

Development Review Committee is represented by the City of Chehalis:  
Building and Planning | Engineering | Public Works | Fire Department | Police Department | Airport

# Development Review Committee Agenda

Chehalis Building and Planning Department

September 14, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

**9:00 AM Pre-application Conference AC-22-025; 503 Riverside Dr**

Zoning: CG-General Commercial. Lewis County Parcel # 005827000000, 005825000000, and 005823003002. Parcel size – approx. 36 acres, 1,568,160 sq ft.

Applicant proposes a multi-year development for outdoor recreation opportunities.

**9:30 AM Pre-application Conference AC-22-026; 1821 Bishop Road**

Zoning: CG – General Commercial. Lewis County Parcel # 017890000000 Parcel size – approx. 1.1 acres, 47,916 sq ft.

Applicant proposes a 120' x 80' steel building.

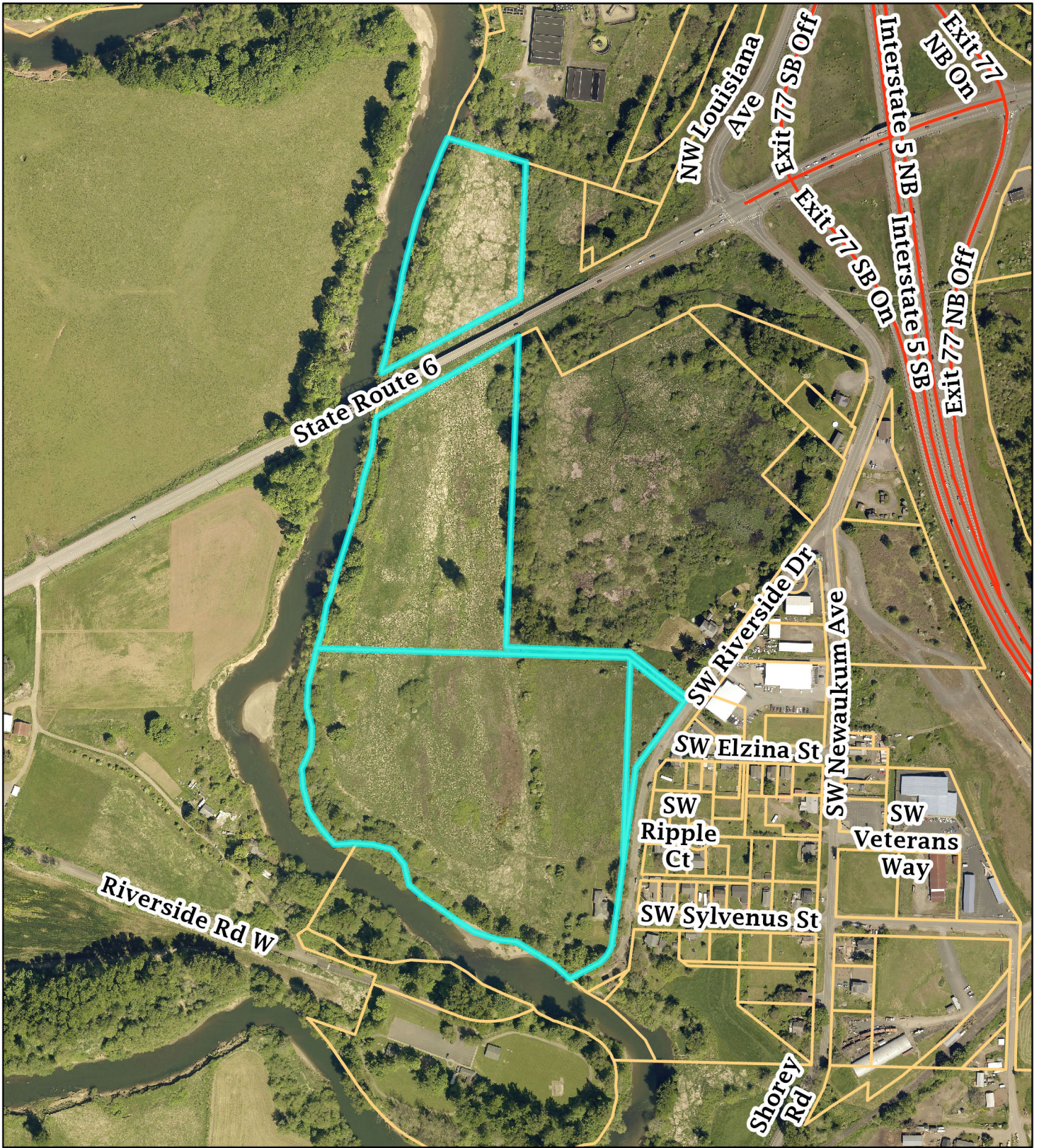
**10:00 AM Interdepartmental meeting.**

Join Zoom Meeting

<https://us06web.zoom.us/j/9484862389>



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Feet



# CITY OF CHEHALIS

## AC-22-025





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

1321 S 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:** 503 SW Riverside Dr

**PARCEL #:** 005827000000, 005825000000, 005823003002

**APPLICANT / CONTACT PERSON:**

NAME: Richard Hensman  
 ADDRESS: 503 SW Riverside Dr  
 CITY/ST/ZIP: Chehalis, WA, 98532  
 PHONE#: (360) 720-7820  
 EMAIL: richard.hensman@gmail.com


**CONTRACTOR / ENGINEER / SURVEYOR:**

COMPANY NAME: Owner Builder Project  
 CONTACT NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 PHONE #: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_  
 CONTRACTORS L&I #: \_\_\_\_\_

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

**DETAILED PROJECT DESCRIPTION:** Multi-year plan primarily to create recreational areas for river access, tent camping and RV parking with water and electrical hookups. We hope to protect the land and make it a resource for the community by possibly adding secondary attractions like: Training obstacle course, small petting zoo, fruit tree orchard, mountain bike skills park, elevated rope course, geodesic dome tent for events, parking and storage

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.

<b>Signature:</b> 	<b>Date:</b> 8/22/2022
