

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 21, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM AC-23-022 4 Lot short plat, Yates Road

The applicant proposes a four (4) lot short plat with lots accessed off a private cul-de-sac. The property is zoned R-1, Single Family Residential. Lewis County parcel ID # 01785401102. The property is approximately 2.3 acres; 100,188 sq ft.

9:30 AM ST-23-0009 Fast casual restaurant, 710 NW Arkansas Way

The applicant proposes a fast casual restaurant with drive thru. The property is zoned CG, General Commercial. Lewis County parcel ID # 005605082018. The property is approximately 1.0 acres; 43,553 sq ft.

11:00 Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUIlYm0rTkt6SHZCZjkxUTRlVDBUUT09>



Vicinity map for AC-23-022
0 Yates Road
4 Lot Short Plat



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: 116 Yates Rd

PARCEL #: 017854011002

APPLICANT / CONTACT PERSON:

NAME: Dan Hawes

ADDRESS: 140 Saley Lane

CITY/ST/ZIP: Centralia, WA 98531

PHONE#: 360 520 4943

EMAIL: drhawes@hotmail.com

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: Iris Group

CONTACT NAME: Nick Taylor

ADDRESS: 299 N Market Blvd

PHONE #: 360 890 8955


EMAIL: ntaylor@irisgroupconsulting.com

CONTRACTORS L&I #: _____

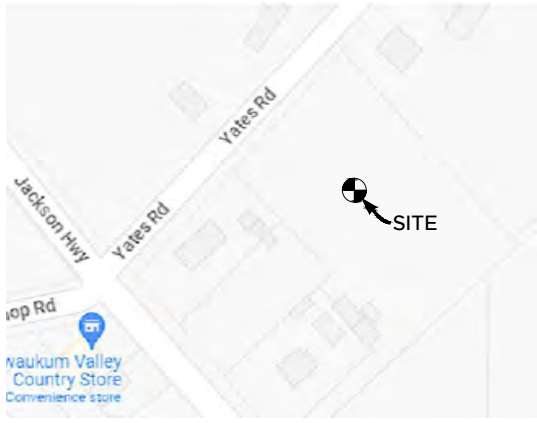
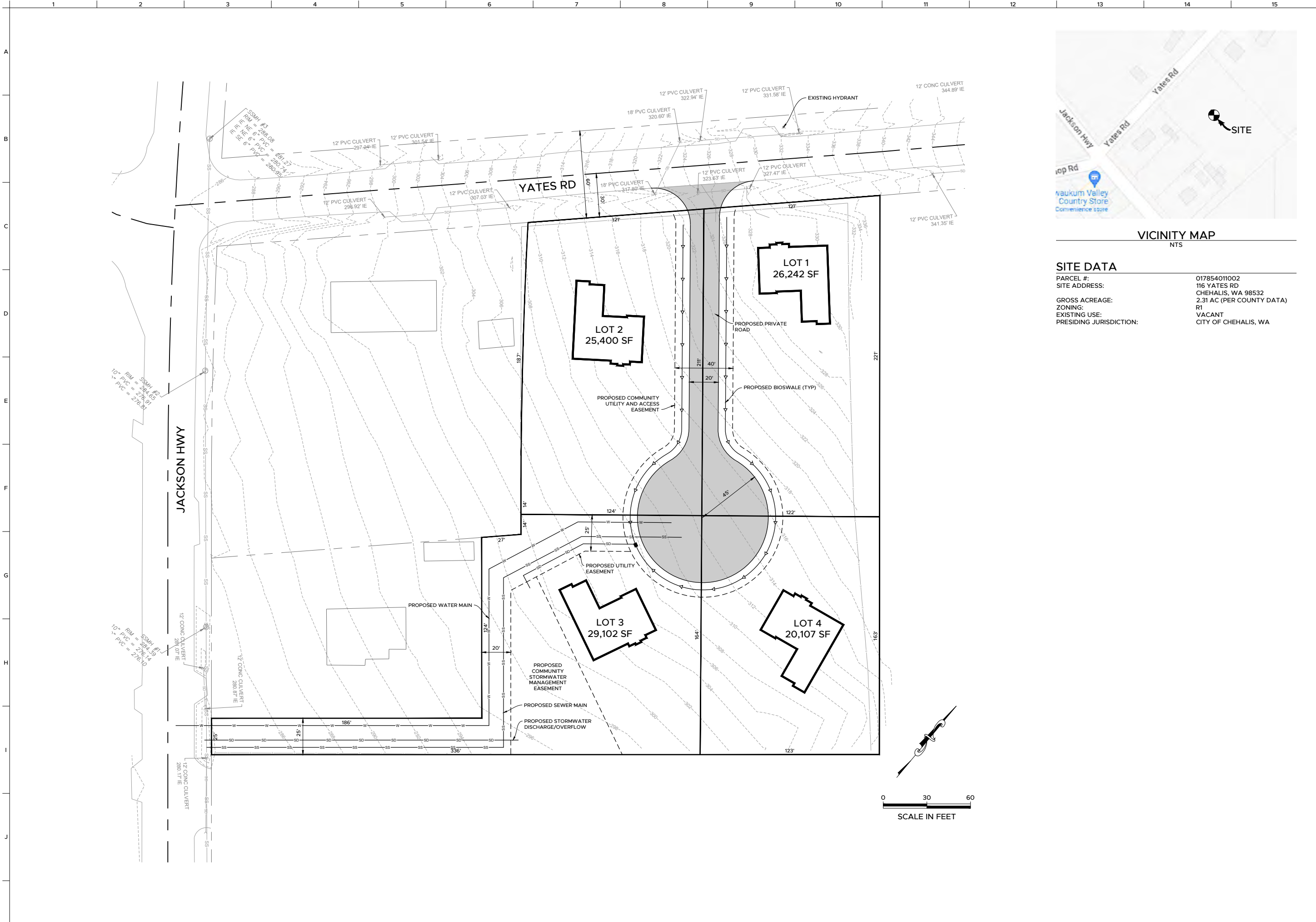
Is the property owner the same as the contact person? Yes No

