

**Tarragon – Chehalis I-5 Distribution Center**

**Attendees:**

**Applicant -**

Dennis Rattie, Kristin Link (Tarragon)  
Patricia Loveau (Kidder Mathews Real Estate)

**Other -**

Chief Tim Kinder, LCFD #6  
Chief Ken Cardinale, Chehalis Fire

**County -**

Lee Napier, Mike Kroll, Garry Scott, Greg Snelson, Karen Witherspoon, Brianna Teitzel, Fred Evander, Ray Shipman, Brad Clark, Doyle Sanford, Mike Watilo, Cheryl McGee

**Proposal:**

Develop property for commercial use, at this time no specific user has been identified. SEPA DNS issued 6/26/2007 by City of Chehalis proposed construction of 2 warehouses (1,011,500 & 144,000 sq. ft. each).

Expectation is the site will be served by City of Chehalis sewer and water.

**Zoning/Parcel:**

Mixed Zones  
017894004006, 017894004008, 017894004005, 017892000000  
1850 Bishop Road, Chehalis

**Brianna Teitzel  
(Planning)**

Development in mixed zones may require a Conditional Use permit with a public hearing before the Hearings Examiner if the zone is General Commercial. In Light Industrial, the use is directly permitted. Further review of the Chehalis code is needed to determine if the zoning designation can be changed and what that process would entail. The county will be communicating with the city as well to determine their process. The county will update you when we have more information.

The scope of the project may change depending on the end-user, should this happen it would require a new SEPA Checklist with the County.

The parcels are identified as having hydric soils with some areas of mapped wetlands. A wetland report was completed 4/23/2007 by EnCo Environmental with the SEPA review, and updated report would be required for future development. A report is also required for the buffer averaging for the stream buffer along Berwick Creek.

City code requires 1 parking space for every 1,000 sq. ft. of structure, this number can be reduced with engineering. The criteria for the engineering report is located in the City of Chehalis Code Chapter 17.84.010.

**Mike Kroll  
Ray Shipman  
(Traffic)**

Lewis County submitted comments on the 2007 SEPA DNS processed with the City of Chehalis with a listing of concerns and recommendations. A copy of those comments was provided to the applicant.

The Traffic Impact Analysis prepared by JTE, Inc. on 3/29/2007 would not be acceptable. Since that date the Rush Road extension and Labree Road interchange have been completed. The information provided in the study is outdated. A new Traffic Impact Analysis would be require.

**Garry Scott  
Greg Snelson  
(Public Works – Roads)**

This property borders Bishop Road with portions along both Rush Road and Borovic Road. There is a 100' stream buffer for Berwick Creek along Bishop Road that must be maintained. Borovic Road is not currently suitable to heavy use, it also has a turn-around easement that would be a County right-of-way and would need to be constructed.

All approaches to the property would require a Commercial Road Approach Permit.

**Doyle Sanford  
Mike Watilo  
(Building)**

Chehalis is currently under 2012 I-Codes with 2016 UPC, all reviews are being completed under these codes. Occupancy classification and actual requirements/needs for construction will be determined when project is defined. ADA requirements for access, bathrooms and parking must be met.

Building permits will be required for each structure being proposed. A Grading Permit will be required if amount of fill or grade exceeds 50 cubic yards for roads, driveways, fire lanes, parking, etc. Project will require engineered drawings for structural and site plan. Site plan must identify location of fire hydrants, fire lanes, access, and parking as well as setbacks from property lines. Building will likely require fire suppression (sprinkling).

**Tim Kinder  
Ken Cardinale  
Fire Chiefs**

This site is within the jurisdiction of LCFD #5 (Napavine), the districts are working to coordinate services, in the case of a fire all 3 districts would respond.

**Russ Cox**  
**Chehalis Public Works**  
(Did not attend)

Comments were submitted and forwarded to applicant with applications to be submitted to the City of Chehalis Public Works Department. Comment "Please submit an estimate of water usage with the utility application, and a detailed description of all types of water usage and sewer discharge, if other than for domestic purposes."

**Attachments:**

- Meeting sign in sheet
- General Planning Review
- City of Chehalis Applications
  - Permit Application
  - Utility Service Attachment
  - Utility Service Annexation Agreement
- County comments to SEPA DNS dated June 12, 2007

Tarragon - 1-5 Distribution 4th

PRE-SUBMISSION LOGIN SHEET (# SPRC 16 -034) DATE: 9/29/16

# NAME/ORGANIZATION Contact Information / E-Mail / Phone #

1	Chuck Megee	chuck.megee@lewiscountynyva.gov
2	Greg Snelson	greg.snelson@lewiscountynyva.gov
3	Karen Witherspoon	<del>kar</del> karen.witherspoon@lewiscountynyva.gov
4	Brianna Feitzel	brianna.feitzel@lewiscountynyva.gov
5	Fred Evander	fred.evander@lewiscountynyva.gov
6	Ray Shipman	Ray.Shipman@lewiscountynyva.gov
7	Brad Clark	Bradley.clark@lewiscountynyva.gov
8	Doyle Sawford	Doyle.Sawford@lewiscountynyva.gov
9	Mike Wathlo	mike.wathlo@lewiscountynyva.gov
10	Tom Kinder	TKinder@lewiscountynyva.gov
11	Kent Gooding	City of Okaloosa Fire <small>KentGooding@okaloosafire.com</small>
12	Gary Scott	gscott@lewiscountynyva.gov
13	Mike Kroll	ckroll@lewiscountynyva.gov
14	Lee Napier	lee.napier@lewiscountynyva.gov
15	Kristen Link	klink@tarragon.com
16	Fabricia Lovell	plovell@kiddermathews.com

PAGE 2: PRESUBMISSION LOGIN SHEET

# DATE NAME/ORGANIZATION

17 Dennis R. H. *drahtic@arragon.com*

18

19

20

21

22

23

24

25

26

27

28

29

30

31

**LEWIS COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

**Presubmission Conference  
GENERAL PLANNING REVIEW**

 **Brianna Teitzel**

Date of Meeting: September 29, 2016 (review was completed based on regulations in effect on the meeting date)

Pre-Sub No. SPRC16-034

Applicant: Chehalis Land, LLC

Project: Chehalis I-5 Distribution Center- Construct 2 warehouses (1=1,011,500 sq feet; 2=144,000 sq feet) and site improvements

Parcel No. 017894004006, 017894004008, 017894004005, 017892000000

Site Address: 1850 Bishop Road

Parcel Size: 42.10 acres, 3.84 acres, 7.27 acres. 7.9 acres

Zoning: I-L Light Industrial; C-G General Commercial

**Stream Buffers: Type F-Berwick Creek 100-150 foot buffer depending on width of stream.**

Shoreline Environment: None mapped

**FIRM Panel No: 5301021781C; Flood Zone A, the 100 year flood plain, Flood Zone B, the 500 year flood plain, and Flood Zone C, typically areas of minimal flooding. Floodway mapped along Berwick Creek-Project appears to be outside**

**Hydric Soils: Yes, wetland report completed per SEPA (page 6)**

**Wetlands: Yes, wetland report completed per SEPA (page 6)**

Slopes greater than 30%: None mapped

No Septic Zone: None mapped

Arsenic: None mapped

Aquifer Recharge Area: None mapped on project site

Airport Obstruction Zones: None mapped

Resource Lands: Not within ¼ mile of Agriculture Resource Land, Forest Resource Land, and Mineral Resource Land

Habitat Areas: None Mapped

Public Water: Chehalis

Public Sewer: Chehalis

**Applications Required:** In the Light Industrial Zone, a distribution center is permitted. In the General Commercial Zone, a Conditional Use permit is required. With the information we have available now, a Conditional Use Permit may be required for this proposal. More research is needed to determine the zone the parcel will be.

- **Boundary Line- Adjustment needs to be completed prior to development**
- **Conditional Use in General Commercial Zone, Permitted in Light Industrial Zone**
- **SEPA (if project changes, a new SEPA would be required)**
- **Wetland Report (The county needs a copy)**
- **Stream Buffer-Need report that shows buffer averaging**

- **Parking: 1 space per 1000 square feet or Engineering Report or study to reduce the number of spaces (see attached code notes for information) CMC Chapter 17.84.010**
- **Height Restrictions – In I-L zone 100 feet, In C-G 50 feet**
- **Demo permits for the existing structures**
- **Flood Development Permit if in Flood Zone A**

**USE CHART – Sorted Alphabetically within the STORAGE Occupancy Group (See Appendix Chapter F for Definitions)**

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
S101	Distribution center	1/1,000 GSF	X	X	X	X	X	A	X	X			X	P	A

F. Every use code which is not listed in any use chart as a permitted, accessory, temporary, conditional or prohibited use in the applicable regular land use zone and/or special district shall be considered a conditional use for the purpose of permit application and review and subject also to the special review criteria of CMC 17.09.115(B)(2) except as provided in subsection (G) of this section.

