

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

June 14, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

**9:00 AM AC-23-020 New logistics building, 1737 Bishop Road**

The applicant proposes a new 96,000 sq ft logistics building, new 10,200 sq ft office building, parking and driveway areas and associated stormwater facilities. The property is zoned IL, Light Industrial and CG, General Commercial. Lewis County parcel ID # 017769033001, 017767002000. The property is approximately 15.0 acres; 649,697 sq ft.

**9:30 AM AC-23-021 Subdivision, 2118 Jackson Hwy**

The applicant proposes subdividing lots into 18 lots creating 16 single family lots, one storage lot, and one open space lot. The property is zoned MRC, Mixed Residential Commercial. Lewis County parcel ID # 005605069022, 005605069024. The property is approximately 11.0 acres; 480,902 sq ft.

**10:00 AM SP-22-005 Eklund Short Plat, 437 SW 19<sup>th</sup> St**

The applicant proposes a two lot short plat. The property is zoned R-2, Single Family Medium Density. Lewis County parcel ID# 005604038000. The property is approximately 1.3 acres, 56,541 sq ft.

~~**10:30 AM BLA 21 007 Ribelin and Jackson Hwy Boundary Line Adjustment**~~

~~The applicant is proposing a four lot boundary line adjustment. The property is zoned IL, Light Industrial. Lewis County parcel ID # 010682000000, 017475003001, 01745003002, 017475001000. The property is approximately 13.6 acres; 592,677.4 sq ft.~~

**11:00 Interdepartmental staff meeting.**

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUIlYm0rTkt6SHZCZjkxUTRHVDBUUT09>



Vicinity map for AC-23-020  
1737 Bishop Rd  
New logistics building



DESIGN → PERMIT → MANAGE

May 22, 2023

Ron Buckholt  
City of Chehalis Community Development  
1321 S Market Blvd  
Chehalis, WA 98532  
rbuckholt@ci.chehalis.wa.us

Re: Shovel Ready LLC – Applicant Conference Request and Narrative  
RBE NO. 21081

Dear Ron:

Attached is the Applicant Conference Request and conceptual development plan for the above referenced project. We would like to schedule meeting for the next available opening. Please review the project information below regarding various aspects of the proposal:

#### Land Use

The property is zoned IL/CG per the current zoning map. The site is bordered by Bishop Road on the south and other commercial / light industrial zoned parcels on the north, west, and east. Proposed is the construction of a new 96,000 square foot logistics building, a new 10,200 square foot office building, parking and driveway areas, and associated stormwater facilities. The new stormwater facility would be placed in the existing BPA easement, and appropriate applications will be made.

#### Access

Proposed is a new 40' driveway which will be accessed from Bishop Road.

#### Utilities

Gravity sewer service will be used to serve the new building, and would be connected to the existing sewer main in Bishop Rd. The new buildings, as well as new fire line, would be connected to the existing water main in Bishop Rd.

