

# Development Review Committee Agenda

Chehalis Building and Planning Department

November 9, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building and Planning Manager, Nick Swanson City Planner, Laura Fisher Permit Technician, Angie Elder Police Department, Brandon Rakes Airport Operations Manager, Lance Bunker Public Works Director, Bobbi Boone Wastewater Department, Celest Wilder Public Works Engineer Technician, Jud Riddle Streets/Stormwater Superintendent

## Special Event Conference:

### 9:00 AM SE-22-017

Turkey Trot- 5k Run/Walk. Starting at 91 SW Chehalis Ave. 5k loop from Thorbeckes to Chehalis Regional Park.

- Permit approved as submitted. Staff encourages signage of run in progress. If applicant chooses to provide directional signage a right of way permit will be required.

## Pre-application Conference:

### 9:30 AM AC-22-031; 1230 SW Elzina St.

Zoning: IL / CG – Light Industrial / General Commercial. Lewis County Parcel # 004808000000. Parcel size – approx. 0.45 acres, 19,600 sq ft.

Applicant proposes a 9600 square foot, metal storage-warehouse.

- A restroom will be required for the building and will need to have its own water/sewer connection.
- Capital Facilities Charges apply. A separate meter is required for this separate parcel.
- Sidewalks will be required to be installed along Elzina and Newaukum.
- A fire hydrant capable of providing the required fire-flow shall be located within 400 feet of all portions of the proposed structure. Existing hydrants within distance can be considered to meet this requirement.
- The proposed structure is under the threshold for fire sprinklers.
- Clearly visible commercial address numbers shall be installed on the building facing the street address.
- Paved parking required with a minimum of 10 parking spots.
- Setbacks to be landscaped by a licensed Landscape Architect.
- Meet stormwater requirements from Ecology manual.
- Will trigger the need for a SEPA permit if 500 cubic yards or more of fill is being brought in or if a pipe 12 inches or larger needs to be placed in the ground. Proposed site is in the floodplain. Elevation Certificate required. All mechanical and electrical is required to be 1 foot above elevation.
- Utility service application required.
- Staff suggests a Boundary Line Adjustment to be done which might be more cost effective.

### 10:00 AM AC-22-029; 622 N. National Ave.

Zoning: CG – General Commercial. Lewis County Parcel # 005698000000. Parcel size – approx. 0.14 acres, 6000 sq ft.

Applicant proposes a self-serve ice kiosk.

- Eliminate second exit with frontage improvements - curb, gutter, sidewalk. Combine first exit/entrance to prevent any future traffic issues.
- Capital Facilities Charges apply. Provide a consumption study average from other kiosks to determine fees.
- Depending on how much impervious surface is created, will determine stormwater requirements.

- Applicant to clarify type of discharge/waste in order for Public Works to determine what amount needs to go into sanitary sewer.
- Staff recommends improvements to side wall such as a mural or graffiti proof paint.
- Setback requirement is 20 feet off of Washington.
- Staff does not anticipate the need for a SEPA Permit. Site Plan Review Permit required, then Civil, then Building.
- Landscaping required to be done by Licensed Landscape Architect.

**10:30 AM Interdepartmental meeting.**

Join Zoom Meeting

<https://us06web.zoom.us/j/88604981047?pwd=T1hvTXREK2c5V1RtaUJRMFNuNE5QQT09>

SE-22-017, Turkey Trot 5K



**CITY OF CHEHALIS**  
Where Heart and History Shape Our Future

**Community Development Department**  
1321 S Market Blvd. Chehalis, WA 98532  
(360) 345-2229 / Fax: (360) 345-1039  
[www.ci.chehalis.wa.us](http://www.ci.chehalis.wa.us) email: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

**SPECIAL EVENT APPLICATION**

submit at least 28 days in advance of proposed event

**Will your event take place on City owned property?**

No  **Yes** if yes, insurance is required to be submitted along with the application.

\*\*\*\*\*Please note: Incomplete applications not accepted \*\*\*\*\*

**INSURANCE** – The City of Chehalis does not maintain insurance that will respond to claims against the applicant in connection with the permitted event by the applicant, its members, or those attending the event. Depending on the type of event you are planning, and the activity and risk level of your group, you may be required to obtain liability insurance in accordance with the City of Chehalis policy, name the City of Chehalis as an **additional insured** on the policy, and be responsible for providing proof of such insurance. If your event will take place on City of Chehalis property, you are required to provide proof of insurance. Insurance coverage shall be at a minimum of \$1,000,000 per occurrence and \$2,000,000 general aggregate. Acceptable forms: **CG 20 26** or **CG 20 12**.

