

Development Review Committee Agenda

Chehalis Community Development Department

October 27th, 2021 at 9 A.M.

Meeting location: City Hall Basement Conference Room, 350 N Market Blvd, Chehalis, WA

I. Meeting Agenda for Action Items

9:00 AM to 9:30 AM

Applicant Conference:

AC-21-030: 26 NE Median St. The applicant is proposing a 17,500 sq ft commercial building. Parcel # 005605100002, zoned CG. Wholesale store over 5,000sq ft is a permitted use in this zone.

The applicant sent over preliminary questions:

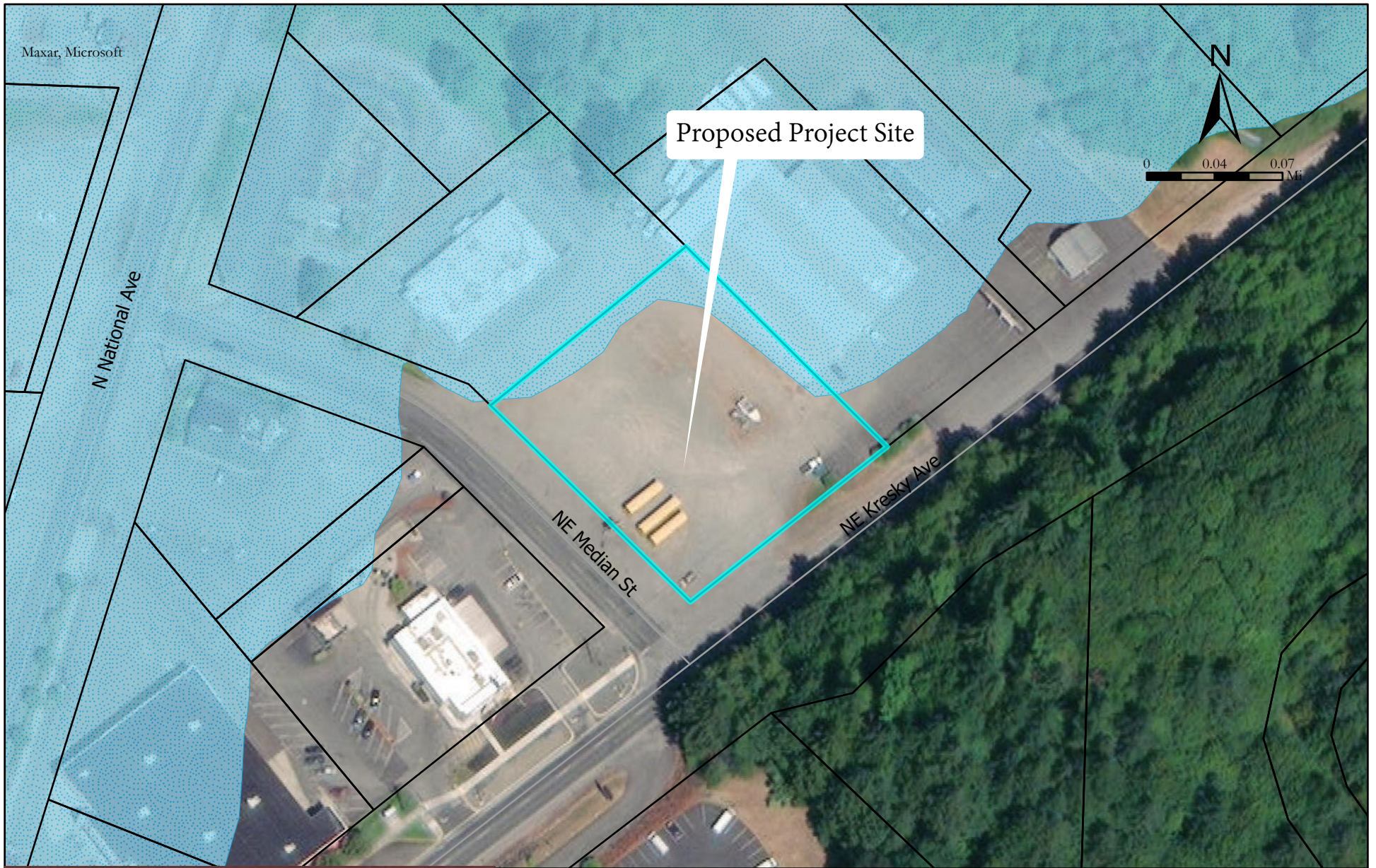
1. What is the flood of record for this area?
2. Will this project require a flood development permit?
3. For frontage improvements on Kresky Ave, would we match the current road section width as McDonald's?
4. Do we get credit for the original water and sewer services to this lot?
5. Will the building permit require a geotechnical report for the foundation design review?
6. The site's current impervious surface for stormwater design; we would propose providing treatment and then releasing to the current discharge location at the NW corner of the lot behind DB Cooper Appliance. No flow control would be proposed.
7. Will we need treatment for the runoff from Median St. and Kresky Ave. that will be conveyed to the discharge point at the intersection of N. National and Median St.?
8. Do we need a landscape and irrigation plan for this project?
9. Will a traffic trip generation report be needed for this project?