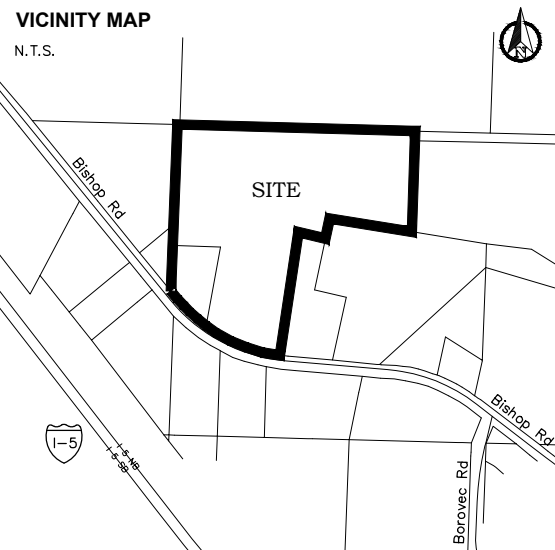
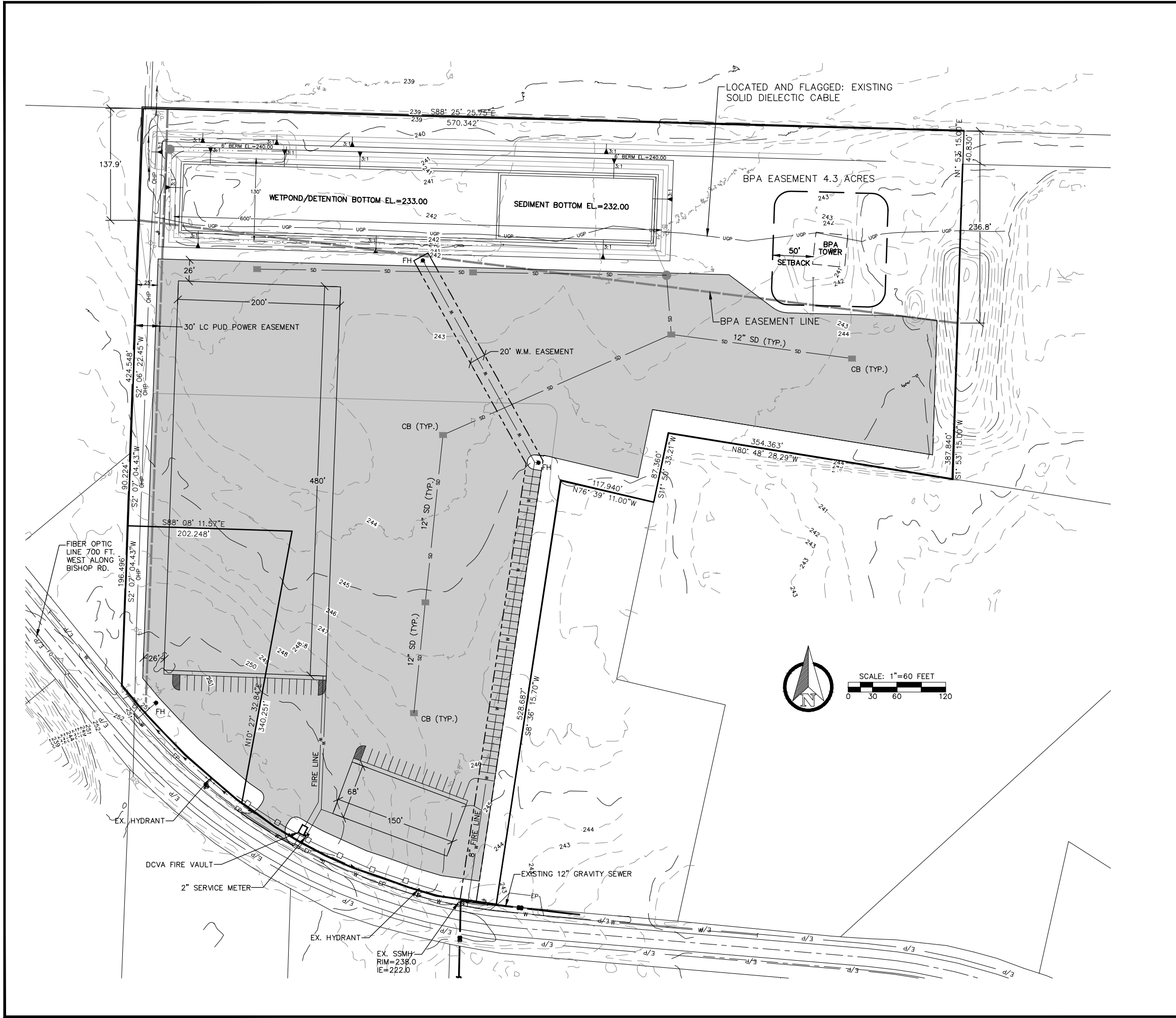
Sincerely,

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

Zachary Wirkkala, EIT  
Engineer in Training

cc: Project file

Enclosure: Preliminary Site Plan  
Applicant Conference Request Form



**PROJECT INFORMATION**

APPLICANT:	DRY BOX INC/KIRK VIGRE 132 ESTEP ROAD CHEHALIS WA 98532 (360) 269-4285 kirk@dryboxusa.com
PARCEL NOS:	017769033001 AND 017767002000
SITE ADDRESS:	0 AND 1737 BISHOP ROAD CHEHALIS, WA 98532
ZONING:	LIGHT INDUSTRIAL AND GC - GENERAL COMMERCIAL
SITE AREA:	15.12 TOTAL ACRES
BPA EASEMENT AREA	4.35 TOTAL ACRES
LCPUD EASEMENT AREA	0.50 TOTAL ACRES
DEVELOPABLE AREA	10.27 TOTAL ACRES
GRADING ESTIMATE:	13,800 ± CY CUT 19,665 ± CY FILL
SOILS:	LACAMAS SILT LOAM SCAMMAN SILTY CLAY LOAM
SANITARY SEWER:	CITY OF CHEHALIS
WATER:	CITY OF CHEHALIS
FIRE DISTRICT:	CITY OF CHEHALIS

**SURVEY INFORMATION**

LEGAL DESCRIPTION  
SECTION 10 TOWNSHIP 13N RANGE 02W

VERTICAL DATUM  
NAVD 88

BASIS OF BEARING  
BEARINGS ARE BASED ON WASH. ST. COORDINATE SYSTEM SOUTH ZONE - GRID NORTH - FROM TIES TO NGS AND WSDOT MONUMENTS. SECTION AND BOUNDARIES ARE BASED ON PREVIOUS SURVEY RECORDED ON THIS PARCEL UNDER AUDITOR'S FILE NO. 3235421

NO.	DATE	REVISION

DESIGNED BY: RMB  
DRAWN BY: RMB  
CHECKED BY: RMB  
DATE: 04/21/2023  
SCALE: 1" = 60'

**SHOVEL READY LLC**

WA.