**17.79.020 Zoning map adopted.**

A. There shall be, and hereby is, created an official zoning map of the city and the city's urban growth area. Such map shall be located in a publicly accessible area of the community development department. The administrator shall maintain such official map consistent with the provisions and requirements of this title.

B. Where a zone boundary line appears on the official zoning map to transect a parcel of property, the administrator shall determine which zoning category shall be applied to the entire parcel. The administrator shall annotate such a determination on the official zoning map. At such time as a new, duplicate official zoning map may be produced as provided in subsection (C) of this section, such zone boundary adjustments shall be reflected on such duplicate (replacement) map.

C. At such time as the official zoning map may become unreadable or otherwise damaged or destroyed, the administrator shall cause a duplicate map to be created and made available for public review.

D. The administrator shall create a legend upon the official zoning map wherein all official additions and/or alterations to the original map can be readily identified. All modifications to the map made by the administrator pursuant to the requirements of this title shall be identified on said map legend by:

1. Date of modification;
2. Authorization number (ordinance/resolution/hearing examiner/etc.);
3. Situs address of affected property(ies); and
4. Action taken (e.g., rezone, variance, etc.).

**17.84.010 Parking spaces required.**

A. Every use hereafter created on any private property within the city, and every change of use or occupancy, shall provide for the parking and maneuvering of motor vehicles as specified in this chapter, except this chapter shall not apply to any change in use or occupancy in the downtown historic district.

B. The required number of on-site parking spaces for every use of property shall be as identified in CMC 17.78.020, Use chart adopted, and shall occur on the same tax lot or leased area as the development proposal, except as identified in CMC 17.84.060.

C. No development permit shall be issued for any new construction or addition to an existing structure if the required number of on-site parking spaces for the subject use or occupancy is not provided.

D. The DRC may consider reducing the required number of on-site parking spaces for any change of use or occupancy, or any addition to an existing structure, if all of the following are found to apply:

1. The applicant has submitted an engineering report, published study, or other bona fide documentation demonstrating that the required number of spaces may be reduced without impacting any public right-of-way;
2. The documentation submitted by an applicant has been determined by the DRC to be relevant and appropriate for the subject proposal;
3. The DRC has attached any conditions of development it determines appropriate to protect the public's interest in any associated right-of-way; and
4. The DRC has found that the listed number of on-site parking spaces could not be physically provided without reducing the nature or scope of the proposal to an unreasonable development proposal.

E. Provisions for handicapped accessible parking spaces shall be as required in WAC 51-50-1106 or as otherwise required by the state. [Ord. 720B § 1, 2002.]



**USE CHART – Sorted Alphabetically within the FACTORY (MANUFACTURING) Occupancy Group (See Appendix Chapter F for Definitions)**

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
F101	Aircraft manufacturing facility	1/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F106	Alcoholic beverage processing facility	2/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F102	Appliance manufacturing facility	2/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F103	Athletic equipment manufacturing facility	2/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F105	Bakery (w/retail <10% of GSF)	2/1,000 GSF	X	X	X	X	X	X		X	P	P		P	
F107	Bicycle manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X				P	P
F108	Boat manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X				C	P
F202	Brick/masonry manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F109	Broom/brush manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X		P	P

**USE CHART – Sorted Alphabetically within the FACTORY (MANUFACTURING) Occupancy Group (See Appendix Chapter F for Definitions)**

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
F142	Cabinet/woodworking specialty shop facility	5/1,000 GSF	X	X	X	X	X	X		X			X	P	P
F112	Camera/photo equipment manufacturing facility	3/1,000 GSF	X	X	X	X	X	X		X				P	P
F111	Canvas/fabric manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F113	Carpet/rug manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X				P	P
F203	Ceramic product manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X		C	P
F114	Clothing/textile manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X				P	P
F124	Commercial laundry facility (plant)	5/1,000 GSF	X	X	X	X	X	X		X	C			P	
F115	Construction/agricultural machinery manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P
F116	Dry cleaning/dyeing facility (plant)	3/1,000 GSF	X	X	X	X	X	X		X				P	P



**USE CHART – Sorted Alphabetically within the FACTORY (MANUFACTURING) Occupancy Group (See Appendix Chapter F for Definitions)**

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
F123	Jute fiber processing/fabrication facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P
F125	Leather product fabrication facility (no tanning)	3/1,000 GSF	X	X	X	X	X	X	X	X				P	P
F127	Machine shop/metal fabrication (no smelting)	3/1,000 GSF	X	X	X	X	X	X		X	P	X		P	P
F110	Mechanical business machine manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X		P	P
F118	Mechanical engine/motor manufacturing/rebuilding facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P
F141	Millwork manufacturing facility	5/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P
F104	Motor vehicle manufacturing facility	1/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F139	Motor vehicle utility trailer manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	P	P
F128	Movie/television studio facility	5/1,000 GSF	X	X	X	X	X		C	X	P		C	P	C

**USE CHART – Sorted Alphabetically within the FACTORY (MANUFACTURING) Occupancy Group (See Appendix Chapter F for Definitions)**

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
F129	Musical instrument manufacturing facility	3/1,000 GSF	X	X	X	X	X	X		X		X		P	P
F201	Nonalcoholic beverage processing facility	5/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P
F130	Optical lens/eyewear manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	A		A	A	A	P	P
F131	Paper product manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X	X		C
F119	Photographic film manufacturing facility	3/1,000 GSF	X	X	X	X	X	X		X		X	X	P	P
F132	Plastic product manufacturing facility	5/1,000 GSF	X	X	X	X	X	X	X	X		X	X		C
F133	Printing/publishing machinery manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F134	Recreational vehicle manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P
F135	Refuse/garbage incineration facility	1/1,000 GSF	X	X	X	X	X		X	X	X	X	X		C

**USE CHART – Sorted Alphabetically within the FACTORY (MANUFACTURING) Occupancy Group (See Appendix Chapter F for Definitions)**

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
F136	Shoe/footwear manufacturing facility	5/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P
F137	Soap/detergent manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X	X	C	P
F207	Steel product fabrication/assembly facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	P	P
F138	Tobacco processing manufacturing facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X	C	P
F140	Wood/wood product preservative treatment facility	3/1,000 GSF	X	X	X	X	X	X	X	X	X	X	X		C

**USE CHART – Sorted Alphabetically within the HAZARDOUS Occupancy Group (See Appendix Chapter F for Definitions)**

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
H501	Aircraft repair garage using welding or torch	3/1,000 GSF	X	X	X	X	X	P	X	X	P	P	C	P	P
H100	Any group H division 1 occupancy (explosion)	3/1,000 GSF	X	X	X	X	X		X	X			X	C	C
H200	Any group H division 2 occupancy (burning)	3/1,000 GSF	X	X	X	X	X			X			X	C	C
H300	Any group H division 3 occupancy (hazard)	3/1,000 GSF	X	X	X	X	X			X			X	C	C
H700	Any group H division 7 occupancy (health)	3/1,000 GSF	X	X	X	X	X			X	C			C	P

**USE CHART – Sorted Alphabetically within the FACTORY (MANUFACTURING) Occupancy Group (See Appendix Chapter F for Definitions)**

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
H502	Heliport	2/pad	X	X	X	X	X	P	X	X	A	A	X	A	A
H401	Motor vehicle repair garage using welding or torch	5/1,000 GSF	X	X	X	X	X	A	X	X	P	P	C	A	A
H601	Semi-conductor fabrication facility	5/1,000 GSF	X	X	X	X	X	X	X	X		X	X	C	P
H602	Semi-conductor research/development facility	3/1,000 GSF	X	X	X	X	X	X	X	X		X	X	P	P

**USE CHART – Sorted Alphabetically within the STORAGE Occupancy Group (See Appendix Chapter F for Definitions)**

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
S501	Aircraft storage/repair hangar (no welding or torch)	1/1,000 GSF	X	X	X	X	X	P	X	X	P	P	A	A	A
S101	Distribution center	1/1,000 GSF	X	X	X	X	X	A	X	X			X	P	A
S303	Enclosed parking garage	–	X	X	X	13	13	P	P	C	P	P	P	P	A
S102	Mini storage facility (public)	1/unit	X	13	13	13	13		P	P	P		X	P	X
S302	Motor vehicle fuel dispensing facility	1/nozzle set	X	X	X	X	X	A	A	A	A	P		A	A
S301	Motor vehicle repair garage (no welding or torch)	5/1,000 GSF	X	X	X	X	X	A	C	C	P	P	P	A	A