9:30 AM to 10:00 AM

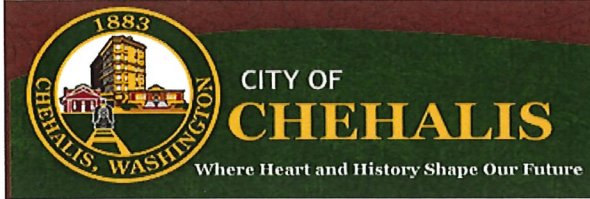
II. Inter-department staff meeting

III. Informational Reports

- a. **Permits** – Attached is permit review data from the past month.



Vicinity Map for
AC-21-030



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: 26 NE Median St

PARCEL #: 005605100002

APPLICANT / CONTACT PERSON:

NAME: Moe Latifyar - Island Crossings
ADDRESS: 105 Elma PI SE
CITY/ST/ZIP: Renton, WA 98059
PHONE#: 206.992.2706
EMAIL: moelatifyar@yahoo.com

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: RB Engineering
CONTACT NAME: Robert Balmelli, PE
ADDRESS: PO Box 923, Chehalis WA 98532
PHONE #: 360.740.8919
EMAIL: robertb@rbengineers.com
CONTRACTORS L&I #: _____

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

DETAILED PROJECT DESCRIPTION:

See Attached Narrative and Conceptual Plan

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> <u>10-15-21</u>
<u>Name (print):</u> Robert Balmelli, PE	<u>Telephone #:</u> 360.740.8919

Office use only	
Received by:	Date Received:
Parcel #:	
Permit #:	
Zoning:	
Flood Zone: Yes No	
Zone Classification:	



DESIGN → PERMIT → MANAGE

October 15, 2021

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

Re: 26 NE Median St. Commercial– Pre-Application Request and Narrative
RBE NO. 21056

Dear Tammy:

Attached is an application for DRC Meeting request. The project is proposing a 17,500 SF Commercial Building on vacant lot. The attached conceptual plan shows frontage improvements on Median St. and along Kresky Ave. along with street lighting. The new building would have two accesses, one off Kresky Ave. and one-off Median St. Proper setback distances are provided from the Median St. Intersection with Kresky Ave. The proposed use of the building will be like the existing building just north that is leased by DB Cooper Appliance.