**PRELIMINARY SITE PLAN**



**RB Engineering**  
DESIGN → PERMIT → MANAGE

OFF: (360) 740-8819  
EMAIL: info@rbengineering.com

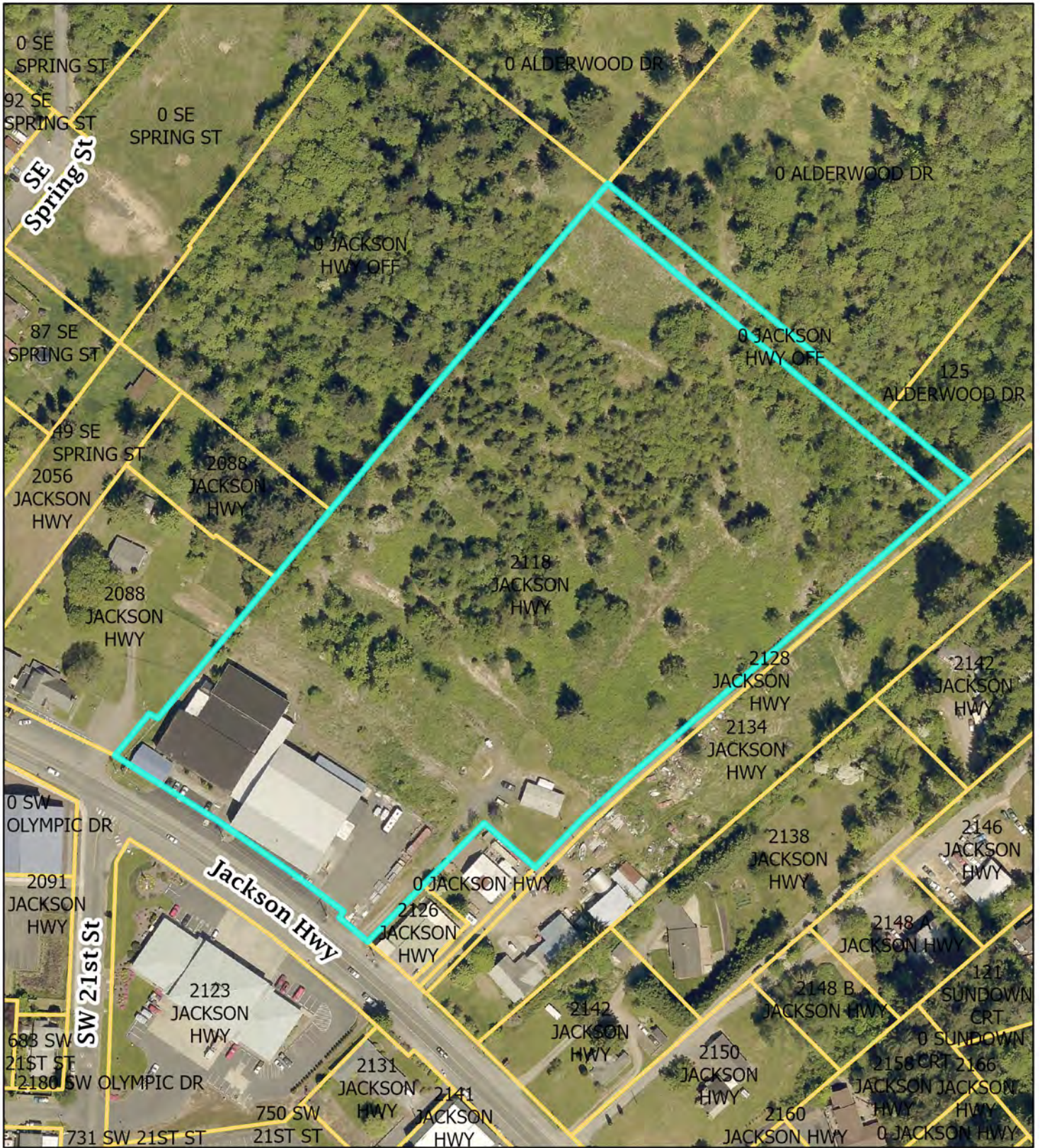
P.O. Box 523  
CHEHALIS, WA 98532

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

JOB NUMBER  
21081

DRAWING NAME  
21081\_PSP

**P0.1**  
1 OF 1



Vicinity map for AC-23-021  
2118 Jackson Hwy  
Jackson Hwy Subdivision



DESIGN → PERMIT → MANAGE

February 8, 2021

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

Re: Alderwood Terrace Plat – Pre-Application Conference Request.  
RBE NO. 17025

### **Alderwood Terrace - Project Narrative**

Please schedule a Pre-Application Conference for this proposed Project to discuss City requirements.

