

# Development Review Committee Agenda

Chehalis Community Development Department

October 27<sup>th</sup>, 2021 at 9 A.M.

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

Staff Present: Tammy Baraconi Building and Planning Manager, Laura Fisher Permit Technician, Rick Mack Fire Marshal, Dave Vasilauskas Water Superintendent, Brandon Rakes Airport Manager, Celest Wilder Public Works, Lance Bunker Street/Stormwater Superintendent, Angie Elder Police Department

## 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?

Applicant Present: Bob Balmelli RB Engineering, Moe Latifyar with LEENA Commercial

1. Tammy Baraconi Building and Planning Manager opens up meeting with introductions round table.
2. Bob Balmelli with RB Engineering presents proposal for the one-acre parcel of developing a warehouse type retail building with frontage improvements on Median and Kresky and associated parking.
3. Rick Mack Fire Marshal – existing hydrant is located on the Northeast corner of the property. Defers to Dave Vasilauskas regarding the condition of the hydrant whether or not it meets 1500 gallons a minute. Will need to sprinkler the building but fire alarms are not required. An alarm company off site is required to monitor the building. Will need sufficient commercial address characters 12 inches in height to face the street. Asks Bob Balmelli with RB Engineering for the height of the building.
4. Bob Balmelli with RB Engineering states building will be similar to the building next door. There will be 2 access points. One off Median and one off Kresky. Asks Rick Mack Fire Marshal

- which would be the fire lane.
5. Rick Mack Fire Marshal answers that it looks like there will be adequate access all around.
  6. Dave Vasilauskas Water Superintendent notifies Bob Balmelli there will be no credit for utilities as they have not been paid in several years. Recommends larger meter there. Suggests making a new connection with 100 PSI.
  7. Bob Balmelli with RB Engineering states location is in 500 year flood plain. Building will most likely be built up. Asks Celest Wilder with Public Works if frontage improvements can match what McDonalds did?
  8. Celest Wilder with Public Works answers yes. A trip generation study will be required. Construction of stormwater requiring permit, CFC water & sewer required depending on usage. Asks for an estimated usage report. No latecomer fees.
  9. Brandon Rakes Airport Manager – no comments.
  10. Angie Elder Police Department – asks for adequate onsite parking.
  11. Tammy Baraconi Building and Planning Manager- no on street parking allowed. Need flood development permit. If FEMA requires insurance, will need elevation certificate. Depending on how much fill is brought in will determine whether or not a GeoTech report will be triggered. More than likely at the least a preliminary report can be expected. State requires Landscape Architect for landscaping and irrigation for the site.
  12. Bob Balmelli with RB Engineering shares that the frontage stormwater will have a collection system.
  13. Tammy Baraconi Building and Planning Manager encourages applicant to refer to CMC 17.78 for parking requirements and standards. It is in Commercial General zone. Will discuss making modifications to the parking once the city has determined what the uses are going to be for that building. May need a SEPA permit. Will need site plan permit for land use. At the land use stage of permit processing will need 30% of civil plans.
  14. Bob Balmelli with RB Engineering asks what the flood of record was.
  15. Celest Wilder with Public Works responds that according to Lewis County PATS it did get water in 2007. Suggests talking with the county about elevation certificates.
  16. Tammy Baraconi Building and Planning manager notifies Bob Balmelli with RB Engineering that flood proofing on a commercial building is allowed. Concludes meeting. Applicants dismissed.