1. What is the flood of record for this area?
2. Will this project require a flood development permit?
3. For frontage improvements on Kresky Ave, would we match the current road section width as McDonald's?
4. Do we get credit for the original water and sewer services to this lot?
5. Will the building permit require a geotechnical report for the foundation design review?
6. The site's current impervious surface for stormwater design; we would propose providing treatment and then releasing to the current discharge location at the NW corner of the lot behind DB Cooper Appliance. No flow control would be proposed.
7. Will we need treatment for the runoff from Median St. and Kresky Ave. that will be conveyed to the discharge point at the intersection of N. National and Median St.?
8. Do we need a landscape and irrigation plan for this project?
9. Will a traffic trip generation report be needed for this project?

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Balmelli', written over a white background.

Robert Balmelli PE
President

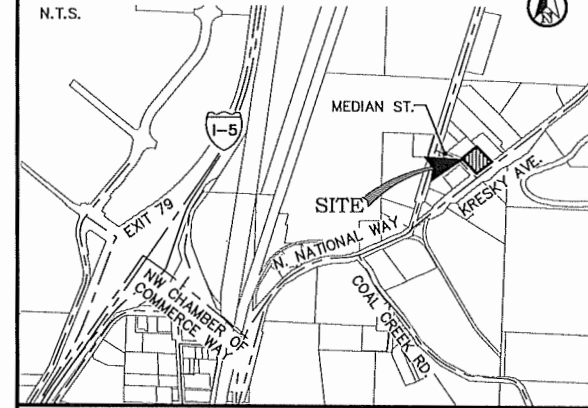
Cc: Project file

Enclosure: Preliminary Site Plan
City Master Application

LEENA COMMERCIAL

SECTION 20, TOWNSHIP 14 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON

VICINITY MAP
N.T.S.



NO.	DATE	REVISION

DESIGNED BY: RWB
DRAWN BY: ALE
CHECKED BY: RWB
DATE: X/XX/XX
SCALE: 1" = 20'

PROJECT INFORMATION

APPLICANT: MOE LATIFYAR
105 ELMA PL. SE
RENTON, WA 98059
(206) 992-2706
MOELATIFYAR@YAHOO.COM

PARCEL NOS: 005605100002

SITE ADDRESS: 26 NE MEDIAN ST
CHEHALIS, WA 98532

ZONING: CG-GENERAL COMMERCIAL

SITE AREA: 1.0 AC

PARKING: REQUIRED: 1 STALL/1,000 BLDG. SQFT.
PROPOSED: 39 STALLS

SOILS: 247- XERORTHENTS

SANITARY SEWER: CITY OF CHEHALIS

WATER: CITY OF CHEHALIS

FIRE DISTRICT: LEWIS COUNTY

SURVEY INFORMATION

LEGAL DESCRIPTION
SECTION 20 TOWNSHIP 14N RANGE 02W PT SE4 SW4 N MEDIAN & N & W KRESKY

VERTICAL DATUM
NGVD 29

BASIS OF BEARING
BEARINGS BASED ON RECORD OF SURVEY V. 6 AT P. 298, LEWIS COUNTY, WA

LEGEND

EXISTING	PROPOSED	
W	W	WATER MAIN
SS	SS	SANITARY SEWER MAIN
FM	FM	FORCE MAIN
SD	SD	STORM MAIN
RD	RD	ROOF DRAIN
G	G	FOOTING DRAIN
UGP	UGP	GAS LINE
T	T	POWER LINE
TV	TV	TELEPHONE LINE
		CABLE TV LINE
		ROADWAY CENTERLINE
		RIGHT-OF-WAY LINE
		EASEMENT LINE
		FRONT/BACK OF CURB
		EDGE OF GRAVEL SHOULDER
EP	EP	EDGE OF PAVEMENT

