

NOTICE OF APPLICATION AND PUBLIC HEARING

Request: Variance
Applicant: Raindrop Properties LLC
Land Use Case #: VR-23-001
Date of Application: September 12, 2023
Date of Complete Application: September 27, 2023
Project Location: 0 NE Kresky Ave, Chehalis, WA 98532
Proposal: The project includes converting an existing private access road to a new Commercial Collector public roadway from NE Kresky Avenue to the subject property and existing commercial development on the adjacent parcel to the south. The applicant is requesting a variance to expand the standard right-of-way, reduce the standard pavement width, remove the parking land requirement on both sides of the proposed road, increase the max grade to twelve percent (12%) from ten percent (10%), and reduce the sidewalk requirement from both sides of the road to only one.
Associated Permits: SEPA-23-004, CU-23-004
Environmental Documents: An environmental checklist has been prepared by the applicant.
Date, Time and Place: **Thursday, December 7, 2023 at 9:00am**

The hearing will be held at Chehalis City Hall, 350 N Market Blvd, Chehalis, WA 98532, or you may also join the meeting via zoom using the link below:

<https://us06web.zoom.us/j/83605525725?pwd=4aWt4Xdh6cex52pElsFZoTpXa3I7zg.1>

Meeting ID: 836 0552 5725 Passcode: 040390

The City of Chehalis is expecting to issue a Mitigated Determination of Nonsignificance for the proposal through the optional DNS process. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination for the specific proposal may be obtained upon request.

To view the complete application during normal business hours contact:

Malissa Paulsen, Planner ComDev@ci.chehalis.wa.us
Community Development Phone: (360) 345-2229
1321 S. Market Blvd.
Chehalis, WA 98532

Comment Procedures: This decision has a 30-day public review period that ends on **December 6th, 2023**. Written comments must be submitted to City of Chehalis Community Development at the address listed above. Only written comments will be accepted. If you have further questions, please contact Malissa Paulsen at the phone number or email listed above.



NOTICE OF PROPOSED LAND USE ACTION AND PUBLIC HEARING

File#: VR-23-001/SEPA-23-004

Address: 2501 NE KRESKY AVE

Applicant Contact:

RAINDROP PROPERTIES

Phone#:

CONTACT comm dev department

CITY OF CHEHALIS COMMUNITY DEVELOPMENT IS CONDUCTING
AN ENVIRONMENTAL REVIEW OF THE FOLLOWING PROJECT:

THE PROJECT INCLUDES CONVERTING EXISTING PRIVATE ACCESS ROAD TO NEW COMMERCIAL COLLECTOR PUBLIC ROADWAY FROM NE KRESKY AVENUE TO THE SUBJECT PROPERTY. THE APPLICANT IS REQUESTING A VARIANCE TO EXPAND THE STANDARD RIGHT-OF-WAY, REDUCE THE STANDARD PAVEMENT WIDTH, REMOVE THE PARKING LANE REQUIREMENT ON BOTH SIDES OF THE PROPOSED ROAD.

— HEARING ON DECEMBER 7th AT 9:00 AM —

The comment period ends 12/16/2023. To submit written comments or to obtain ADDITIONAL INFORMATION, CONTACT City of Chehalis Community Development, 1321 S. Market Blvd. Chehalis, WA 98532. Contact by phone (360) 345-2229 or email comdev@ci.chehalis.wa.us to File# VR-23-001/SEPA-23-004

PLANNER: MAUSSA PAULSEN

Application #: CU-23-004

Site tax parcel # 021629002000, 021630003000

Site Address: 0 NE KRESKY AVE

| Tax parcel # | Name | Mailing Address |
|--------------|--------------------------------|---|
| 009042005002 | PACIFIC CATARACT & LASER GROUP | 2517 NE KRESKY AVE, CHEHALIS, WA 98532 |
| 021629009003 | PACIFIC CATARACT & LASER GROUP | 2517 NE KRESKY AVE, CHEHALIS, WA 98532 |
| 021629006002 | PACIFIC CATARACT & LASER GROUP | 2517 NE KRESKY AVE, CHEHALIS, WA 98532 |
| 021629006001 | PACIFIC CATARACT & LASER GROUP | 2517 NE KRESKY AVE, CHEHALIS, WA 98532 |
| 009042005004 | H J & B COMMERCIAL PROPERTIES | 210 ALDERWOOD DR, CHEHALIS, WA 98532 |
| 021629008000 | H J & B COMMERCIAL PROPERTIES | 210 ALDERWOOD DR, CHEHALIS, WA 98532 |
| 021629009002 | RUSSELL FAMILY PROPERTIES LLC | 5800 SE ALEXANDER, HILLSBORO, OR 97123 |
| 021629009001 | RUSSELL FAMILY PROPERTIES LLC | 5800 SE ALEXANDER, HILLSBORO, OR 97123 |
| 009042004004 | ARW HOLDINGS LLC | 2015 JACKSON HWY, CHEHALIS, WA 98532 |
| 021655001000 | RAINDROP PROPERTIES LLC, | 1955 SALZER VALLEY RD, CENTRALIA, WA 98531-8906 |
| 003417048960 | RAINDROP PROPERTIES LLC, | 1955 SALZER VALLEY RD, CENTRALIA, WA 98531-8906 |
| 009042003000 | RAINDROP PROPERTIES LLC, | 1955 SALZER VALLEY RD, CENTRALIA, WA 98531-8906 |
| 003417048154 | BREWER INVESTMENTS LLC | PO BOX 89, FOX ISLAND, WA 98333 |
| 003417048157 | BREWER INVESTMENTS LLC | PO BOX 89, FOX ISLAND, WA 98333 |
| 003417048156 | BREWER INVESTMENTS LLC | PO BOX 89, FOX ISLAND, WA 98333 |
| 003417048155 | BREWER INVESTMENTS LLC | PO BOX 89, FOX ISLAND, WA 98333 |
| 003417048130 | BREWER INVESTMENTS LLC | PO BOX 89, FOX ISLAND, WA 98333 |
| 021467002001 | WATTERSON DEAN M & FRANCIS G | 726 FAIR ST, CENTRALIA, WA 98531-8906 |