**USE CHART – Sorted Alphabetically within the STORAGE Occupancy Group (See Appendix Chapter F for Definitions)**

CODE	USE OR OCCUPANCY	PARKING	R-1	R-2	R-UGA	R-3	R-4	EPF	C-O	C-N	C-G	C-F	CBD	I-L	I-H
S401	Open parking garage	–	X	X	X	13	13	P	P	C	P	P	P	P	A
S402	Open parking lot	–	13	13	13	P	P	P	P	P	P	P	P	P	P
S200	Storage of low hazard noncombustible material	1/1,000 GSF	A	A	A	A	A	A	P	A	P	P	P	A	A
S100	Storage of moderate hazard combustible material	1/1,000 GSF	X	X	X			A	A	A	A	A	A	A	A
S304	Wrecking yard facility	as required for sales floor	X	X	X	X	X	X	X	X	X	X	X		P

A. P=Permitted use; A=Accessory use; C=Conditional use; T=Temporary use (one year or less); X=Prohibited use; Blank=Conditional use (see CMC 17.09.115(B)(2) and the .010 sections of Division V of this title)

B. An X use is not applicable to any approved use complying with Chapter 17.90 CMC, Home Occupation

1=None if transfer station only; otherwise 1/4 occupants

2=Permitted if underground; conditional if above grade

3=Permitted if located above a commercial ground floor; otherwise X

4=Conditional if located above a commercial ground floor; otherwise X

5=P if the lot size or each development portion of the lot is 10,000 square feet or larger and the lot is adjacent to an arterial street; otherwise C (see also CMC 17.42.100 or 17.45.100)

6=T if associated with a regular subdivision (10 or more lots); otherwise X



7=See Chapter 17.81 CMC for RV provisions

8=As required for the individual occupancies

9=If approved, shall be located more than 1,000 feet from any school, park, playground, day care and other like facility

10=P if the lot size allows only one unit under the density calculation; otherwise C

11=See also WAC 197.11.800(27) for "personal communications antenna"

12=C if located in a historic district (see CMC 17.33.120) and approved by the historic commission; otherwise X

13=C if the lot is adjacent to an arterial street or associated with an approved use; otherwise X

14=P if owner/grower; otherwise T

15=The facility must comply with any and all state requirements.

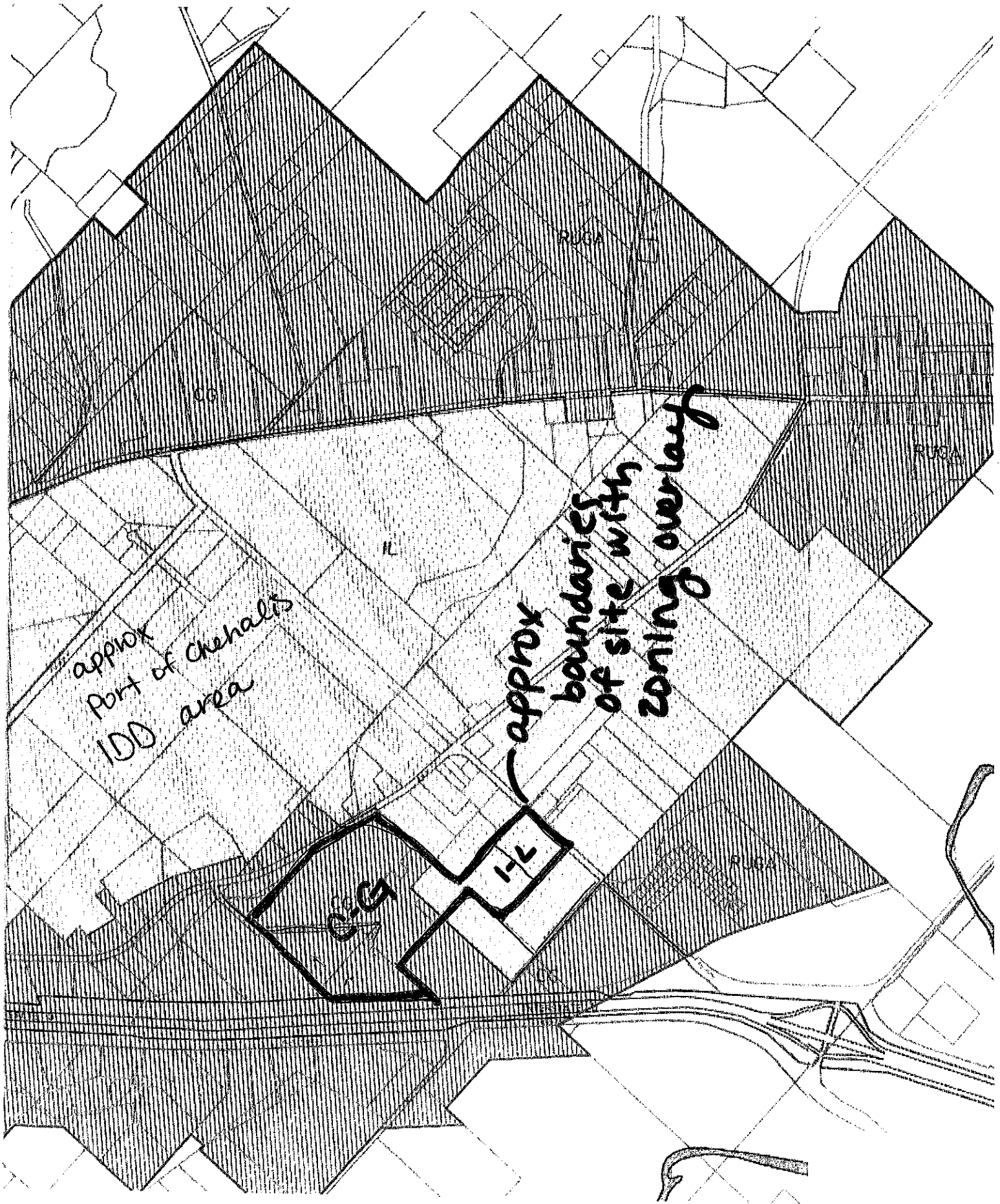
16=The facility must comply with city restrictions regarding control of odor so that no odor can be detected outside the facility. Every applicant (before commencing business) must conduct their operations in a manner that results in no detectable odor outside of the facility. All facilities must provide an odor control plan identifying locations and model numbers of all odor control systems as well as sizing calculations for the proprietary devices to be installed. If at any time the city determines that the odor control system is not sufficient, the facility must upgrade their odor control plan and implement identified upgrades within 30 days of a written notice from the city. During operation, if the building official detects odor problems, the business shall be immediately shut down and will not be allowed to operate until the odor issue is resolved to the city manager or designee's satisfaction.

17=Outdoor production facilities shall be prohibited.

18=The number of cannabis retail facilities shall be limited to two within the city limits of Chehalis.

19=The number of production, processing and growing facilities shall be limited to one within the city limits of Chehalis.

20=Even though this city ordinance limits production and processing facilities to one operation, the city recognizes the following business applicants as being vested to operate in the city subject to state and municipal regulations. These businesses are:



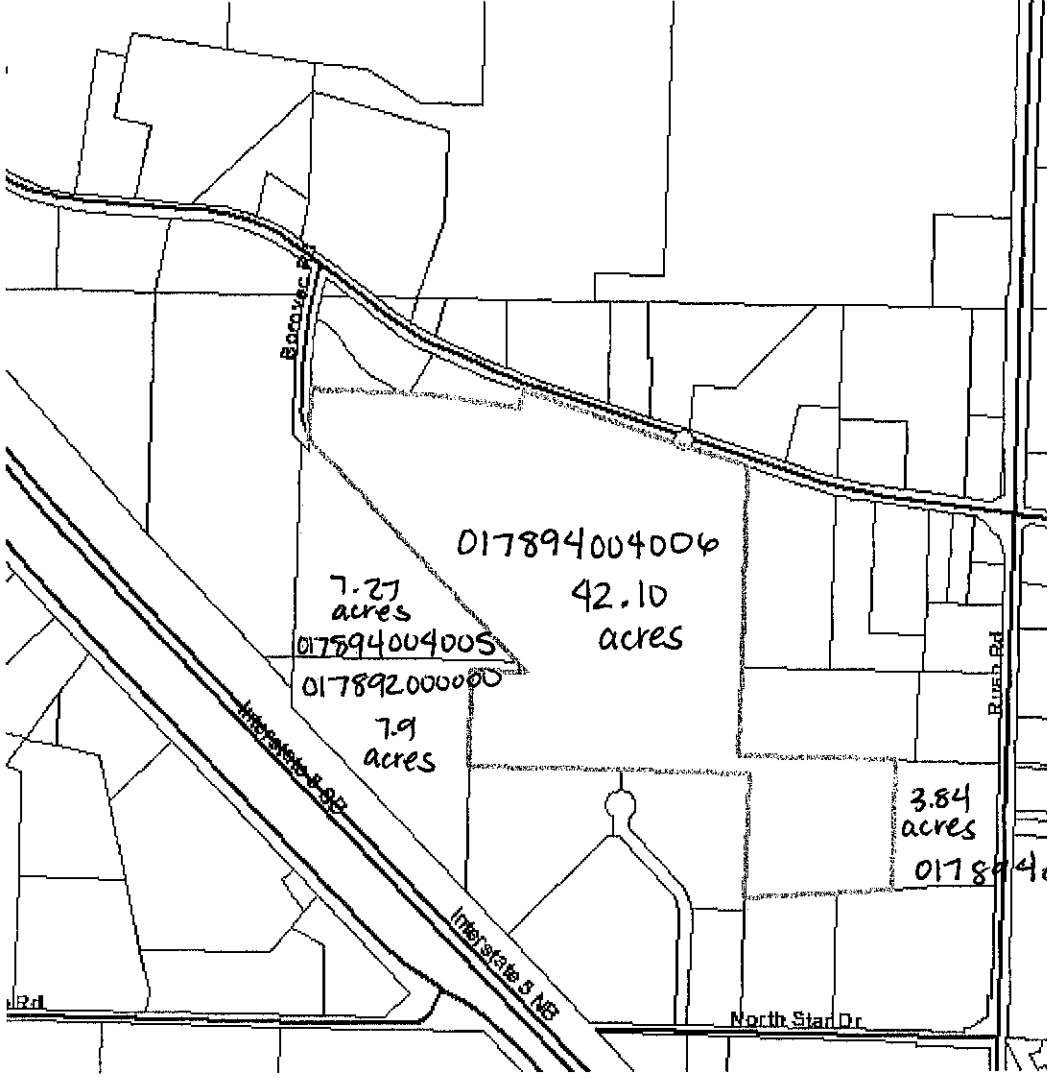
approx  
Port of Chehalis  
IDO area

approx  
boundaries  
of site with  
zoning overlay

Fremont Buiness

1-1

1-2



017894004006  
42.10  
acres

7.27  
acres  
017894004005  
017892000000

7.9  
acres

3.84  
acres  
017894004008

Roadway St

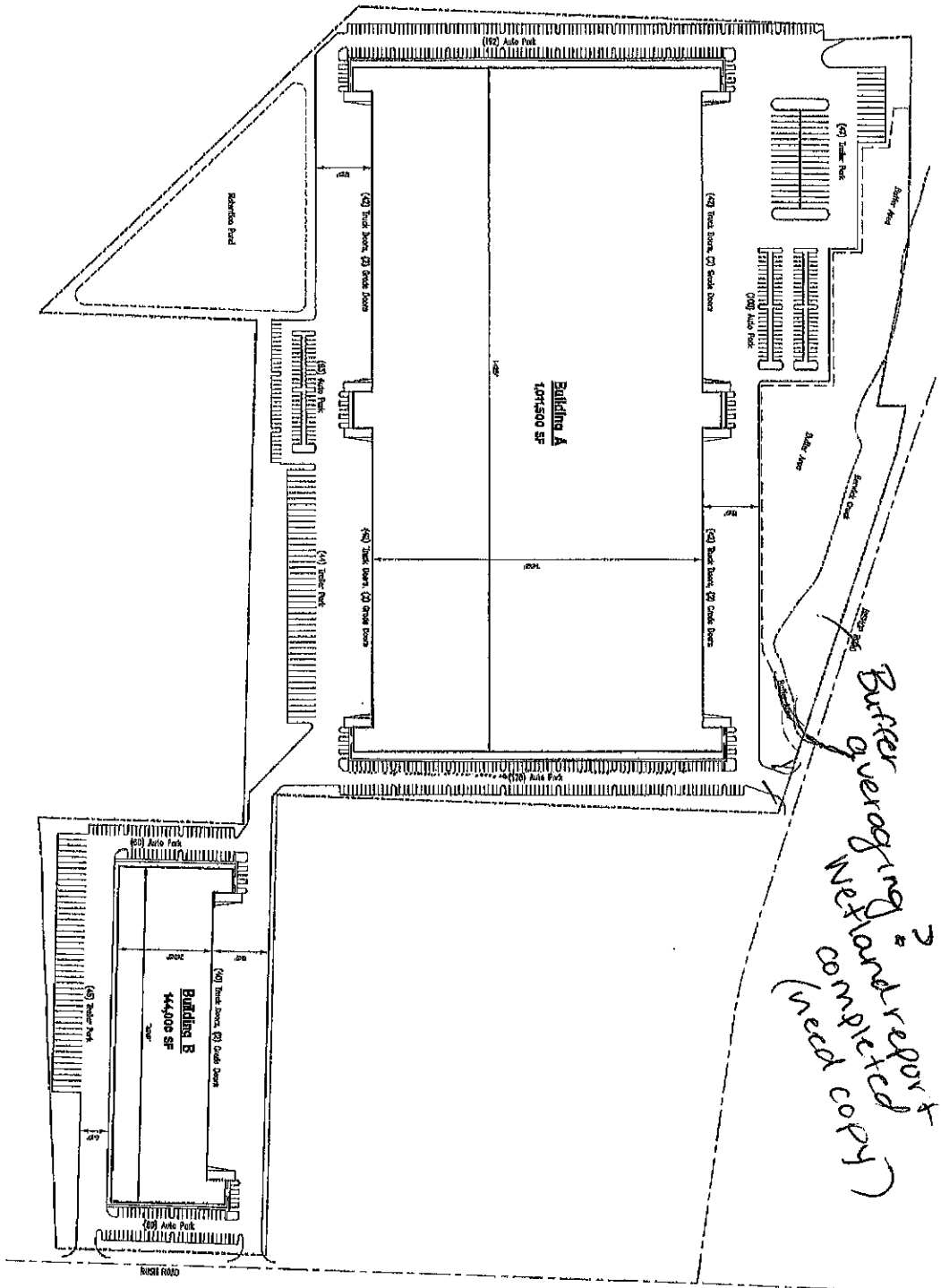
Rush Rd

Interstate 5 NB

Interstate 5 NB

North Star Dr

Rd



Buffer overroding?  
 Not planned completed  
 (need copy)

100' buffer

PER  
 SCPT  
 to

no buildings in  
 6 no buildings in  
 from

**Total Site Area**  
 2,206,022 SF  
 160/25 street  
 Total Paved: (191) Truck Bay, (192) Auto Park, (193) Auto Park, (194) Auto Park, (195) Auto Park, (196) Truck Bay, (197) Green Bay, (198) Green Bay  
 Total Tree: 22,000 SF

**Total Building Area**  
 1,455,500 SF  
 Total Area: Building A - (101) Total Floor, (192) Green Bays, (193) Green Bays, (194) Auto Park, (195) Green Bays, (196) Green Bays, (197) Green Bays, (198) Green Bays

# Chehalis I-5

## CORPORATE PARK



JUN 28 2007

City of Chehalis  
FINAL  
Determination of Non-Significance



Issued: 6/26/2007

SEPA-07-150  
Page 1 of 1

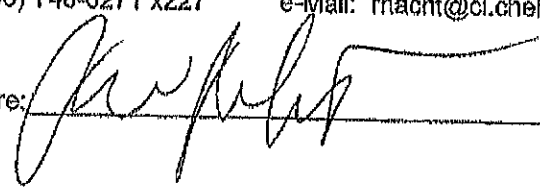
Description of Project or Proposal:  
Construct 2 warehouses (1=1,011,500 sq ft; 2=144,000 sq ft) & site improvements.  
Applicant or Proponent: TARRAGON, LLC  
Location of Project or Proposal: 1850 BISHOP RD  
Lead Agency: City of Chehalis, Department of Community Services

The Lead Agency for this project or proposal has determined that it does not have a probable significant adverse impact on the environment under the criteria and definitions contained in the SEPA rules. An Environmental Impact Statement (EIS) is not required under the provisions of RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist and other information submitted with the application or proposal, and a review of how applicable development regulations would accomplish mitigation. This information is on file with the lead agency and is available for public review during regular business hours at the office address listed below.

Any appeal from this decision must be initiated consistent with the provisions of the Chehalis Municipal Code, Section 17.15.270. Appeals must contain factual statements directly related to the project or proposal in order to be considered.

Information regarding local agency permit requirements applicable to this project or proposal is available from the SEPA Responsible Official at the office address identified below.

SEPA Responsible Official: Community Development Director  
Mailing Address: P O Box 871, Chehalis WA 98532  
Office Address: 1321 South Market Blvd., Chehalis WA  
Phone: (360) 748-0271 x227 e-Mail: macht@ci.chehalis.wa.us File#: SEPA-07-150

RO signature: 

Special conditions to be attached to any subsequent development permit: (including continued if attached)

Hydraulic analysis of the water delivery system showing compliance with the minimum fire flow standards is required.  
Prior to development permitting, the applicant shall comply with Lewis County requirements for road access to County right of way.