Please check the event type:

- |   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> Athletic Event                         | <input type="checkbox"/> Street Event |
| <input type="checkbox"/> Noise Permit                           | <input type="checkbox"/> Park Event   |
| <input type="checkbox"/> Car Show                               | <input type="checkbox"/> Parade       |
| <input type="checkbox"/> Other <u>5K Run Walk - Turkey Trot</u> |                                       |

Name of Applicant/Organization: Thorbeckey Wellness Center  
 Location of event: Thorbeckey - Chehalis  
 Person in Charge: Efran Sanchez Address: 91 SW Chehalis Ave, Chehalis WA 985  
 Phone Number: Daytime: 360-560-2500 Work: \_\_\_\_\_ Email: efran@thorbeckes.com  
 Additional Authorized Individuals: Matt Moren  
 Phone Number: Daytime: \_\_\_\_\_ Work: \_\_\_\_\_ Email: matt@thorbeckes.com  
 Emergency Contact: \_\_\_\_\_  
 Phone Number: Daytime: \_\_\_\_\_ Work: \_\_\_\_\_ Email: \_\_\_\_\_  
 Type of Activity Planned (describe event): Turkey Trot - 5K run/walk

Is this an event involving political or religious activity intended primarily for the communication or expression of ideas? (Please circle) YES  NO

Will participants pay a fee or make a donation? (Please circle) YES  NO

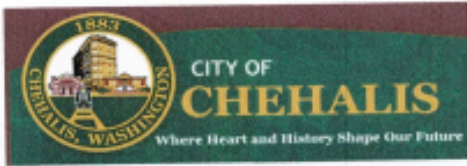
AC-22-031, Storage Warehouse



CITY OF CHEHALIS  
AC-22-031

AC-22-031, Storage Warehouse

Form 1(5/24/2021)



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: 1230 SW Elzina PARCEL #: 004808000000

**APPLICANT / CONTACT PERSON:**

NAME: Slater Enterprises  
 ADDRESS: PO Box 2257  
 CITY/ST/ZIP: Olympia 98507  
 PHONE#: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

**CONTRACTOR / ENGINEER / SURVEYOR:**

COMPANY NAME: Sandvini Const Inc  
 CONTACT NAME: Ron Sandvini  
 ADDRESS: 841 Down Rd W  
 PHONE #: 360 508 0069  
 EMAIL: ron@sandviniconstruction.com  
 CONTRACTORS L&I #: SANPRCRO15TG

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

DETAILED PROJECT DESCRIPTION: 80x120 steel building for storage warehouse

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.

Signature: <u>Kathy Jo Sandvini Sec / Treas</u>	Date: <u>10/20/22</u>
Name (print): <u>Kathy Jo Sandvini</u>	Telephone #: <u>360 508 0069</u>

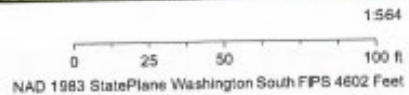
<b>Office use only</b>	
Received by: <u>LF</u>	Date Received: <u>10/20/2022</u>
Parcel #: <u>004808000000</u>	
Permit #: <u>AC-22-030</u>	
Zoning: <u>IL/CG</u>	
Flood Zone: <u>Yes</u> No	
Zone Classification: <u>A</u>	

# Lewis County GIS Web Map



10/17/2022, 10:00:12 AM

-  Parcels
-  Parcels



Lewis County does not guarantee the accuracy of the information shown on this map and is not responsible for any use or misuse by others regarding this material. It is provided for general informational purposes only. This map does not meet legal, engineering, or survey standards. Please practice due diligence and consult with licensed experts before making decisions.


© Lewis County GIS | 2019 Imagery © Pictometry & Lewis County



# CITY OF CHEHALIS

## AC-22-029

Form 1604(2021)



**CITY OF CHEHALIS**  
Return your conference application to Community Development Department  
1321 S Market Blvd., Chehalis, WA 98532  
(360) 345-2229  
www.ci.chehalis.wa.us email: community.development@ci.chehalis.wa.us

JOB SITE ADDRESS: 622 N. National Ave PROJECT # 20216578000000

APPLICANT/CONTACT PERSON: Jesse Elyse CONTRACTOR/ENGINEER/SUPERVISOR: ADREN'S LOGISTICS INC  
 ADDRESS: 7036 S. 17th St. Puyallup WA CONTRACT VALUE: DAVE ZILGACH  
 CITY/STATE: 503 851 4815 ADDRESS: 2044 Grand Avenue WY 83501  
 PHONE: 360 508 1679 PHONE: 360 508 1679  
 EMAIL: jahass@1@gmail.com EMAIL: d.zilgach@re.com  
 CONTRACTOR: ADREN'S LOGISTICS INC

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

DETAILED PROJECT DESCRIPTION: REMOVE AND INSTALL ICE KIOSK - SELF-SERVE ICE VENDING  
6'8" x 12'9" x 13'A

Vertical 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 the proposal.

Signature: <u>Nichelle Zuanti</u>	Date: <u>10/13/2022</u>
Name (Print): <u>Nichelle Zuanti</u>	Telephone #: <u>260 623 0430</u>
Company Name: <u>ADREN'S CONSTRUCTION INC.</u>	

Office use only

Received by: LF Date Received: 10/13/2022

Parcel #: 005698000000

Project #: AC-22-029

Zone: CG

Flood Zone: Yes  No

Zone Classification: \_\_\_\_\_