<b>Name (print):</b> Richard Hensman	<b>Telephone #:</b> (360) 720-7820

<b>Office use only</b>	
Received by: LF	Date Received: 08/25/2022
Parcel #: 005827000000	
Permit #: AC-22-025	
Zoning: CG	
Flood Zone: <b>Yes</b> No	
Zone Classification: A	



Community Development Department  
1321 S. Market Blvd., Chehalis, WA 98532  
360. 345.2229/Fax: 360.345.1039  
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

## **Pre-Application Conference Request**

Dear Customer:

Thank you for your interest in the City of Chehalis. The City's pre-application conference process is designed to provide you with the requisite level of information necessary for you to submit a complete application package that will facilitate a thorough and expedient permit review for your project. Representatives from the City's planning, engineering and fire department will attend the pre-application meeting. The objective is to provide you with guidance related to the necessary information, studies and various permit review process that may be required for your specific project.

The following list contains important information regarding the pre-application meeting process:

1. Pre-application meetings are held on a weekly basis on Wednesday mornings. Scheduling of these meetings is subject to the availability of staff and meeting time slots.
2. Pre-application meetings are scheduled approximately two weeks in advance from the date the pre-application meeting packet is submitted. Submittals shall be electronic and pdf formatting.
3. Be advised that the City of Chehalis is a public entity and information exchanged in the pre-application meeting process is considered public information and subject to public disclosure requests.
4. Information conveyed by staff during the pre-application meeting is in response to the materials submitted by the applicant. Any changes to the plans, incomplete or incorrect submittal information may invalidate the information conveyed during the pre-application meeting.
5. A pre-application meeting is not intended to provide analysis relative to a proposed project, but to provide you with elements, issues, and information that are required and will allow you to submit a complete and thorough application package that will facilitate an expedient review.

