



MEMORANDUM

To: City of Chehalis Department of Community Development

From: Leif Van Acker, P.E.
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Applicant: Jack Dinh
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Date: January 24, 2024

Subject: Shoreline Substantial Development Permit Narrative
UPS Chehalis – 183 N Hamilton Road, Chehalis, WA 98532

The intent of this letter is to justify the planned commercial mailing/package service expansion at 183 N Hamilton Road, Chehalis, WA 98532 (Property PIN: 017897016000). The property is zoned CG (General Commercial) which lists commercial mailing/package service as an allowed use. The existing facility consists of a gravel surface parking and loading area, 7,000 square foot mailing/package facility, and 4,500 square foot storage building.

This project proposes the removal of existing mobile unloading docks on the southwest and northeast sides of the existing mailing/package facility, and the addition of a new pre-manufactured 1,621 square foot dock building and 1,598 square foot unloading dock building to upgrade the existing facilities. Two concrete pads are proposed at the loading and unloading dock ends (1,584 square feet at the northeast end, and 800 square feet at the southwest side). The proposed buildings are primarily steel construction with metal siding, and are construction Type II-B. The dock building on the southwest side will be built on concrete foundations, while the unloading dock building will be on a concrete slab with footings. The buildings are modular and prefabricated. UPS would like to make these upgrades to this site in an effort to upgrade old conveyors and docks to increase efficiency in their operations. The estimated fair market value of this project is \$650,000.

A portion of the site lies within the High Intensity Shoreline Environment Designation within the Shoreline Master Program designated by Lewis County. Therefore, a Shoreline Substantial Development Permit is being applied for through the City of Chehalis. The receiving waters of the site are Berwick Creek and the Newaukum River. There are no known wetlands on the site, and the project proposes minimal land disturbance, only within the proposed concrete foundations and loading dock pads which are fully within existing gravel areas.

Due to the limited land disturbance proposed with this development and no impacts to nearby wetlands or receiving waters, it is requested that the City of Chehalis grant the Shoreline Substantial Development Permit for this project.

If you have any questions or concerns, please do not hesitate to call, or email.

Sincerely,



Leif Van Acker, P.E.
Project Manager