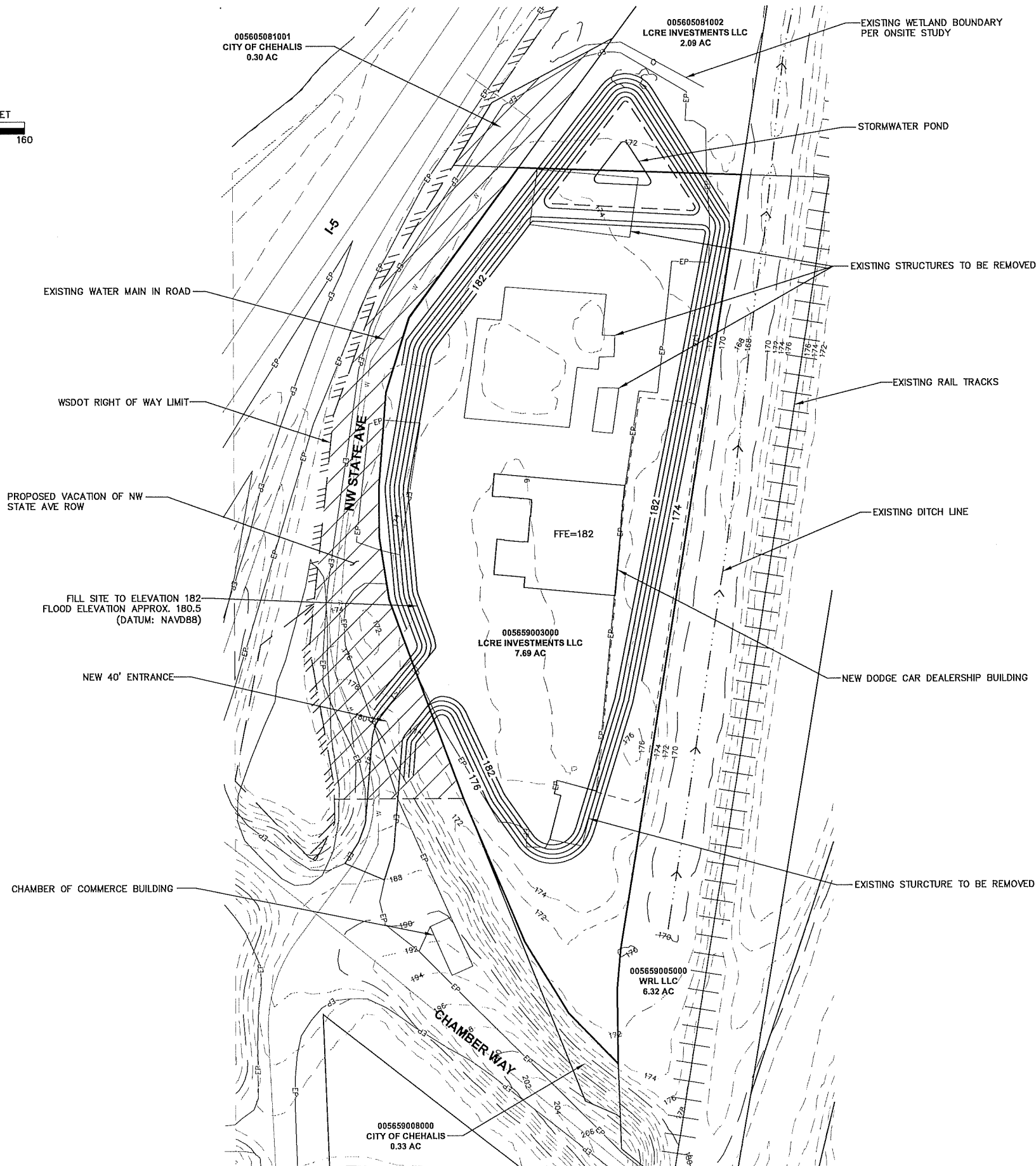
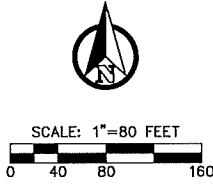
Zachary Wirkkala, EIT
Engineer in Training

cc: Project file

Enclosure: Preliminary Site Plan
Pre-Application Form

I-5 CJDRF

SECTION 30, TOWNSHIP 14 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON



PROJECT INFORMATION

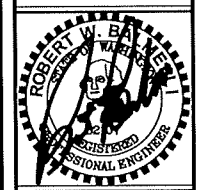
APPLICANT:	LCRE INVESTMENTS HEIDI PEHL PO BOX 1227 CHEHALIS, WA 98532 (360) 807-6921 (360) 508-0223
PARCEL NO:	005659003000
SITE ADDRESS:	1500 NW STATE AVE CHEHALIS, WA 98532
ZONING:	CF
SITE AREA:	7.69 ACRES
GRADING:	70,000 ± CY FILL
SOILS:	REED SILTY CLAY LOAM XEROTHERENTS SPOILS
SANITARY SEWER:	LEWIS COUNTY
WATER:	LEWIS COUNTY
FIRE DISTRICT:	LEWIS COUNTY

NO.	DATE	REVISION

DESIGNED BY: ZRW	CHECKED BY: RWB	DATE: 9/16/22
DRAWN BY: CGL	SCALE:	

I-5 CJDRF
CITY OF CHEHALIS WA.

PRELIMINARY SITE PLAN



RB Engineering
DESIGN → PERMIT → MANAGE
P.O. Box 323
CHEHALIS, WA 98532
OFF: (360) 744-8819
EMAIL: Chris@rbengineers.com



JOB NUMBER	22012
DRAWING NAME	P0.1_PSP
P0.1	1 OF 1