#### Project Description:

Sub-divide parcel into 18 total lots creating 16 single-family residential lots, one storage lot and one open space lot. The subdivision will include approximately 1160 LF of private road extending off Jackson Highway to the eastern property line. The project site is zoned CG- General Commercial. Multifamily dwellings are allowed under a Conditional Use Permit application, however single-family dwellings are not. Due to the existing site topography single family residences are a feasible option, would it be possible to permit a single-family development through the CUP without a re-zone change?

#### Public Utilities:

This project will require the extension of City of Chehalis water and sewer lines from Jackson Highway. Due to the elevation of the site, a water booster pump station may be required to provide fire flow and domestic service to the residences. All utilities will be private.

#### Traffic and Access:

The site will be accessed off Jackson Highway through an existing easement that serves the adjacent parcel to the NE. The new road will be a private road meeting current City of Chehalis road design standards.

#### Stormwater:

The project will require stormwater detention and treatment per the City of Chehalis Stormwater program. Stormwater detention will likely be mix of above ground ponds and roadside conveyance systems. Runoff will be detained, treated and released to the City's stormwater system in Jackson Highway.

Sincerely,



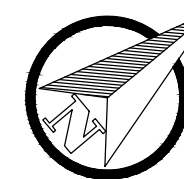
Robert W. Balmelli PE  
President

Cc: Project file  
Enclosure: Conceptual Site Plan

# ALDERWOOD TERRACE

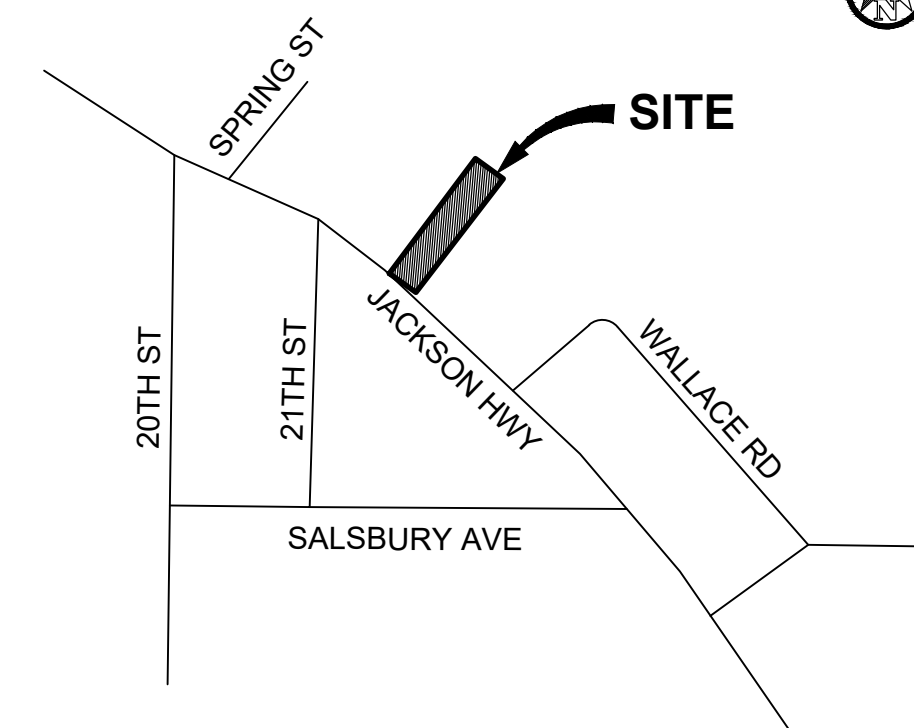
SECTION 04, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M.

"CHEHALIS", WASHINGTON



SCALE: 1"=40 FEET  
0 20 40 80

VICINITY MAP  
N.T.S.



### PROJECT INFORMATION

APPLICANT/OWNER: CHAD O'MEALY  
2188 JACKSON HIGHWAY  
CHEHALIS, WA 98532  
(800) 766-4885

PARCEL NO: 005605069022

SITE ADDRESS: 2118 & 2124 JACKSON HIGHWAY  
CHEHALIS, WA 98532

ZONING: CITY

SITE AREA: 10.29 AC. TOTAL

PARKING: 137 STALLS

SANITARY SEWER: CITY OF CHEHALIS

WATER: CITY OF CHEHALIS

FIRE DISTRICT: FIRE DISTRICT 6

### SHEET INDEX

- P0.1 OVERALL SITE PLAN AND PROJECT INFORMATION
- P1.1 PRELIMINARY GRADING AND DRAINAGE PLAN
- P1.2 PRELIMINARY PRIVATE ROAD PLAN AND PROFILE
- P1.3 PRELIMINARY UTILITY PLAN
- P1.4 PRELIMINARY DETAILS AND CROSS SECTIONS

### SURVEY INFORMATION

**LEGAL DESCRIPTION**  
SECTION 04 TOWNSHIP 13N RANGE 02W PT E. MILLS DLC  
PT NW4 NE4 LY NWLY JACKSON HWY

**VERTICAL DATUM**  
ASSUMED

**BASIS OF BEARING**  
WASHINGTON STATE PLANE, SOUTH ZONE (NAD 83/11) AS  
PER TIES TO WSDOT CONTROL POINTS CHE-18 AND  
CHE-06. HELD THE PUBLISHED COORDINATE AND  
COMBINED SCALE FACTOR AT POINT CHE-18 TO SCALE  
DISTANCES FROM GRID TO GROUND.