DETAILED PROJECT DESCRIPTION: 4-lot short plat

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> 6/1/2023
<u>Name (print):</u> Nick Taylor	<u>Telephone #:</u> 360 890 8955

Office use only	
Received by: LF	Date Received: 6/06/2023
Parcel #: 017854011002	
Permit #: AC-23-022	
Zoning: R1 - UGA	
Flood Zone: Yes No	
Zone Classification:	



VICINITY MAP
NTS

SITE DATA

PARCEL #:	017854011002
SITE ADDRESS:	116 YATES RD CHEHALIS, WA 98532
GROSS ACREAGE:	2.31 AC (PER COUNTY DATA)
ZONING:	R1
EXISTING USE:	VACANT
PRESIDING JURISDICTION:	CITY OF CHEHALIS, WA

116 YATES RD
4-LOT SHORT PLAT

CONCEPTUAL SHORT PLAT
MAP

PROJ. NO.:	DH201
REVIEWED BY:	NDT
DESIGNED BY:	NDT
DRAWN BY:	RCB
DATE:	06-01-2023

Know what's BELOW
Call 811 before you dig.



Vicinity map for ST-23-0009

710 Arkansas Way

The lot shown in this aerial map
has been short platted into 2 lots.



The applicant will be building on the 1 acre lot on the southeast end.



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: 710 NW Arkansas Way

Parcel #: 005605082018

Applicant/Contact person

Name: Henry Klover

Mailing address: 8813 Penrose Lane Suite 400

City, State, and Zip: Lenexa, KS 66213

Phone #: 913.649.8181

Email: (required) HCPpermitting@klover.net

Contractor/Engineer/Surveyor

Contact Name: TBD

Company/Firm Name: TBD

Mailing address: TBD

City, State, and Zip: TBD

Phone #: TBD

Email: (required) TBD

Contractor's L&I #: TBD

Project Description: (Create a project narrative on a separate page if there is not enough room to completely describe your project below.)