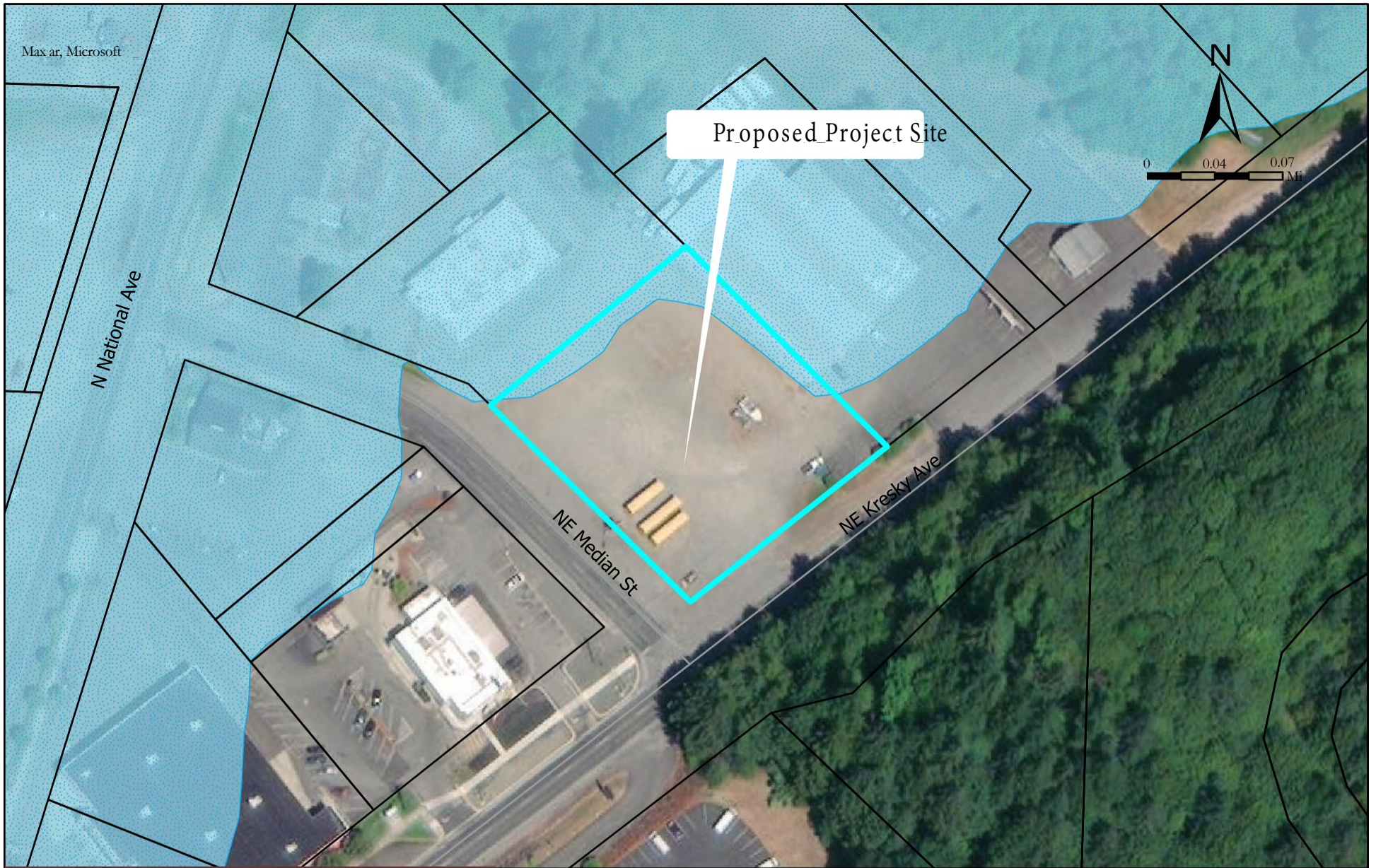
#### **9:30 AM to 10:00 AM**

#### **II. Inter-department staff meeting**

Team discusses further requirements for CIP.

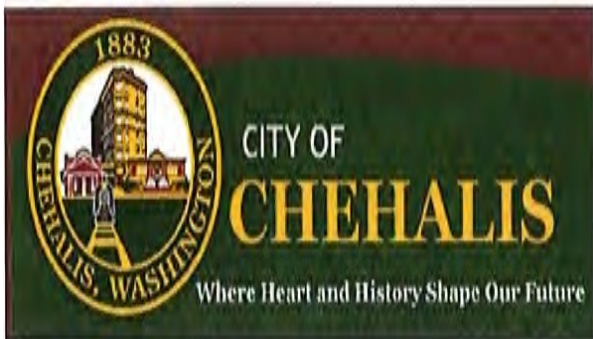
#### **III. Informational Reports**

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



## Vicinity Map for AC-21 - 030

Form 1(5/24/2021)