### PARCEL SUMMARY TABLE

PARCEL	AREA (SQFT)	AREA (AC)
LOT: 1	35752	0.82
LOT: 2	31327	0.72
LOT: 3	22821	0.52
LOT: 4	17910	0.41
LOT: 5	26792	0.62
LOT: 6	20499	0.47
LOT: 7	18936	0.43
LOT: 8	10000	0.23
LOT: 9	9315	0.21
LOT: 10	10001	0.23
LOT: 11	10101	0.23
LOT: 12	52602	1.21
LOT: 13	13383	0.31
LOT: 14	13829	0.32
LOT: 15	10376	0.24
LOT: 16	10000	0.23
OPEN SPACE	41134	0.94
STORAGE	38171	0.88

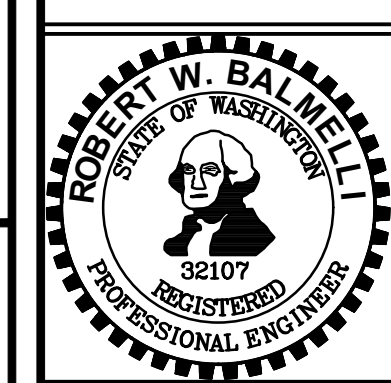


NO.	DATE	REVISION

DESIGNED BY: RWB  
DRAWN BY: ALE  
CHECKED BY: RWB  
DATE: X/XX/XX  
SCALE: 1" = 40'

ALDERWOOD TERRACE  
CITY OF CHEHALIS  
WA.

OVERALL SITE PLAN AND  
PROJECT INFORMATION



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

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

JOB NUMBER  
17025  
DRAWING NAME  
ZPARCELS\_17025



Vicinity map for SP-22-005  
437 SW 19th St  
Eklund Short Plat





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 13, 2022

Mr. Christopher Butler  
475 NW Chehalis Ave  
P.O. Box 149  
Chehalis, WA 98532

RE: Review of City of Chehalis Short Plat SP-22-XXX (Eklund)

Mr. Butler,

The City of Chehalis has reviewed City of Chehalis Short Subdivision SP-22-XXX prepared by Butler Surveying, Inc. in conjunction with City of Chehalis Municipal Code (CMC) 17.12 and the City of Chehalis Short Plat/Boundary Line Adjustment Permit Application requirements.

General Comments for the submitted short plat survey document are:

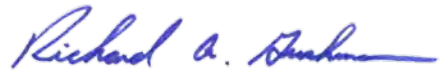
- The City of Chehalis Short Subdivision number is to be added in multiple places on the reviewed survey documents when assigned by the City of Chehalis Building & Planning.
- The City of Chehalis On-Line Zoning map, depicts the Zoning for the parcel as, "R2, Single Family, Medium Density."
- The initials of the person that checked the map do not match Surveyor's Stamp on the drawing.
- Please include a Surveyor's Certificate for the Drawing.
- In the original plat, survey reference number 1, the south line of Lot 7 and the north line of Lot 8 of the Plat are the same line. Survey references 2 and 3 were surveys to the south line of Lot 7, and this survey is to the north line of Lot 8. This survey as submitted creates a gap between Lot 7 and Lot 8. This gap does not exist based on the original recorded plat and cannot be created as part of this survey as the "gap" property is already platted and owned by one or more parties. If the City were to accept this "gap" in a plat format, it will create further confusion for one or more property owners in the future. Please determine how this issue can be addressed so that no gap is shown on this short plat survey.
- The City of Chehalis Short Plat/Boundary Line Adjustment check list requires the following information to be shown on the short plat survey:
  - Full address for each lot (if assigned).
  - New Easements, Covenant or Deed Restrictions (if any).

**Note:** Warnings or Conditions of Development that will be identified as part of the development review process will also need to be added to the Short Subdivision once provided before final approval is issued.