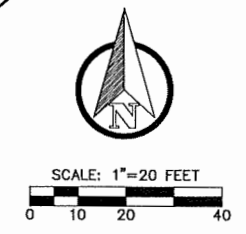
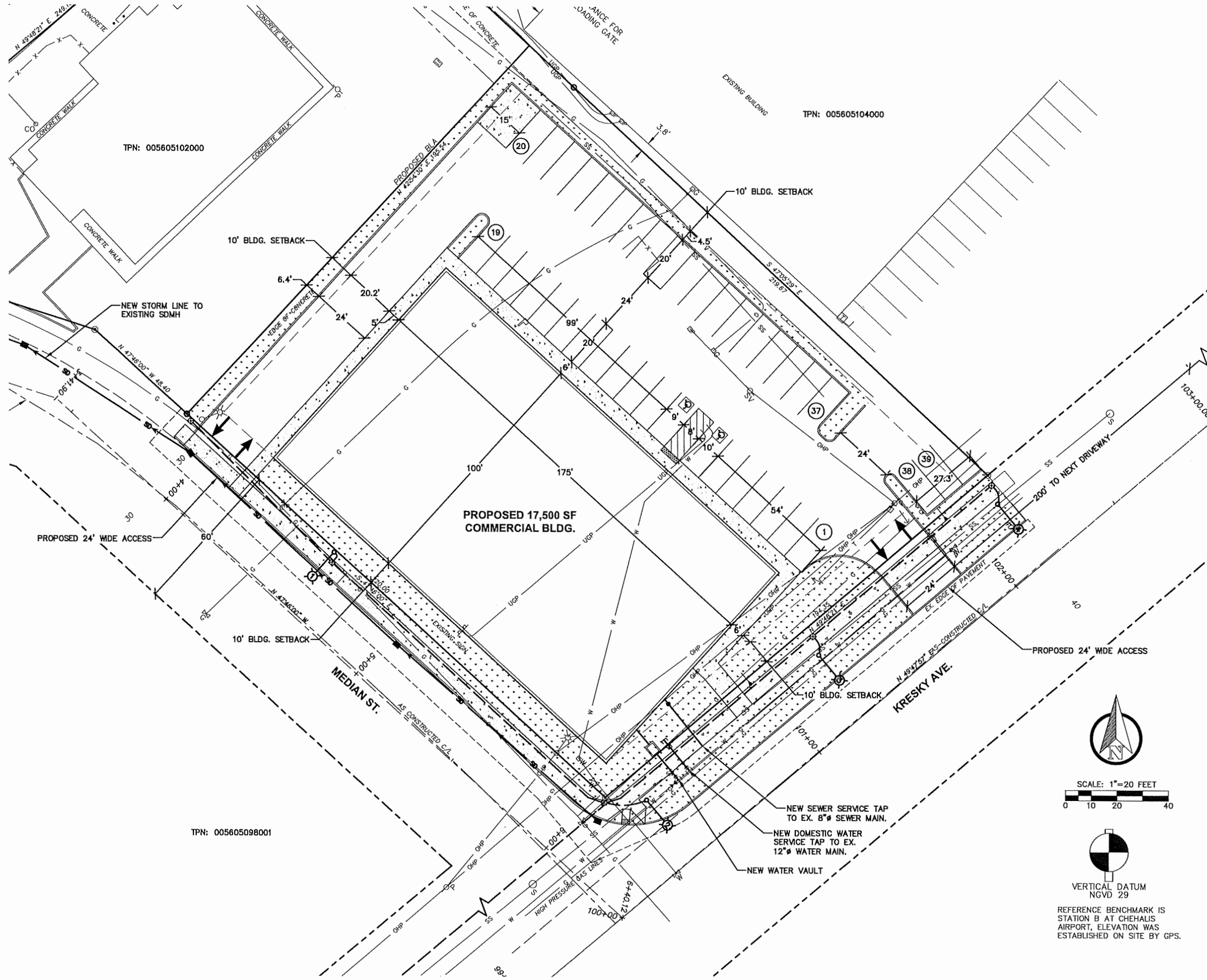
LEENA COMMERCIAL

PRELIMINARY SITE PLAN

RB Engineering
DESIGN - PERMIT - MANAGE
OFF: (360) 740-8819
P.O. Box 923
CHEHALIS, WA 98532
EMAIL: cph@rbengineering.com

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

JOB NUMBER
21056
DRAWING NAME
21056_PSP
C1.0
1 OF x



VERTICAL DATUM
NGVD 29

REFERENCE BENCHMARK IS
STATION B AT CHEHALIS
AIRPORT, ELEVATION WAS
ESTABLISHED ON SITE BY GPS.