**Return your conference application to Community Development Department**

1321S Market Blvd. Chehalis, WA 98532  
(360) 345-2229

[www.ci.chehalis.wa.us](http://www.ci.chehalis.wa.us) email: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

JOB SITE ADDRESS: 2 s N E M ed ia n S: t

PARCEL#: 005605100002

**APPLICANT/ CONTACT PERSON:**

NAME: Moe Latifyar - Island Crossings

ADDRESS: 105 Elma Pl SE

CITY/ST/ZIP: Renton, WA 98059

PHONE#: 206.227.2706

EMAIL: moelatifyar@yahoo.com

**CONTRACTOR/ ENGINEER/ SURVEYOR:**

COMPANY NAME: RBEngineering

CONTACT NAME: Robert Balmell, PE

ADDRESS: PO Box923, 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



**DESIGN PERMIT -> MANAGE**

October 15, 2021

Tammy Baracani  
City of Chehalis Community Development  
1321S Market Blvd  
Chehalis, WA 98532  
[tbar-aconi@ci.chehalis.wa.us](mailto:tbar-aconi@ci.chehalis.wa.us)

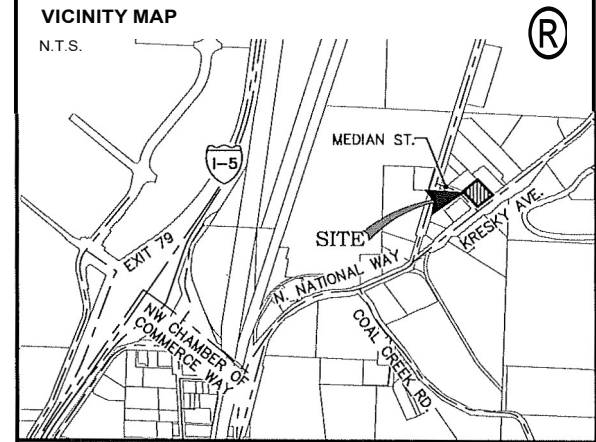
Re: 26 NE Median St. Commercial- Pre-Application Request and Narrative  
RBE NO. 21056

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.