Mr. Christopher Butler  
Page 2 of 2  
December 13, 2022

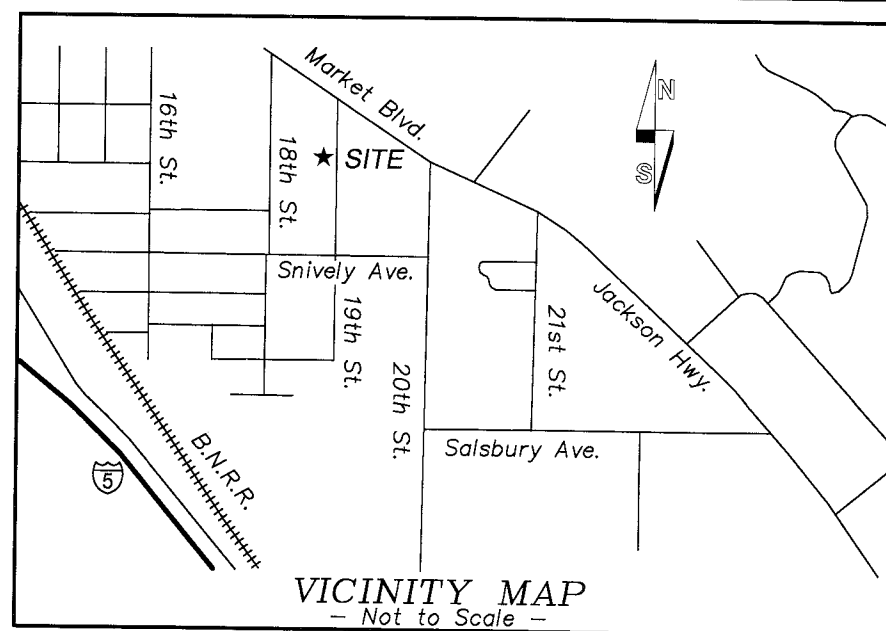
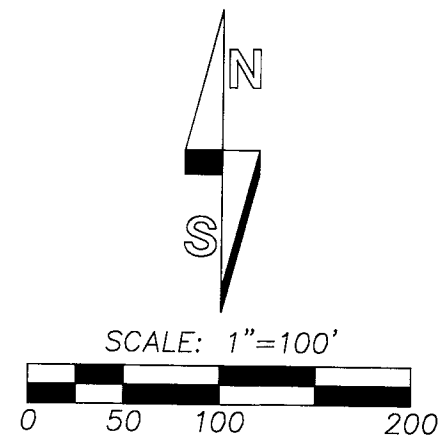
Please submit a revised Short Plat Survey once the above comments have been addressed.

Best Regards,



Richard A. Gushman, PE  
Interim City Engineer

Attachment: Reviewed SP-22-XXX  
CC: Nick Swanson, City Planner  
File: 155.1084.37



City of Chehalis Short Plat Number: SP-22-XXX

Portion of the Southwest Quarter of the Southwest Quarter of Section 33-T14N-R2W, W.M. in Lewis County, Washington

Original Parcel legal description & Tax Parcel No.

Tax Parcel No. 005604038000: That parcel as described in Statutory Warranty Deed recorded under Auditor's File Number 860477, Records of Lewis County, Washington.

TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations of record, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.

City of Chehalis Zoning Classification: R1, Single-family, Low Density

Owners Certification

John E. Ecklund, as the subdivider hereby certifies that this map shows the entire contiguous land in which there is an interest by reason of ownership, contract for purchase, earnest money agreement or option by in person, firm or corporation in any manner connected with this subdivision and that the following are the signatures of all the persons with an interest of record therein. Also, I do hereby state that the information contained within this short subdivision and supporting documents is true and correct to the best of my knowledge.

John E. Ecklund

its: \_\_\_\_\_

Treasurer's Certification:

All taxes levied against the properties included in this Short Plat have been paid to and including the year 2022.

Lewis County Treasurer date

City Approval:  
Reviewed for Compliance with Zoning Codes in Effect at the Time of Approval.

Planner date

City Approval:  
Reviewed for Compliance with the City of Chehalis Engineering Guidelines at the Time of Approval.

City Engineer date

Auditor's Certificate

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ at \_\_\_\_\_M. in Book \_\_\_\_\_ of Short Plats at Page \_\_\_\_\_ at the request of the City of Chehalis.

Lewis County Auditor

John E. Ecklund  
Owner  
437 SW 19th St. Chehalis, Wa  
Address

Drawn: RAW

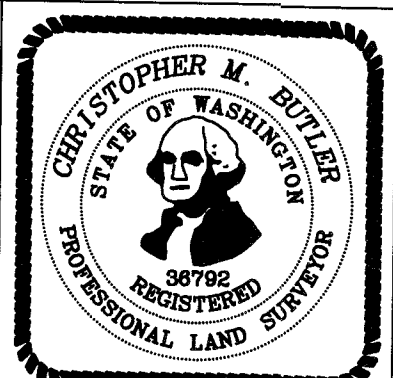
Job No.: 22-251

Date: 11/02/2022

Checked: RHA ✓

Scale: 1" = 100'

Sheet 1 of 1



- 1 Found magnet in the intersection of SW 19th St. and SW Snively Ave. Held for basis of bearings.
- 2 Found railroad spike with "X" in the centerline of SW 19th St. as per reference surveys # 4, 5, and 6 (2022). Held for rotation of bearings.
- 3 Found 2" copper monument PLS 16908 at the intersection of Sw Snively and SW 18th St. bearing N02°28'37"W 0.39' from calculated position as per reference survey # 4 (2022).
- 4 Found 1/2" rebar with cap PLS 18896 as per reference survey # 2 and 3 (2022).
- 5 Found 1/2" rebar with cap PLS 36792 as per reference survey # 3 (2022).
- 6 Found 1/2" iron pipe at 2 way fence corner bearing S02°13'49"W 0.22' from line and S76°40'27"W 0.81' from dedeed position per Quit Claim Deed recorded under Auditor's File Number 3111932, Records of Lewis County.