Should you have any questions related to the pre-application process, please feel free to contact the City of Chehalis Building and Planning Department at 360.345.2228.



**Submittal Requirements**- For your application to be considered complete, submit the following information.

1. A complete and signed Pre-Application Conference Request Form.
2. Preliminary site plan showing the existing and proposed on site structures and improvements. At minimum it shall contain the following:
  1. drawn to scale; and
  2. any proposed new structures with dimensions; and
  3. any existing structures with dimensions; and
  4. setbacks from the parcel line to all new and existing structures as well as distances between structures; and
  5. any proposed or existing water and/or sewer lines with dimensions from the right of way, property lines and structures; and
  6. access driveway or easement road, existing and proposed with dimensions and distance from property lines; and
  7. any proposed or existing easements that affect the property with dimensions; and
  8. show roads and sidewalks and all onsite parking areas with dimensions; and
  9. north directional arrow.

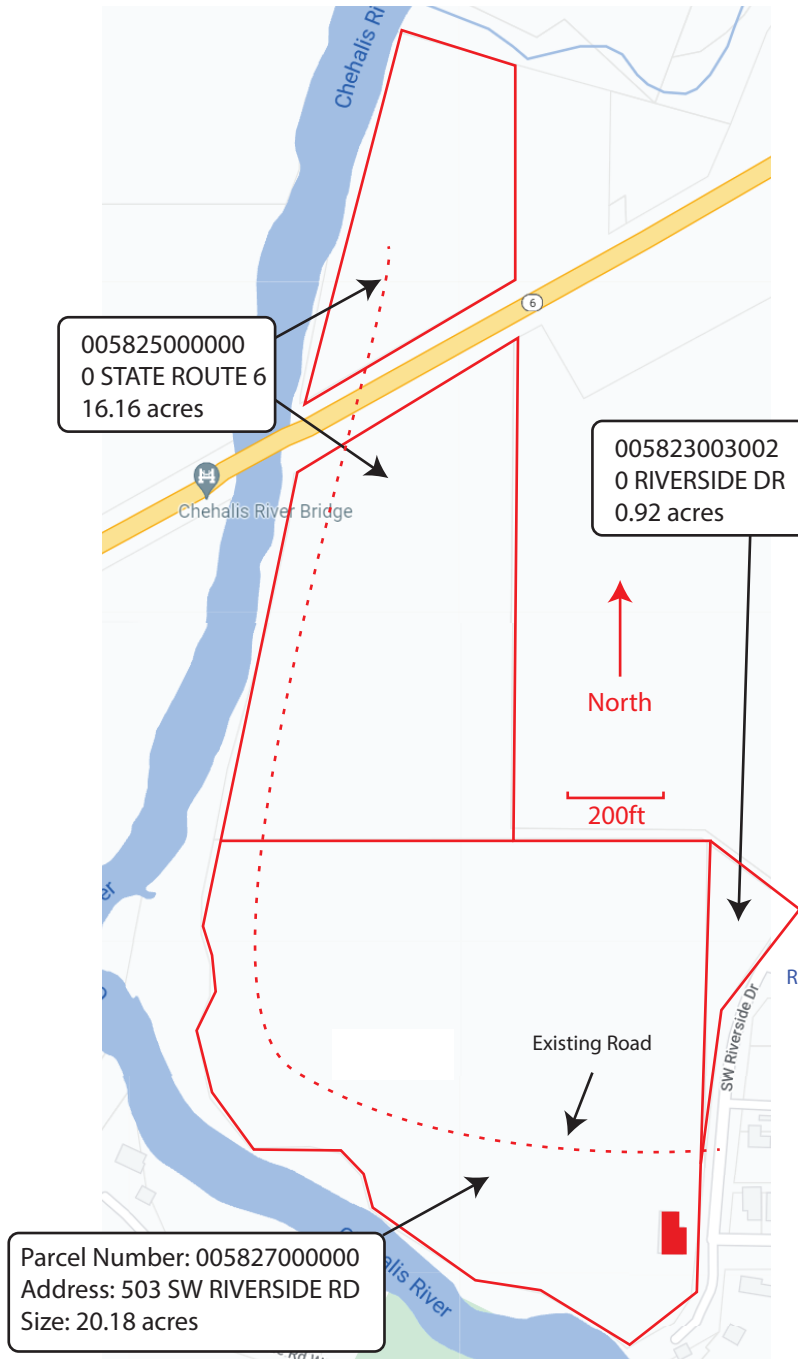
# Sitemap - Multi-year Plan

Parcel Number: 005827000000, 005825000000, 005823003002

Site Address: 503 SW Riverside Dr

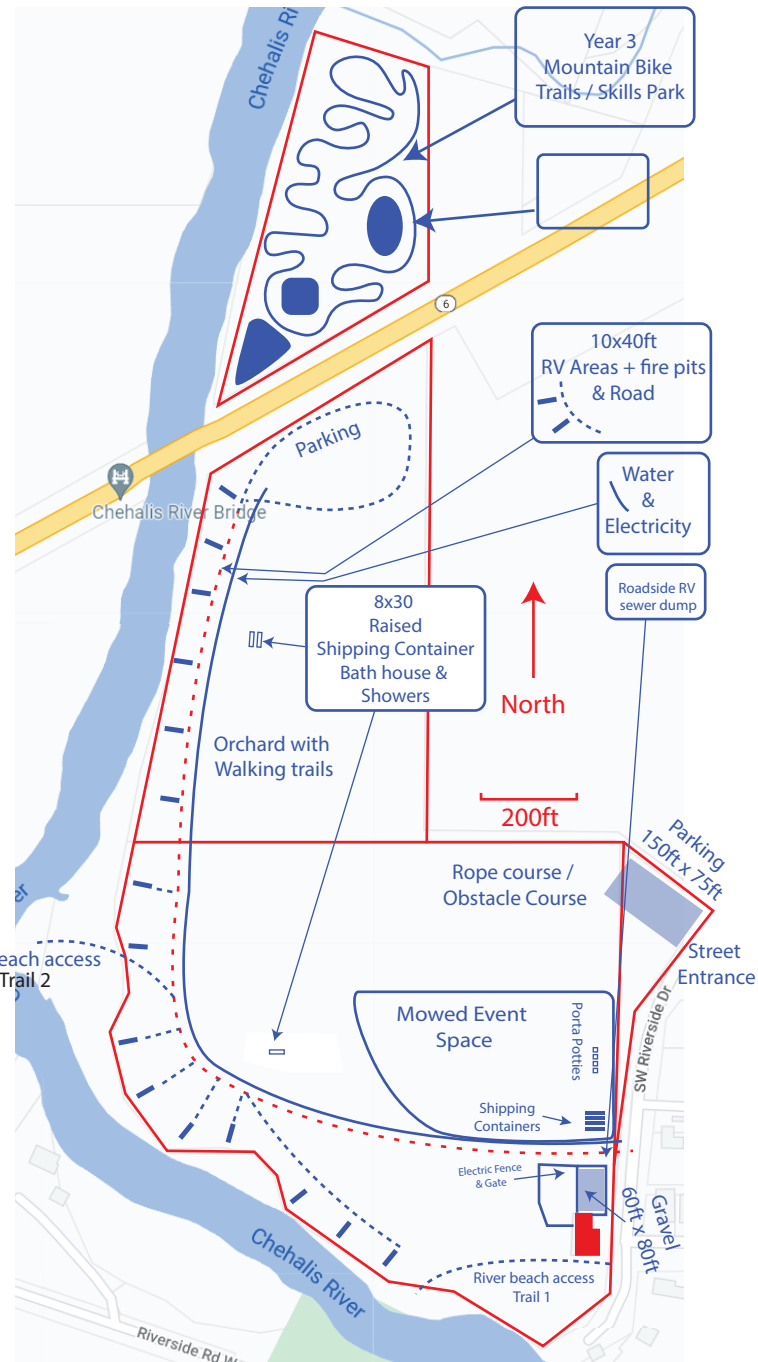
Owner: HENSMAN, RICHARD

## Existing



## Proposed Changes

Without Setbacks





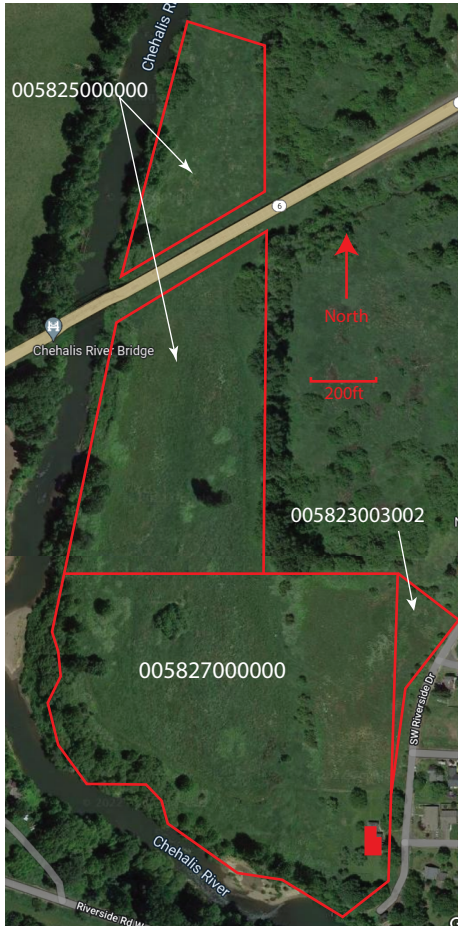
# Sitemap - Multi-year Plan with Setbacks