**COPY**

**ENVIRONMENTAL  
CHECKLIST**

**for**

**Chehalis I-5  
Corporate Park**

**MAY 2007**

**Prepared For:**

**TARRAGON, LLC**

**Prepared By:  
Alyse Nelson, Planner**

**Reviewed By:  
Brad Medrud, AICP  
Planning Project Manager**

**206583.30**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

A. BACKGROUND

1. Name of proposed project, if applicable:  
**Chehalis I-5 Corporate Park**
  
2. Proponent/applicant--Name and phone number: **Dennis Rattie (206) 233-9600**  
Proponent/applicant--Address: **Tarragon**  
**1000 Second Avenue**  
**Suite 3200**  
**Seattle, Washington 98104**  
Proponent/applicant--E-mail: **drattie@tarragon.com**
  
3. Contact Person--Name and phone number: **Dennis Rattie (206) 233-9600**  
Contact Person--Address: **Tarragon**  
**1000 Second Avenue**  
**Suite 3200**  
**Seattle, Washington 98104**  
Contact Person--E-mail: **drattie@tarragon.com**
  
4. Date checklist prepared: **May 7, 2007**
  
5. Agency requesting checklist:  
**City of Chehalis**
  
6. Proposed timing or schedule (including phasing, if applicable):  
**The proposed schedule of development is to begin work in late summer of 2007. It is expected that the two buildings will be constructed in separate phases.**
  
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.
  - **Chehalis I-5 Corporate Park Traffic Impact Analysis, prepared by JTE, Inc. on March 29, 2007**
  - **Wetland, Water, and Priority Habitats and Species Determinations with Riparian Habitat Assessment, prepared by EnCo Environmental Corporation on April 23, 2007**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

- **Geotechnical Report, Draft, prepared by Terra Associates, Inc. on February 22, 2006**
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.  
**Borovec County Road Vacation (previously submitted)**
10. List any government approvals or permits that will be needed for your proposal, if known.
- **SEPA Determination through City of Chehalis**
  - **Fill and Grade Permit**
  - **Building Permit**
  - **NPDES – Department of Ecology**
  - **Construction Stormwater Pollution Prevention Permit**
  - **Boundary Line Adjustment**
11. Give 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.  
**The proposed project consists of the clearing and grading of an approximately 61.12 acre site and the construction of two warehouse buildings, one will be approximately 1,011,500 square feet and the second will be approximately 144,000 square feet with associated site improvements, including parking and stormwater facilities.**
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 a proposal would occur over a range of area, provide the range or boundaries of the site(s).  
  
**The proposed project is located south of Bishop Road and west of Rush Road, in Lewis County within the City of Chehalis's urban growth area.  
(See attached site plan)**
13. Assessor Parcel Numbers: **017894004005, 017894004006, 017894004008, and 017892000000**



B. ENVIRONMENTAL IMPACTS

1. Earth

- a. General description of the site (circle one) flat, rolling, hilly, steep slopes, mountainous, other:
- b. What is the steepest slope on the site (approximate percent slope)?  
**The steepest slope on the site is approximately 10 percent and the site is generally flat.**
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.  
**Per the Geotechnical Report, the soils found on the site are tilled dark brown silt overlaying soft to stiff silt with sand followed by medium dense to dense silty gravel with sand outwash sediments.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity?  
**The Geotechnical Report determined that the soils on site would be at low risk for liquefaction hazards.**
- e. Indicate the approximate quantities of any filling or grading proposed. Indicate source of fill.  
**Based on the findings from the Geotechnical Report, approximately 160,000 cubic yards of on-site material will be removed from the site and disposed of at an approved off-site location. It is anticipated that there will be 12,500 cubic yards of capillary break material and 187,000 cubic yards of preload material will be imported from an approved off-site source.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
**Erosion could potentially occur during clearing and construction. Potential erosion impacts would be controlled as noted in item B.1.h below. Erosion is unlikely after development due to the large amount of impervious surface (75.5%, as noted in item B.1.g below).**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
**75.5% of the total site (1,983,352 square feet)**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
**A temporary erosion control plan will be designed and implemented to reduce and control erosion.**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.  
**Construction activities at the site will stir up dust particles, and construction vehicles and equipment will be a potential source of exhaust emissions. After project completion, the primary sources of emissions will be automobile and semi tractor-trailer exhaust.**
- 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:  
**Conform to vehicle emission standards and practice dust abatement measures during construction.**

3. Water

- a. Surface:
- 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.  
**Yes, Berwick Creek. Berwick Creek flows into Dillenbaugh Creek. A narrow riverine wetland (Wetland A) is associated with Berwick Creek. See the EnCo Wetland report dated April 23, 2007 for more details.**
- 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.  
**Yes. The water and wetland will be protected with buffers as required by City of Chehalis Critical Area regulations. The buffers will retain the integrity, functions, and values of the wetland and the water and will protect the priority habitat and species identified in Berwick Creek.**
- 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 general description, purpose, and approximate quantities if known.  
**No.**

· **TO BE COMPLETED BY APPLICANT**

**EVALUATION FOR  
AGENCY USE ONLY**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.  
**The northern portion of the site lies within proposed 100-year floodplain, running adjacent to Berwick Creek, according to FEMA panel 530102 0242 B. A 100-foot buffer will be provided adjacent to Berwick Creek. See attached site plan for its exact location.**
- 6) Does the proposal involve any discharges of waste material to surface waters? If so, describe the type of waste and anticipated volume of discharge.  
**No.**

b. **Ground:**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.  
**No.**
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.  
**No waste materials will be discharged into the ground.**

c. **Water Runoff (Including storm water):**

- 1) Describe the source of runoff (including storm water) and show on the attached civil/site plan the method of collection and disposal.  
**See attached site plan**
- 2) Could waste materials enter ground or surface waters? If so, generally describe.  
**There is a potential for waste material to enter the surface waters from within this development. Pollutants from cars, trucks and rooftops can enter ground and surface waters if not handled properly. In order to minimize this potential, the design and construction of the surface water management system will comply with City of Chehalis regulations.**

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:  
**To control flood impacts, no buildings will be constructed within the flood plain. To control short-term runoff impacts, a Construction Stormwater Pollution Prevention Plan will be designed and implemented per City of Chehalis standards to reduce and control impacts to water during**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

construction. To control long-term runoff impacts, water quality control will be provided by a retention pond located in the southwest corner of the site.

4. Plants

a. Check or circle type of vegetation found on the site.

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants in Wetland A: Oregon ash, red alder, Sitka willow, pacific ninebark, and reed canary grass

water plants: Cattails and small duckweed in drainage ditch and rush species in road easement

other types of vegetation \_\_\_\_\_

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

**Most of the existing vegetation on the site will be removed prior to construction. Vegetation present in the jurisdictional wetland, Berwick Creek, and the associated buffers will remain.**

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

**To our knowledge, there are no threatened or endangered plant species located on the site.**

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

**Landscaping will meet the City of Chehalis standards.**

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: squirrels, moles, mice, raccoon, opossum, and to a lesser extent, shrews

fish: bass, salmon, trout, herring, shellfish, other:

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

Per the wetland report, Anadromous Fish (Coho Salmon) and Resident Fish (Resident Cutthroat Trout) were identified for fish residence, passage, bearing, spawning, or rearing in Berwick Creek.

- c. Is the site part of a migration route? If so, explain.  
The site is located within the Pacific Flyway for migratory birds.
- d. Proposed measures to preserve or enhance wildlife, if any:  
Berwick Creek and Wetland A will have buffers as required by the City of Chehalis Critical Area regulations.

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:  
Type: Electricity ; Gas ; \_\_\_\_\_  
Use: Lighting ; Heat ; \_\_\_\_\_
- 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 proposed project will comply with the Washington State Energy Code.

