

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

February 8, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM Site Plan Approval ST-22-0010; 2510 and 2520 Kresky Ave NE

Zoning: CG; General Commercial. Lewis County parcel # 005606039002. Total parcel size – approx. 1 acre; 43,560 sq ft.
Applicant proposes new 11,700 sq ft professional office building.

9:30 AM Applicant Conference, AC-23-006; 0 Rush Road

Zoning: IL; Light Industrial. Lewis County parcel # 017800014003. Total parcel size – approx. 34 acres; 1,873,080 sq ft.
Applicant proposes a 551,551 sq ft warehouse with fill and utility installation.

10:00 AM Site Plan Approval UGA-ST-21-004; 2988 Jackson Hwy

Zoning: MRC; Mixed residential commercial. Lewis County parcel # 017856001000 Total parcel size – approx. 1 acre; 43,560 sq ft.

Applicant proposes a new coffee stand co-located with the Newaukum Valley Store.

Join Zoom Meeting

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



Vicinity map for AC-23-006
0 Rush Road



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: 2510 & 2520 Kresky Ave NE Parcel #: 005606039002 & -9001

Applicant/Contact person

Name: Kimberly Wilson / Wilson Real Estate - Chehalis LLC
 Mailing address: 143 June Lane
 City, State, and Zip: Centralia, WA 98531
 Phone #: 360.269.3982 Email: (required) kim.wilson@medicalmassageinc.net

Contractor/Engineer/Surveyor

Contact Name: Amanda Palmore, Project Manager
 Company/Firm Name: RB Engineering
 Mailing address: PO Box 923
 City, State, and Zip: Chehalis, WA 98532
 Phone #: 360.740.8919 Email: (required) amandap@rbengineers.com
 Contractor's L&I #: TBD

Project Description: (Create a project narrative on a separate page if there is not enough room to completely describe your project below.)
Construct a new 11,700 SF professional office building on the combined 2.21-acre lot. The project will also include constructing the associated driveways, parking and frontage improvements along Kresky Avenue and Hampe Way.

Current market value of proposed work: \$450,000
 (Fair market labor and materials)

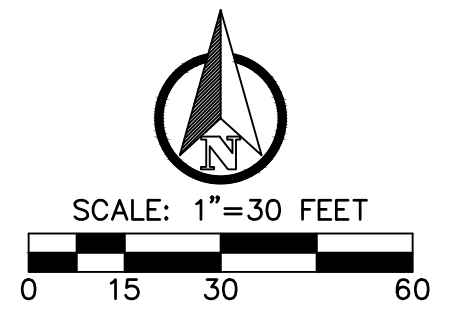
Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, you grant permission for any City of Chehalis employee the right to access and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this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