Parcel Number: 005827000000, 005825000000, 005823003002

Site Address: 503 SW Riverside Dr

Owner: HENSMAN, RICHARD

## Existing

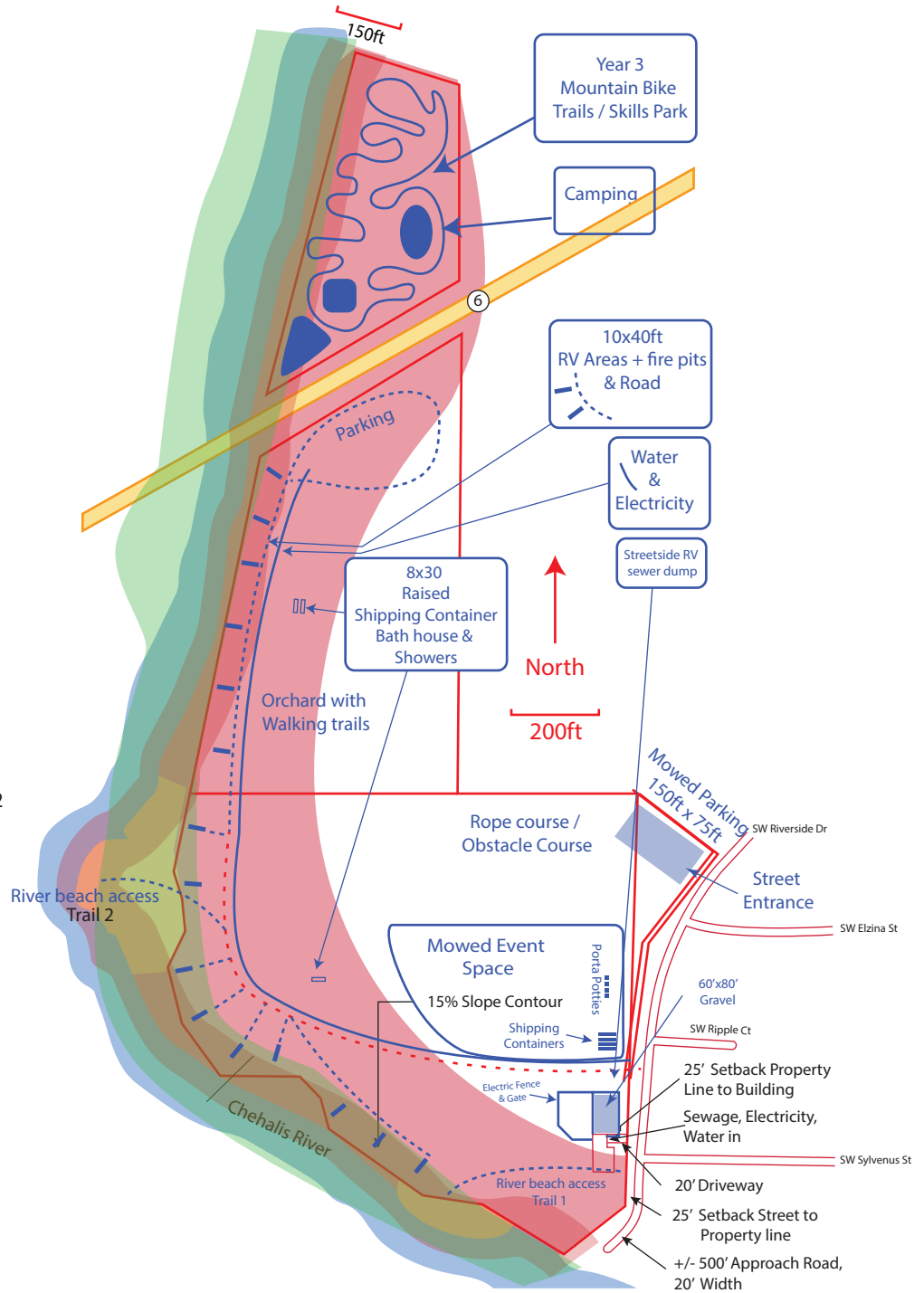


Existing Lots

005827000000, 005825000000, 005823003002

- Floodway
- 150ft Shoreline Buffer
- Wetland Setback

## Proposed Changes With Setbacks & Streets





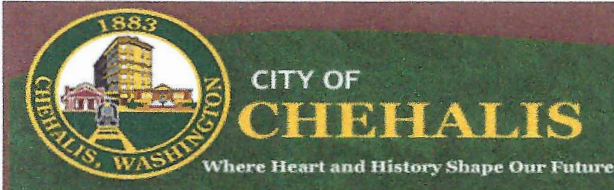




# CITY OF CHEHALIS

## AC-22-026





Return your permit 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 address: 1821 BISHOP RD

Parcel #: 01789 0000000

**Applicant/Contact person**

Name: TYLER COLLINS

Mailing address: 210 COUSINS RD

City, State, and Zip: CHEHALIS, WA 98532

Phone #: (360) 423-9529

Email: (required) regyn@safecoverroofing.com

**Contractor/Engineer/Surveyor**

Contact Name: AARON COLE

Company/Firm Name: CC DEVELOPMENT

Mailing address:

City, State, and Zip: CHEHALIS WA 98532

Phone #: 360 959 3006

Email: (required) CCDEVELOPMENT@HOTMAIL.COM

Contractor's L&I #: CCDEVDL631K5

Project Description: (Create a project narrative on a separate page if there is not enough room to completely describe your project below.)