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 as a result of this proposal? If so, describe.  
None known.
  - 1) Describe special emergency services that might be required.  
No special emergency services would be required.
  - 2) Proposed measures to reduce or control environmental health hazards, if any.  
None.
- b. Noise
  - 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?  
No sources of noise exist in the area that may affect the project.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

- 2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction operation, other)? Indicate what hours noise would come from the site.  
**Construction traffic noise and construction noise will be generated during construction. Vehicle noise will occur after construction.**
- 3) Proposed measure to reduce or control noise impacts, if any:  
**Comply with vehicle noise standards and noise abatement practices during construction.**

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?  
**Single-family residences and an abandoned farm currently occupy the site. Adjacent uses include single-family residences and vacant lands to the north and east, a natural gas power generation plant to the north, a manufacturing facility to the west, and Interstate 5 to the south.**
- b. Has the site been used for agriculture? If so, describe.  
**Yes, the site is the location of a former family dairy, cattle, hay, and tilled crops farm.**
- c. Describe any structures on the site.  
**The site contains single-family residences with several abandoned wooden barns and farm-related outbuildings.**
- d. Will any structures be demolished? If so, what?  
**All structures currently on the site will be demolished.**
- e. What is the current zoning classification of the site?  
**The entirety of the site is within the City of Chehalis's urban growth area. The site's zoning is split. Parcels 017894004005 and 017892000000 are zoned CG (General Commercial). Parcel 017894004008 is zoned IL (Light Industrial). Parcel 017894004006 features both zones, CG and IL.**
- f. What is the current comprehensive plan designation of the site?  
**The site contains areas of Commercial and Industrial comprehensive plan designations.**
- g. If applicable, what is the current shoreline master program designation of the site?  
**Not applicable.**
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.  
**Berwick Creek and its associated wetlands at the north of the site are classified as an environmentally sensitive area.**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

- i. Approximately how many people would reside or work in the completed project?  
**No residents would live on site. Approximately 200-300 employees can be expected to work in the finished facilities.**
- 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:  
**None.**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
**None.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
**Two single-family residences associated with the former agricultural use will be eliminated.**
- c. Proposed measures to reduce or control housing impacts, if any:  
**None.**

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?  
**40 feet high. The principal exterior building material will be concrete.**
- b. What views in the immediate vicinity would be altered or obstructed?  
**No views would be altered or obstructed.**
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
**None.**

11. Light and Glare

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

**Glare from overhead lighting would be present at night.**

- b. Could light or glare from the finished project be a safety hazard, interfere with views, or affect wildlife?  
**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:  
**Overhead lights will be designed to direct light downwards.**

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**The nearest recreational opportunity is approximately 2 miles away at Chehalis Middle School. The site is approximately 2.8 miles away from Stan Hedwall Park.**
- 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 application, if any:  
**None.**

**13. Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, nation, state, or local preservation registers known to be on or next to the site?  
**No.**
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
**None.**
- c. Proposed measures to reduce or control impacts, if any.  
**None.**

**14. Transportation**

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



TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

The site will be accessed via three driveways, one on Bishop Road and two on Rush Road. Interstate 5 is in close proximity.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
The site is not currently served by public transit. The nearest transit route would run near the Port of Chehalis, approximately 1.3 miles away.
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
The completed project will have approximately 573 parking spaces for cars and 136 trailer parking spaces. No parking spaces would be eliminated.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  
No, see attached site plan for driveway location.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
No.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
The Traffic Impact Analysis determined that the project would not have significant adverse impacts on the operation of intersections in the study area. There are 1,466 Average Weekday Trips expected from the site. It is expected that there will be a total of 127 trips during the AM peak hour and 139 trips during the PM peak hour.
- The intersections of I-5/Rush Road, Rush Road/Kirkland Road, and Bishop Road/Rush Road are expected to accommodate the majority of truck traffic. The Traffic Impact Analysis determined that these intersections are capable of handling the additional capacity. Twelve truck trips are expected during the PM peak hour. The Traffic Impact Analysis noted that a future freeway interchange is planned with I-5 at Labree Road, which will improve truck access to the Port of Chehalis.
- g. Proposed measures to reduce or control transportation impacts, if any:  
Per the Traffic Impact Analysis, no traffic mitigation is required. The Traffic Impact Analysis forecasted the expected level of service for the study intersections with and without the project and determined that the project will not create significant adverse impacts. The site will be constructed according to applicable code requirements.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. **No significant increase in the need for public services is anticipated.**
- b. Proposed measures to reduce or control direct impacts on public services, if any: **None.**

16. Utilities

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other (please list).
- 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.

**Utility purveyors serving the site are:**

**Electricity:** Lewis County PUD  
**Telephone:** Qwest Communications  
**Water:** City of Chehalis  
**Sewer:** City of Chehalis  
**Natural Gas:** Puget Sound Energy

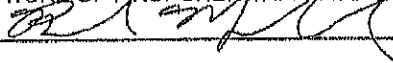
TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

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.

SIGNATURE OF PROPONENT/APPLICANT:



DATE: May 14, 2007

Received, Buildings and Land Use Services Division: _____
Date Submitted: _____
Receipt # _____ Filing Fee \$ _____

City of Chehalis Environmental Checklist

**Permit Application**

**Submit this form and any required attachments to:**

City of Chehalis  
Community Development Department  
1321 S. MARKET BLVD.; CHEHALIS WA 98532  
(360) 345-2229

**APPLICANT FILL OUT AND SIGN UPPER SECTION:**

JOB ADDRESS: \_\_\_\_\_

**APPLICANT:**

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY/ST/ZIP: \_\_\_\_\_  
PHONE#: \_\_\_\_\_

**PROPERTY OWNER** (Same as Applicant?  Yes  No:  ROW)

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY/ST/ZIP: \_\_\_\_\_  
PHONE#: \_\_\_\_\_

**CONTACT PERSON** (Same as Applicant?  Yes  No)

NAME: \_\_\_\_\_  
ADDRESS#: \_\_\_\_\_  
CITY/ST/ZIP: \_\_\_\_\_  
PHONE #: \_\_\_\_\_

**CONTRACTOR** (Same as Property Owner?  Yes  No  N/A)

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY/ST/ZIP: \_\_\_\_\_  
PHONE#: \_\_\_\_\_

**BONDING/INSURANCE COMPANY** ( N/A):

NAME: \_\_\_\_\_  
ADDRESS#: \_\_\_\_\_  
CITY/ST/ZIP: \_\_\_\_\_  
PHONE #: \_\_\_\_\_

**DETAILED PROJECT DESCRIPTION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROJECT VALUE: \$** \_\_\_\_\_

Verbal comments made during discovery are not binding. Only the plan submitted will be reviewed for compliance. The applicant or authorized representative must sign below:

<b><u>Signature:</u></b>	<b><u>Date:</u></b>
<b><u>Name (print):</u></b>	<b><u>Telephone #:</u></b>

**OFFICE USE ONLY:**

Date Received: \_\_\_\_\_ By: \_\_\_\_\_ Date Reviewed: \_\_\_\_\_ By: \_\_\_\_\_  
Parcel #: \_\_\_\_\_ Zoning: \_\_\_\_\_ Flood Zone: \_\_\_\_\_  
Permit #: \_\_\_\_\_

**Utility Service Attachment**

**City of Chehalis**

**Public Works Department**

2007 NE KRESKY AVE; CHEHALIS, WA 98532

Site Address: \_\_\_\_\_

(360) 748-0238

Permit # \_\_\_\_\_

**SERVICE REQUESTED**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> INSIDE CITY                          | <input type="checkbox"/> OUTSIDE CITY               | <input type="checkbox"/> SINGLE UNIT RESIDENTIAL             | <input type="checkbox"/> DUPLEX                 |
| <input type="checkbox"/> SEWER                                | <input type="checkbox"/> REPAIR OR REPLACE EXISTING | <input type="checkbox"/> MULTIPLE - # OF UNITS: _____        | <input type="checkbox"/> COMMERCIAL/INDUSTRIAL  |
| <input type="checkbox"/> WATER (METER SIZE: _____)            |   | <input type="checkbox"/> LATECOMER AGREEMENT: [ ] YES [ ] NO | <input type="checkbox"/> TEMPORARY CONSTRUCTION |
| <input type="checkbox"/> STORM (IMPERVIOUS AREA: _____ SQ FT) |   | <input type="checkbox"/> METER DOWNSIZE FROM _____ TO _____  | <input type="checkbox"/> OTHER _____            |

**CONSUMPTION & DISCHARGE SURVEY**

Primary type of business (list type of operations, identify all activities producing wastewater and all activities using water):

This Facility will use \_\_\_\_\_ gallons per day of water from [ ] Public Water Supply [ ] Private Well [ ] Reclaimed Water  
[ ] Other: \_\_\_\_\_

Estimated Number of gallons per day used for the following purposes (attach documentation demonstrating estimated usage):  
[ ] Non-Commercial Domestic Uses \_\_\_\_\_ GPD [ ] Boilers, Cooling or Other Unpolluted Wastewater \_\_\_\_\_ GPD  
[ ] Non Domestic Activities (not from domestic uses of restrooms, showers, kitchens or laundry rooms) describe: \_\_\_\_\_

Is or will the water be used for any of the following:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> FILLING TANK TRUCKS OR TRAILERS  | <input type="checkbox"/> FARM            | <input type="checkbox"/> WATER TREATMENT SOFTENER               |
| <input type="checkbox"/> NEW WATER MAIN CONSTRUCTION  | <input type="checkbox"/> HEAT EXCHANGERS | <input type="checkbox"/> IRRIGATION (Landscape or Agricultural) |
| <input type="checkbox"/> FIRE SERVICES (Sprinkler System, etc.)   | <input type="checkbox"/> SOLAR HEATING   | <input type="checkbox"/> OTHER: _____                           |
| <input type="checkbox"/> LABORATORIES (Biological, Chemical, or Environmental, including Schools or Colleges) |  |   |
| <input type="checkbox"/> HOSPITAL, MEDICAL, DENTAL, VETERINARY, NURSING HOME OR MORTUARY                      |  |   |

Wastewater from this facility goes to the (check all that apply) [ ] Sanitary Sewer [ ] Storm Sewer [ ] Ground (drain field, etc)  
[ ] Waste Haulers [ ] Open water, rivers, ocean [ ] Evaporation [ ] Other: \_\_\_\_\_

Stormwater from this facility goes to (list): \_\_\_\_\_

The Stormwater System for this facility [ ] does [ ] does not contain a detention structure.