TPN: 005605102000

TPN: 005605104000

TPN: 005605098001



Applications In Review

Date Submitted: 2021-09-20 through 2021-10-20

Report run on:
10/20/2021 4:51:06 PM

Permit Type	Permit Number	Submitted	Permit Status	Site Address	Primary Contact	Project Description
Applicant Conference						
	AC-21-030	10/15/2021	PENDING	0026 MEDIAN ST NE	ISLAND CROSSING LLC	0026 Median St New 17,500 SF commercial building
New Commercial Building Permit						
	BU-21-002	09/27/2021	COMPLETENESS REVIEW	321 Maurin Rd.	Lewis Public Transportation Area	bus stop shelter, concrete shelter pad construction
	BU-21-003	09/27/2021	COMPLETENESS REVIEW	0931 MARKET BLVD S	LEWIS PUBLIC TRANSPORTATION BENEFIT AREA	bus stop shelter, concrete shelter pad construction and sidewalk connector
	BU-21-004	09/27/2021	COMPLETENESS REVIEW	551 MARKET BLVD S	LEWIS PUBLIC TRANSPORTATION BENEFIT AREA	bus stop shelter, concrete shelter pad construction and sidewalk connector
	BU-21-006	10/15/2021	COMPLETENESS REVIEW	375 11TH ST SW	DLR Group	375 11th St New Recreational building for green hill
Residential Building Permit						
	BU-RES-21-0002	10/07/2021	UNDER REVIEW	130 SW 11TH ST	Jason Boettner	130 SW 11th St - updated kitchen cabinets and counters, repair sheetrock, paint, new LVP flooring, cadet heating install, replace siding and windows, dry rot repair around foundation
	BU-RES-21-0004	10/08/2021	COMPLETENESS REVIEW	0862 OHIO AVE NW	PHELPS, RODNEY	2 story boat house/garage
	BU-RES-21-001	10/18/2021	UNDER REVIEW	1895 SW SNIVELY AVE	HERITAGE RESTORATION INC	Gutting interior of house due to smoke damage, fixing fire damaged trusses
New Residential Building						
	BU-21-0101	10/11/2021	UNDER REVIEW	0085 6TH ST SE	NORTHFORK ASPHALT PAVING INC	foundation & decks for manufactured home placement
Civil Permit						
	CP-21-052	09/28/2021	COMPLETE	551 MARKET BLVD S	LEWIS PUBLIC TRANSPORTATION BENEFIT AREA	bus stop shelter, concrete shelter pad construction and sidewalk connector
	CP-21-053	09/28/2021	COMPLETE	0931 MARKET BLVD S	LEWIS PUBLIC TRANSPORTATION BENEFIT AREA	bus stop shelter, concrete shelter pad construction and sidewalk connector
	CP-21-056	09/28/2021	COMPLETE	543 PACIFIC AVE NW	PSE	543 PACIFIC AVE NW 3'x5' Asphalt cut / 4'x4' sidewalk cut
	CP-21-057	09/29/2021	READY		Comcast Cable Communications Management LLC	244' of over lash resubmit for expired permit RWC-19-083
	CP-21-062	10/05/2021	COMPLETE	599 NW Front St.	LEWIS PUBLIC TRANSPORTATION BENEFIT AREA	remove existing stop shelter and install handrails
	CP-21-063	10/06/2021	COMPLETE	1973 SW Snively	Puget Sound Energy	Work in ROW to cut and cap existing gas service. Asphalt cut - 2'x5'
	CP-21-064	10/13/2021	COMPLETE	0122 MARKET BLVD S	Puget Sound Energy	work in ROW to cut and cap existing gas service, concrete cut 2'-4'
Conditional Use						
	CU-21-003	10/20/2021	COMPLETENESS REVIEW	0085 6TH ST SE	NORTHFORK ASPHALT PAVING INC	placement of 27x52 manufactured home with decks; connection to city utilities
Demolition						
	DE-21-020	10/14/2021	COMPLETENESS REVIEW	0110 10TH ST SW	GUIJOSA, JANEHT	demolition of burned down shop
Manufactured structure placement						
	MS-21-006	10/11/2021	UNDER REVIEW	0085 6TH ST SE	NORTHFORK ASPHALT PAVING INC	placement of 27x52 manufactured home with decks
Mechanical						
	ME-21-045	10/20/2021	READY	440 NW PENNSYLVANIA AVE	WINTER, DANNY L	
Plumbing only						
	PLM-21-010	10/11/2021	APPLICATION RECEIVED	1044 MCFADDEN AVE SW	SEAWISE INVESTMENTS LLC	replace 6" side sewer from house to edge of sidewalk