Surveyor's note: Held rebars found per reference surveys # 2 and 3 as south line of Lot 7 and west right of way of SW 19th street north of Lot 11. Held plat distances north of Lot 11 to calculate north line of Lot 8 resulting in gap between Lots 7 and 8.

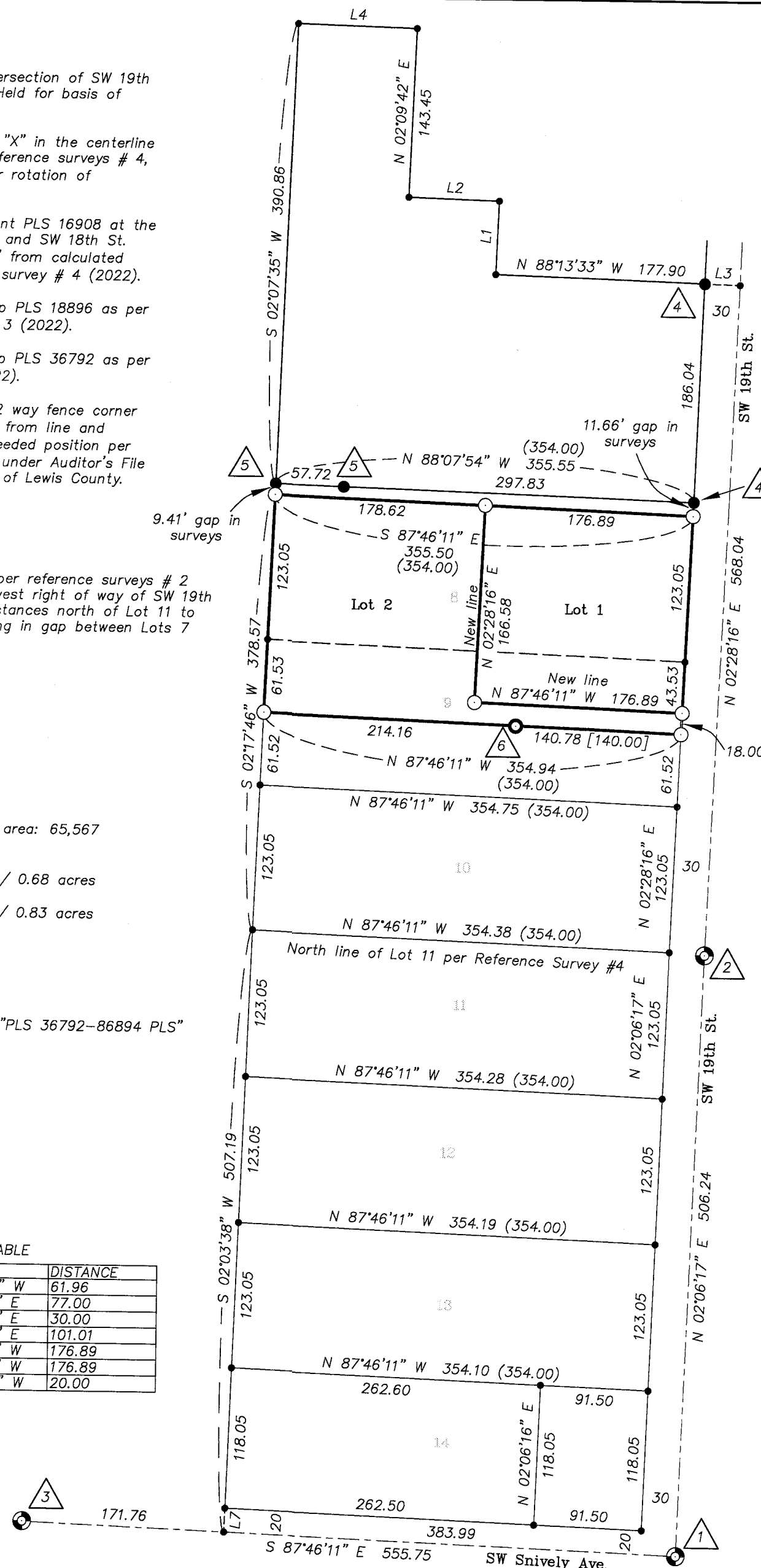
TPN 005604038000 original area: 65,567 sq. feet/ 1.51 acres.