Chemicals used/stored on premises: [ ] in drums [ ] small containers [ ] no chemicals stored

Materials, chemicals, products, equipment, or wastes [ ] are [ ] are not stored in outside areas.

This Facility: [ ] does [ ] does not generate dangerous waste. Generator WAD# \_\_\_\_\_ (if assigned)

[ ] does [ ] does not have an oil-water separator.

[ ] does [ ] does not wash vehicles or equipment on the premises (if so water goes to \_\_\_\_\_).

[ ] does [ ] does not exceed 3 stories or 33 feet in height above the water main.

I understand and agree to pay all costs fees and charges associated with water, sewer and/or storm sewer construction and connection before water and/or sewer service shall be provided.

I agree to allow the city to temporarily discontinue the service at any time without notice to the customer and will hold the city harmless for any damage caused by interruption, change or failure of the water, sewer and/or storm sewer supply, and for any damage by water or other cause resulting from defective plumbing or appliances on the premises supplied with water installed by the owner or occupant of the premises. I further agree that such failures or interruptions for any reasonable period of time shall not be held to constitute a breach of agreement on the part of the city or in any way relieve the customer from performing the obligations of this or subsequent agreements.

I agree to abide by the city rules and regulations as contained in the city water, sewer and storm water ordinances, and agree to pay for the utility service as determined by the Public Works Department as specified in the city ordinances.

A contract is not entered into between the applicant and the Public Works Department until after a city representative issues the approval and all monies are paid. Approval shall be rescinded if the work has not been completed within six (6) months of the date of approval of this application.

I have personally examined and am familiar with the information submitted in this document and any attachments. I believe the submitted information is true, accurate and complete. I understand the penalty for submitting false information includes the possibility of fines and/or imprisonment.

Signature of Authorized Representative: _____	Name (print): _____	Date: _____	Telephone #: _____
---	---------------------	-------------	--------------------

Applications must be signed as follows: Corporations, by a principle executive officer of at least the level of Vice President; partnership by a General Partner; sole proprietorship by the Proprietor, (ref: 40 CFR Part 403.12 (1))

**DISCLOSURE:** Title 40 of the Code of Federal Regulations Part 403.14 requires information provided in this questionnaire identifying the nature and frequency of discharge to be available to the public without restriction. Requests for confidential treatment of other information shall be governed by procedures specified in 40 CFR Part 2 and applicable State Law. Should a discharge permit be required for your facility, this information may be used to issue the permit. Washington State DOH Cross Connection Control (CCC) Regulations, WAC 246-290-490 and Chapter 10 of the Uniform Plumbing Code identify requirements related to the City's CCC program.

Allow up to six (6) weeks for service installation from the date all charges are paid. The Public Works Department **MUST** be notified at least two (2) business days prior to sewer connection to arrange for inspection. The applicant is responsible for installation of sanitary side sewer and all associated costs.

### **SIDE SEWER REPLACEMENT/INSTALLATION INFORMATION**

1. **PERMITS REQUIRED:** *Prior to performing any work permit approval **MUST** be issued.* A RIGHT-OF-WAY PERMIT is required for all work within the city right-of-way. The applicant is responsible for any additional permits that may be required. The applicant must call **Underground Utilities Locate, 1-800-424-5555** 48 hours prior to the start of any work, as required by State law.
2. **INSPECTIONS:** The following inspections are required: **Preliminary Inspection**, when connection is made to the sewer main or manhole, for testing **prior** to covering any work, or where special conditions exist as determined by the Director of Public Works. The Public Works Department must be notified 48 hours **prior** to inspection. If additional inspections are necessary due to failure to comply with any specifications or provisions, or due to failure of a test of the side sewer; a \$10.00 fee will be charged for each additional inspection.
3. **SPECIFICATIONS:** All work must conform to all City of Chehalis, Lewis County and State of Washington regulations as applicable. The permit holder must also comply with all construction specifications delineated in the Chehalis Municipal Code as well as provisions that may be required as indicated on this permit.
4. **PIPE MATERIALS:** Polyvinyl Chloride (PVC) – ASTM D3034 SDR 35 with flexible gasket joints. All joints and connections will be gas tight and watertight and conform to ASTM D3212.
5. **CONNECTIONS TO PUBLIC SEWER:** The connection of a side sewer to the public sewer will be made at a wye or tee branch. All other connections must be made by a qualified plumbing contractor, licensed and bonded by the State of Washington and approved by the Director of Public Works. An approved transition adaptor must be used to connect the side sewer to the wye or tee. Connection to the building drainpipe will be made by means of a flexible clamp-type coupling or other approved methods. Connections to manholes or other facilities will be allowed only if approved by the Director of Public Works.
6. **SIZE OF SIDE SEWER PIPE:** Side sewers for single-family residences will be no less than four (4) inches in diameter. Side sewers for all other buildings will be no less than six (6) inches in diameter.
7. **SLOPE OF SIDE SEWER:** Four (4) inch diameter side sewers will be laid on a uniform slope of not less than 1/4" per foot. Six (6) inch diameter side sewers will be laid on a uniform slope of not less than 3/16" per foot.
8. **SIDE SEWER FITTINGS AND CLEANOUTS:** Side sewers will be laid at uniform grade and in straight horizontal alignment insofar as possible. No ninety degree bends will be allowed. Two bends may be allowed between cleanouts provided the distance between cleanouts does not exceed twenty (20) feet. A cleanout will be installed between thirty (30) and thirty-six (36) inches of all buildings. In no case will the distance between cleanouts exceed 100 feet. All cleanouts will be properly plugged. A test tee must be provided at the connection to the public sewer.
9. **MECHANICAL LIFTING DEVICES REQUIRED:** If mechanical lifting devices are required, the applicant must submit plans, diagrams and details to the Director of Public Works for review and approval.
10. **LAYING OF PIPE:** The bottom of the trench will be smooth and free from large rocks or other rough material. A minimum of four (4) inches of bedding sand or fine smooth gravel is required. All pipe will be laid true to grade with bell upgrade.
11. **TESTING:** The entire length of side sewer must be tested for visible leakage before backfilling, by inserting a removable plumber's plug at the test tee and filling the line with water to a level of at least one (1) foot above the top of the side sewer at its connection with the building drain. The side sewer pipe must be filled with water at least one (1) hour before actual inspection.
12. **SIDE SEWER INSPECTION RESPONSIBILITY:** It is the duty of the permit holder to make sure that the work will pass all inspection.
13. **BACKFILLING:** Backfilling will not commence until a representative from the Public Works Department has performed an inspection. Any portion of the side sewer covered prior to inspection will be uncovered at the permit holder's expense within two (2) days after notice to do so. Trenches will be carefully backfilled by tamping sand or other approved material to a depth of six (6) inches above the pipe to avoid damaging the pipe. All backfill material between the public sewer and the property line must be approved by the Director of Public Works, water-settled or mechanically tamped in six-inch layers to minimize settlement. Any settlement occurring within twelve months of backfilling will be corrected at the expense of the permit holder.
14. **WATER NOT TO BE DISCHARGED INTO SEWER:** Stormwater, surface water, ground water, roof runoff, subsurface drainage, cooling water or unpolluted industrial process waters will not be discharged to any sanitary sewer.
15. **WATER METER INSTALLATION ON DOMESTIC LINE:** If sewer service is installed without water service a water meter must be installed on the domestic water line. Sewer billing is based on water usage; sewer billing cannot be properly calculated without the meter installation.

#### **NOTE:**

This permit will be null and void ninety, (90)-days from the date of this application. If there are conflicts between specifications and requirements contained herein or in any other City, County or State laws or regulations or permits, the more stringent ruling will apply.

All questions regarding these or other applicable requirements should be directed to the City of Chehalis Public Works Department – 2007 NE Kresky Avenue, Chehalis WA 98532; Phone: 360.748.0238, Fax: 360.748.0694.