Applications In Review

Date Submitted: 2021-09-20 through 2021-10-20

Report run on:
10/20/2021 4:51:06 PM

Permit Type	Permit Number	Submitted	Permit Status	Site Address	Primary Contact	Project Description
Right-of-Way (Occupancy)						
	RWO-21-040	10/15/2021	COMPLETE	91 CHEHALIS AVE SW	Comcast Cable Communications Management LLC	Comcast proposes to tie in at existing and overlash 48ct fiber ~3066'
Replacement of roof down to and including part or all of structural elements						
	RR-21-009	09/21/2021	OPEN	0817 FOLSOM AVE NW	Daniels, Seth	Reroof and some minor repair
	RR-21-012	09/23/2021	OPEN	118 W MAPLE ST	CITY OF CENTRALIA	
	RR-21-023	10/08/2021	OPEN	364 SW 14TH ST	GT ROOFING LLC	re-roofing
SEPA Threshold Determination						
	SEPA-21-0012	10/04/2021	UNDER REVIEW	375 11TH ST SW	DLR Group	replace existing recreational facility on site with new building along with an outdoor field storage construction of approx 1,001,625 sq ft warehouse use facility & associated grading activities, paved parking and truck maneuvering areas, storm drainage facility, water & sanitary sewer extensions, landscaping, franchise utility extensions and off-site roadway improvements, if required
	SEPA-21-0013	10/20/2021	UNDER REVIEW	2844 Jackson Highway	PUGET WESTERN INC	replace existing recreational facility on site with new building along with an outdoor field storage 2844 Jackson Highway- construction of approx. 1,001,625 sq ft warehouse use facility & associated grading activities, paved parking & truck maneuvering areas, storm drainage facility, water & sanitary sewer extensions, landscaping, franchise utility extensions & off-site roadway improvements, if required
Site plan review						
	ST-21-0012	10/04/2021	APPLICATION RECEIVED	375 11TH ST SW	DLR Group	replace existing recreational facility on site with new building along with an outdoor field storage 2844 Jackson Highway- construction of approx. 1,001,625 sq ft warehouse use facility & associated grading activities, paved parking & truck maneuvering areas, storm drainage facility, water & sanitary sewer extensions, landscaping, franchise utility extensions & off-site roadway improvements, if required
	ST-21-0013	10/20/2021	APPLICATION RECEIVED	2844 Jackson Highway	PUGET WESTERN INC	replace existing recreational facility on site with new building along with an outdoor field storage 2844 Jackson Highway- construction of approx. 1,001,625 sq ft warehouse use facility & associated grading activities, paved parking & truck maneuvering areas, storm drainage facility, water & sanitary sewer extensions, landscaping, franchise utility extensions & off-site roadway improvements, if required