# LEENA COMMERCIAL

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



**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. SQ.F.  
PROPOSED: 39 STALLS

SOILS: 247- XERORTHENTS

SANITARY SEWER: CITY OF CHEHALIS

FIRE DISTRICT: LEWIS

**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, LE S COUNTY, WA

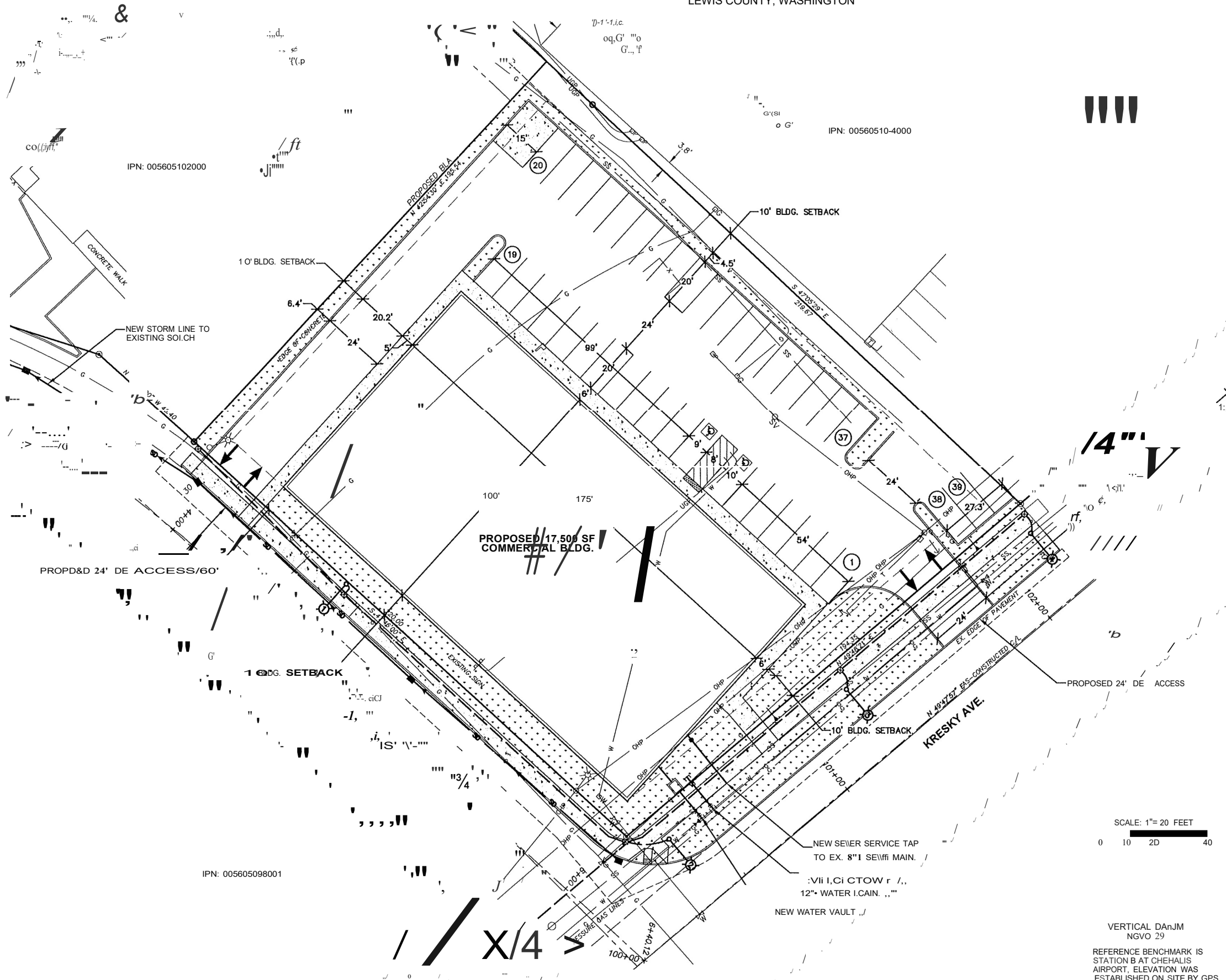
**LEGEND**

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

SCALE: 1"= 20 FEET  
0 10 20 40

VERTICAL DATUM  
NGVD 29

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



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1 OF 1



# 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
<b>Applicant Conference</b>						
	AC-21-030	10/15/2021	PENDING	0026 MEDIAN ST NE	ISLAND CROSSING LLC	0026 Median St New 17,500 SF commercial building
<b>New Commercial Building Permit</b>						
	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
<b>Residential Building Permit</b>						
	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
<b>New Residential Building</b>						
	BU-21-0101	10/11/2021	UNDER REVIEW	0085 6TH ST SE	NORTHFORK ASPHALT PAVING INC	foundation & decks for manufactured home placement
<b>Civil Permit</b>						
	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	244' of over lash resubmit for expired permit RWC-19-083
	CP-21-062	10/05/2021	COMPLETE	599 NW Front St.	Management LLC 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'
<b>Conditional Use</b>						
	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
<b>Demolition</b>						
	DE-21-020	10/14/2021	COMPLETENESS REVIEW	0110 10TH ST SW	GUIJOSA, JANEHT	demolition of burned down shop
<b>Manufactured structure placement</b>						
	MS-21-006	10/11/2021	UNDER REVIEW	0085 6TH ST SE	NORTHFORK ASPHALT PAVING INC	placement of 27x52 manufactured home with decks
<b>Mechanical</b>						
	ME-21-045	10/20/2021	READY	440 NW PENNSYLVANIA AVE	WINTER, DANNY L	
<b>Plumbing only</b>						
	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
<b>Right-of-Way (Occupancy)</b>						
	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'
<b>Replacement of roof down to and including part or all of structural elements</b>						
	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
<b>SEPA Threshold Determination</b>						
	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
	SEPA-21-0013	10/20/2021	UNDER REVIEW	2844 Jackson Highway	PUGET WESTERN INC	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
<b>Site plan review</b>						
	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
	ST-21-0013	10/20/2021	APPLICATION RECEIVED	2844 Jackson Highway	PUGET WESTERN INC	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