Lot 1 area: 29,466 sq. feet/ 0.68 acres

Lot 2 area: 36,101 sq. feet/ 0.83 acres

- Found corner as noted
- Set 1/2" rebar with cap "PLS 36792-86894 PLS"
- ( ) Plat distance
- [ ] Deed distance

LINE	BEARING	DISTANCE
L1	S 02°09'42" W	61.96
L2	S 88°13'33" E	77.00
L3	S 88°13'33" E	30.00
L4	S 88°13'33" E	101.01
L5	N 87°46'11" W	176.89
L6	N 87°46'11" W	176.89
L7	S 02°03'38" W	20.00



Basis of bearings: Record of Survey as recorded in Book 34 of Surveys at Page 110, Records of Lewis County, Washington.

Reference surveys:

- 1) Plat of Urquhart-Coffman Kepner's Addition to the City of Chehalis, Book 3 of Plats, Page 65 (1891)
- 2) E.A. Butler, PLS 18896, Book 9, Page 190 (1991)
- 3) C.M. Butler, PLS 36792, Book 26, Page 286 (2009)
- 4) K.L. Frazier, PLS 16908, Book 27, Page 165 (2009)
- 5) K.D. Bluhm, PLS 29269, Book 28, Page 307 (2013)
- 6) C.M. Butler, PLS 36792, Book 34, Page 110 (2021)

Method of Survey: Closed loop field traverses using a Topcon GTS-220 (00°00'05") total station. This survey meets or exceeds precision requirements as set forth in WAC 332-130-090.

Conditions of Development

1)

Original Parcel Description:

Lot 8 and the north half of Lot 9 of the Plat of Urquhart-Coffman Kepner's Addition to the City of Chehalis, as recorded in Book 3 of Plats at Page 65, Records of Lewis County, Washington.

New Legal Descriptions:

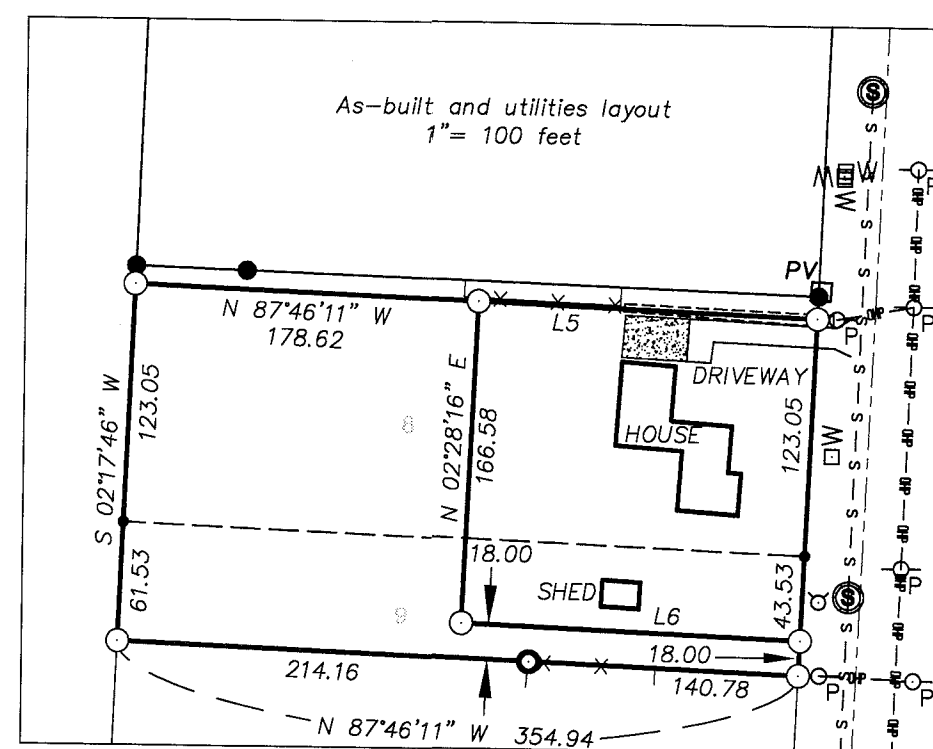
Lot 1 of City of Chehalis Short Plat SP-22-XXX, Records of Lewis County, Washington.

TOGETHER with and subject to easements, covenants, conditions, restrictions, and reservations, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.

Lot 2 of City of Chehalis Short Plat SP-22-XXX, Records of Lewis County, Washington.

TOGETHER with and subject to easements, covenants, conditions, restrictions, and reservations, if any, affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.

- Power pole
- Water meter
- ⊕ Fire hydrant
- ⊙ Sanitary sewer manhole
- — — Overhead power lines
- s - s - Sewer line
- x - Fencing
- PV Power vault



BUTLER SURVEYING INC.

475 NW CHEHALIS AVENUE  
P.O. BOX 149, CHEHALIS, WA 98532  
360/748-8803