Signature: Date: 10-11-2022
 Print Name: Amanda Palmore, Project Manager

Office use only

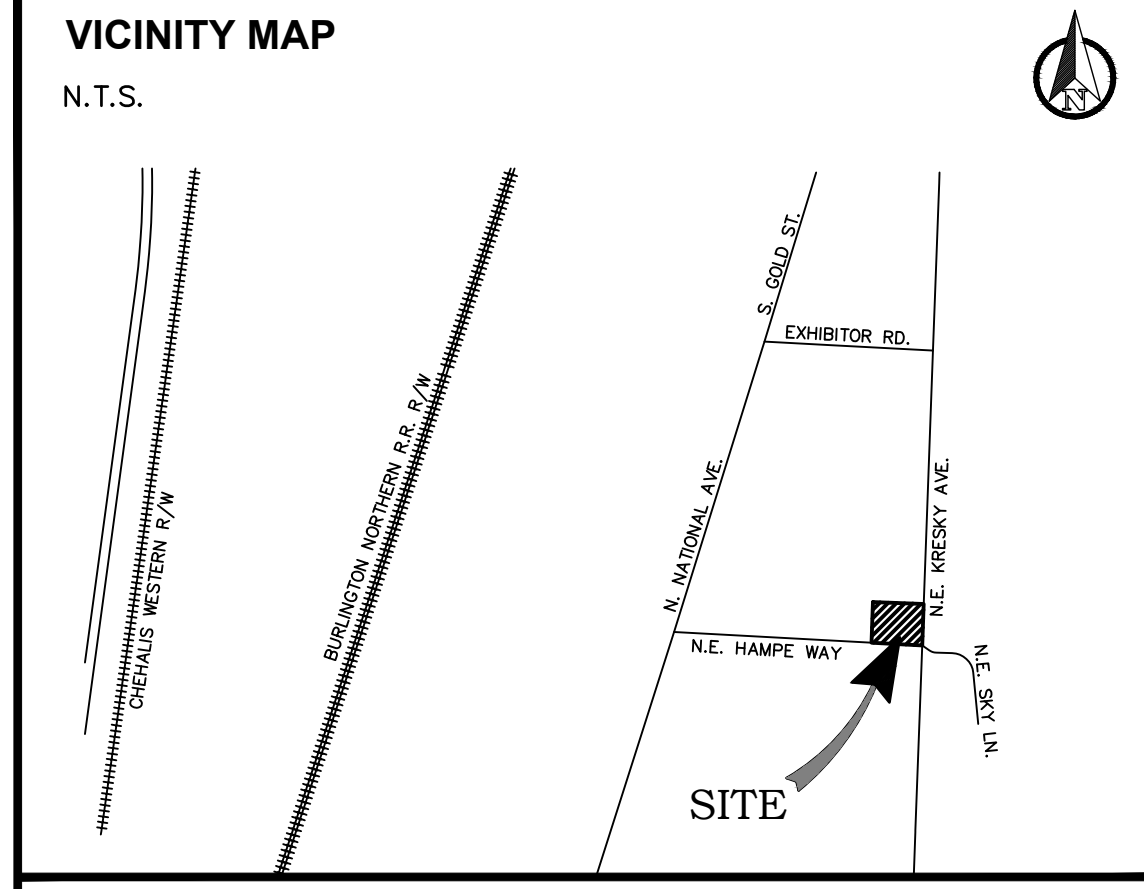
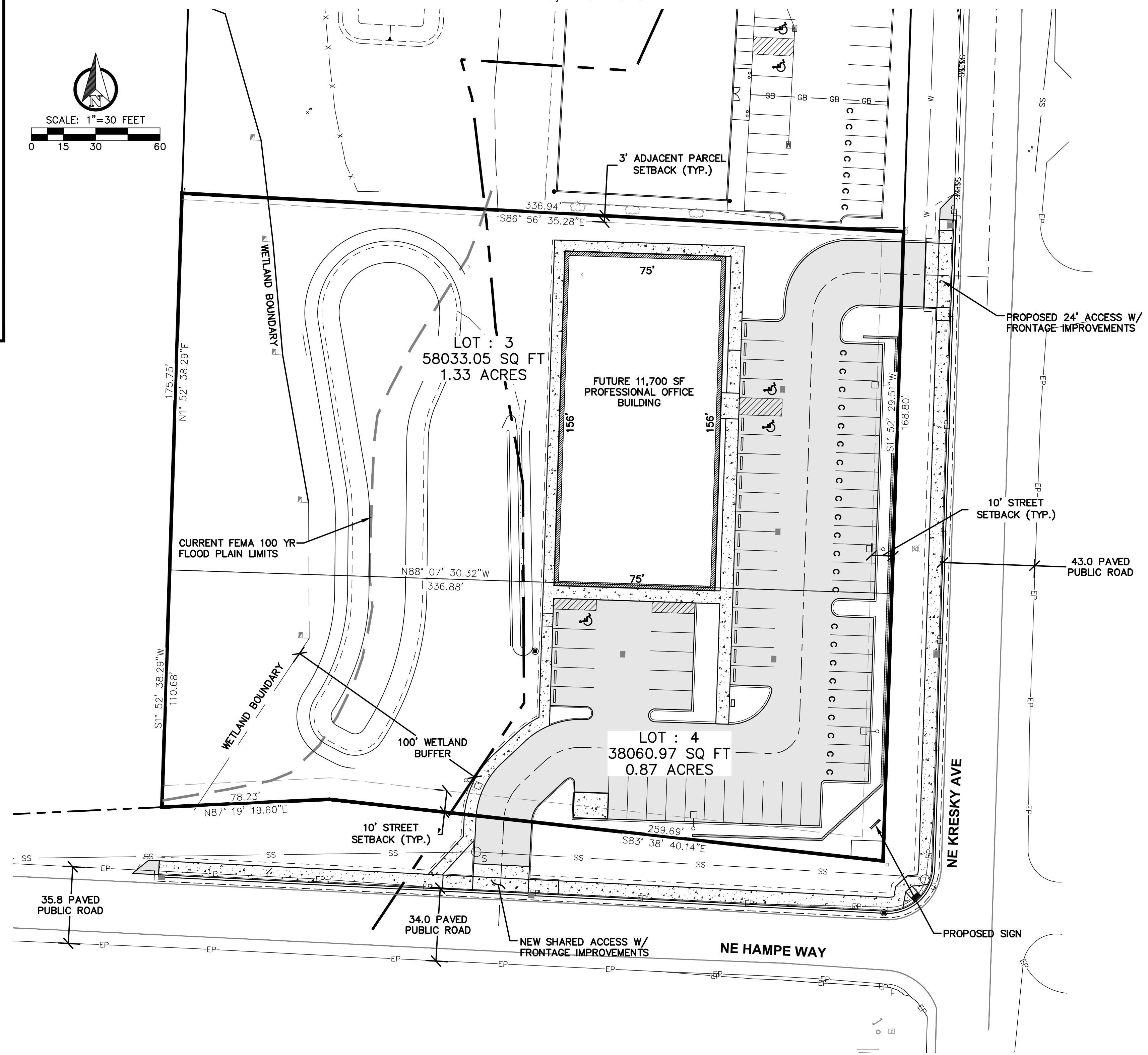
Received by: Date Received: 10/13/2022
 Parcel #: 005606039002, 9001
 Permit #: SEPA-22-007
 Zoning: CG
 Flood Zone: yes no Zone Classification: X500