BARE LAND, BUILDING 120x80 STEEL BUILDING (WAREHOUSE)

Current market value of proposed work:  
 (Fair market labor and materials)

\$ 525,315.22

Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, you grant permission for any City of Chehalis employee the right to access and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

Signature: Tyler Collins

Date: 08/24/2022

Print Name: TYLER COLLINS

*Office use only*

Received by: JM

Date Received:

Parcel #: 017890000000

Permit #: AC-22-026

8/30/2022

Zoning: G-C

Flood Zone: yes  no  Zone Classification:



**Development Permit Attachment**  
**City of Chehalis**  
**Community Development Department**  
 1321 S MARKET BLVD  
 CHEHALIS, WA 98532  
 (360) 345-2229

Site Address: 1821 Bishop Rd

Permit # AC-22-026

- |  |   |                                      |   |
|--|---|--------------------------------------|---|
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Plumbing           | <input type="checkbox"/> Mechanical  | <input type="checkbox"/> Manufactured Structure |
| <input type="checkbox"/> Sign                | <input type="checkbox"/> Occupancy          | <input type="checkbox"/> Demolition  | <input type="checkbox"/> Administrative         |
| <input type="checkbox"/> Flood Plain         | <input type="checkbox"/> Tenant Improvement | <input type="checkbox"/> Fire Permit | <input type="checkbox"/> Other                  |

PROPOSED USE OF BLDG: WAREHOUSE TYPE OF BLDG HEAT: ~~Ø~~  
 TOTAL SQ FT OF BLDG: 10,000 sq ft PROPOSED HEIGHT: 20'  
 # OF DWELLING UNITS: ~~Ø~~ AREA OF ADDITION: ~~Ø~~  
 # OF PARKING SPACES: 10-15  
 VALUE/CONST COST OF THE CONSTRUCTION PORTION \$ 525,315.22

**PLEASE NOTE**

For new construction, additions and substantial remodel, alterations, demolitions;

- ✓ Application cover sheet and attachment forms
- ✓ Two complete sets of plans of any size and one set of reproducible plans, including civil plans will be required. One set will be returned as the approved construction plan.
- ✓ Site plan drawn to scale depicting entire property; what's existing, what's proposed
- ✓ Fees

For an application to be deemed complete, all fees must be paid. Contact Community Development to determine what fees will be owed at the time of submittal.

**TO THE APPLICANT:**

**WAC 296-200A-110** Before issuing a building permit, a city, county or town must verify the registration of the general or specialty contractor applying for the permit.

**RCW 18.27.010 (1)(a)** "Contractor" includes any person, firm, corporation, or other entity who or which, in the pursuit of an independent business undertakes to, or offers to undertake, or submits a bid to, construct, alter, repair, add to, subtract from, improve, develop, move, wreck, or demolish any building, highway, road, railroad, excavation or other structure, project, development, or improvement attached to real estate or to do any part thereof including the installation of carpeting or other floor covering, the erection of scaffolding or other structures or works in connection therewith, the installation or repair of roofing or siding, performing tree removal services, or cabinet or similar installation; or, who, to do similar work upon his or her own property, employs members of more than one trade upon a single job or project or under a single building permit except as otherwise provided in this chapter. "Contractor" also includes a consultant acting as a general contractor.

"Contractor" also includes any person, firm, corporation, or other entity covered by this subsection (1), whether or not registered as required under this chapter or who are otherwise required to be registered or licensed by law, who offer to sell their property without occupying or using the structures, projects, developments, or improvements for more than one year from the date the structure, project, development, or improvement was substantially completed or abandoned. A person, firm, corporation, or other entity is not a contractor under this subsection (1)(c) if the person, firm, corporation, or other entity contracts with a registered general contractor and does not superintend the work.

**CMC: 5.04.020 Business License required.** No person shall engage in business in the city without first obtaining a license for such business issued by the city as provided herein. (This includes contractors.)

# 1821 BISHOP RD SITE PLAN

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WATER & SEWER LINES TBD  
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