2600 fast casual resturant with a drive-thru

Current market value of proposed work:
(Fair market labor and materials)

\$750,000

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:

9/22/22

Print Name:

Henry Klover

Office use only

Received by:

Date Received:

9/23/2022

Parcel #:

005605082018

Permit #:

SEPA-22-005

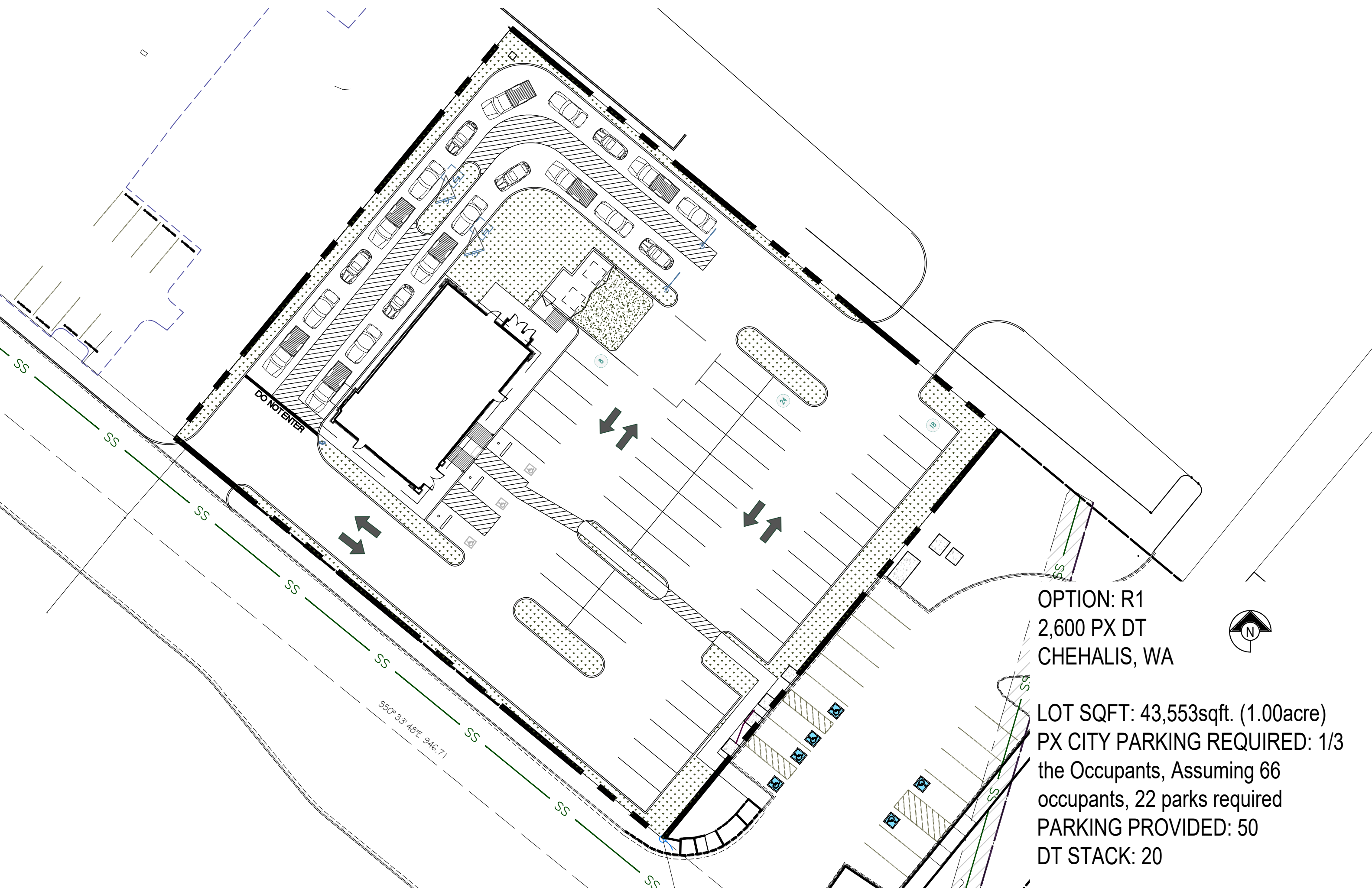
Zoning:

C6

Flood Zone:

yes no

Zone Classification: A



OPTION: R1
2,600 PX DT
CHEHALIS, WA



LOT SQFT: 43,553sqft. (1.00acre)
PX CITY PARKING REQUIRED: 1/3
the Occupants, Assuming 66
occupants, 22 parks required
PARKING PROVIDED: 50
DT STACK: 20