**Water and Sewer Connection Fees**

(Effective February 22, 2011)

**Water Capital Facilities Charge per ERU:**

1 ERU = 300 gallons/day      **\$2,071**

**Sewer Capital Facilities Charge per ERU:**

1 ERU = 250 gallons/day      **\$ 3,030**

**Storm water Capital Facilities Charge per ESU:**

1 ESU = 3000sq ft impervious      **\$ 489**

**Installation Fees (Water):**

<u>Service Size</u>	<u>Meter Size</u>	<u>Cost</u>
¾"	5/8" x ¾"	<b>\$ 700</b>
1"	1"	<b>\$ 1,000</b>
1 ½"	1 ½"	<b>\$ 1,500</b>
2"	2"	<b>\$ 2,000</b>

**Note:** These fees must be paid prior to the meter being installed. The actual cost of the installation may vary. Excess costs will be billed separately.

**Fire Service Connection Fees:**

<u>Service Size</u>	<u>Cost</u>	<u>Service Size</u>	<u>Cost</u>
2"	<b>\$ 1,610</b>	8"	<b>\$ 16,060</b>
3"	<b>\$ 3,210</b>	10"	<b>\$ 23,090</b>
4"	<b>\$ 5,020</b>	12"	<b>\$ 45,170</b>
6"	<b>\$ 10,040</b>		

**Note:** These costs are for most common connections and **do not** include any other **additional fees** that may be associated with connecting to the public system. Some service areas are restricted in water and/or sewer capacity making utility service limited or non-existent. Consult the Public Works Department staff for more information on other potential fees and utility availability.

**Utility Service Charge Policy**

**POLICY:** It is the intent of this policy to define the procedure for initiating charges for water and/or sanitary sewer service(s) for new utility accounts.

**RESPONSIBILITY:** The Public Works Director, in conjunction with the Administrative Services Director, shall be responsible for ensuring that this policy is followed.

**PROCEDURES:** After an applicant for either water and/or sewer service(s) has paid all costs and charges associated with the service(s) requested, the City will begin billing for such water and/or sewer services when either of the following conditions occur:

1. When water service becomes available through the installation of a water meter, or;
2. When sewer service becomes available through the installation of a sewer lateral, or;
3. Six months has passed from the date of payment of connection fees.

Such billings shall include appropriate base charges (dependent upon the size of service) in addition to any usage charges that may be applicable.

In cases where the six-month timeline has expired but provision of utility services has not yet occurred, the applicant can request a single, one-time six-month extension. This extension request must be made in writing to the Director of Public Works. Upon lapsing of the six-month deadline (or the six-month extension), the start of utility billing can be delayed by requesting a refund of previously paid connection fees. If this option is chosen, the applicant will forfeit all entitlements to utility capacity and service will need to be reapplied for and purchased at such a time, as it is desired.

If water and sewer service for a property are pursued individually, the city will not reserve capacity in either utility until such time as it has been approved and paid for. In other words, having water service allocated to a property does not guarantee the applicant adequate sewer capacity if sewer service has not yet been paid for and vice versa. It is the applicant's responsibility to ensure that the necessary utility capacity is available to serve their proposed usage.

City of Chehalis City Clerk  
PO Box 871 / 80 NE Cascade Avenue  
Chehalis, WA 98532  
(360) 748-6664

## UTILITY SERVICE ANNEXATION AGREEMENT

\_\_\_\_\_ hereinafter referred to as "Owner"/Grantee", hereby requests water and/or sewer utility service from the City of Chehalis, Washington, a municipal corporation, hereinafter referred to as "the City"/Grantor, for the following described real property situate in Lewis County, Washington, outside the present corporate limits of the City of Chehalis, Washington.

**Street address of property:** \_\_\_\_\_

**Assessor's property tax parcel number:** \_\_\_\_\_

**Abbreviated legal description (section, township, range) of property to be serviced:**

In the event the City shall allow extension of utility service to the above described real property, in consideration thereof, the undersigned hereby acknowledges and agrees to each of the following:

1. The City Comprehensive Plan and City Resolution 7-76, receipt of which is hereby acknowledged, and Resolution 8-81 require any development for which utility service is provided to comply with the Chehalis Comprehensive Plan and any other development or subdivision regulations enacted or adopted by the City; and
2. If the undersigned is proposing any commercial or industrial development or development other than a single family residence, a detailed site development plan shall be submitted to the City's Community Development Manager. If a development plan is not provided, utility services will not be approved; and

Do not write in margin



3. Any development which has occurred on the above described real property prior to the date of this annexation agreement and under a Lewis County approval or permit may continue to exist, but any development which may occur subsequent to the date of application, and any modification of any existing development subsequent to the date of this annexation agreement, must comply with the Comprehensive Plan and other development or subdivision regulations of the City; and
4. The undersigned, and any successor, assign or heir of the undersigned, shall agree to the annexation of the above described real property by the City at such time as the City may require or accept such annexation, pursuant to City Resolution 7-76 by signing petitions for annexation. The undersigned further agrees to comply with the Chehalis Comprehensive Plan and any other development or subdivision regulations enacted or adopted by the City for any development to the property for which utility service is provided, and which occurs on or after the date of this agreement. Should the undersigned, their heirs, successors or assigns refuse to sign petitions for annexation at the request of City, the City shall have the right to terminate City utility services forthwith.

---

**FOR OFFICE USE ONLY**

**TYPE OF SERVICE**

Single family residence (site development plan not required)

Legal description shown on page 1

City utility approval

Other than one single family residence (site plan required)

Site development plan submitted to Community Development Department

\_\_\_\_\_  
Initials

\_\_\_\_\_  
Date

---

**Reviewed by the Development Review Committee and approved for recording on:**

**Signed:** \_\_\_\_\_

**Date:** \_\_\_\_\_

*Do not write in margin*

*Return completed form to City Clerk's Office for recording*  
**THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC**

This is to certify that the undersigned is/are the legal owner(s) of the above described real property and is/are legally authorized to encumber the said property pursuant to the terms thereof.

PRINTED NAME

SIGNATURE

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**For an Individual**

State of Washington  
County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of  
Washington residing at \_\_\_\_\_  
My name is (printed) \_\_\_\_\_  
My commission expires \_\_\_\_\_

**For a Corporation**

State of Washington  
County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_ and \_\_\_\_\_ are the persons who appeared before me, and said persons acknowledged that they signed this instrument and that they were authorized to execute said instrument as the President and Secretary of \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of  
Washington residing at \_\_\_\_\_  
My name is (printed) \_\_\_\_\_  
My commission expires \_\_\_\_\_

*Do not write in margin*

June 12, 2007  
Bob Nacht, Director  
City of Chehalis  
Community Development Department  
P.O. Box 871  
Chehalis, WA 98532

Subject: Notice of SEPA Threshold Determination for Chehalis I-5 Corporate Park  
1850 Bishop Road; File No. SEPA-07-150

Dear Mr. Nacht:

Thank you for the opportunity to review the environmental checklist and DNS for this proposed development. Our review indicates there may be significant transportation impacts associated with the proposed development. The Traffic Impact Analysis presented with the DNS documentation packet and checklist was not based on current information relative to concurrent developments in the vicinity of this project or on planned transportation improvements that will change traffic patterns and volumes in this area significantly.

Unfortunately due to these facts the TIA proved to be of little value in attempting to determine the actual transportation related impacts from this proposed development. The information presented in the analysis was sufficient to determine that additional Traffic Impact Analysis is warranted and is hereby requested by Lewis County for this proposed development to determine the full extent of the traffic impacts. The information provided is not accurate or sufficient to determine the degree of the transportation impacts or fair and equitable mitigation that may be required.

In summary, it has been determined that the proposed project will impact the following county transportation facilities:

1. Jackson Highway
2. Bishop Road
3. Borovec Road
4. Rush Road
5. LaBree Road
6. Maurin Road

The following comments outline our concerns and recommendations:

1. The supplemental TIA shall analyze impacts of increased traffic through the Rush Road/Bishop Road intersection with the understanding that the county is constructing the Rush Road Extension Project in the summer of 2007. This project will require

access to I-5, as identified in the TIA for this proposed development, and construction of other specific improvements to mitigate the direct impact of this proposed development.

13. Urban style frontage improvements along adjoining roadways will be required to comply with City/County Design Standards including the requirements for sidewalks, illumination of intersections, turn lanes and taper areas.
14. Any new public roads or widening of existing roads will require a geotechnical study, report and subsequent pavement and traffic design according to the City/County Design Standards.

In conclusion, the TIA lacks the required information to adequately review and assess impacts within Lewis County's jurisdiction. Please address the aforementioned concerns and complete the supplemental TIA for Lewis County Public Works review and concurrence. This supplemental TIA will propose appropriate mitigation strategies to reduce the significant transportation impacts of this proposed development. If you have any questions I can be reached at (360) 740-2697. Thank you.

Sincerely,

John Huestis, PE  
Acting Director/County Engineer

cc: Kernen Lien, Planning  
Rod Lakey, Acting Assistant County Engineer