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



WILSON COMMERCIAL BUILDING

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



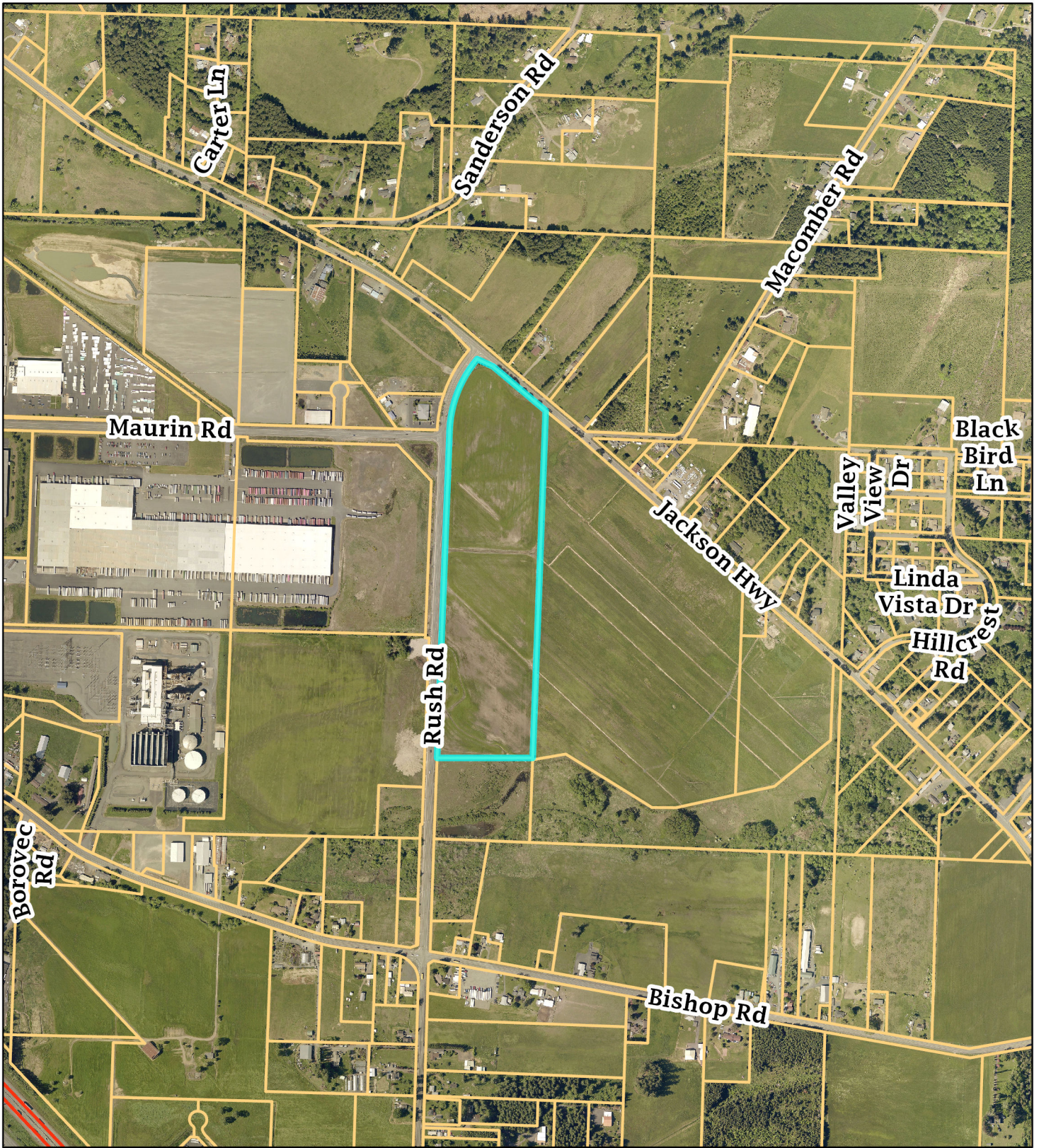
| PROJECT INFORMATION | |
|---------------------|--|
| APPLICANT: | WILSON REAL ESTATE LLC KIM & AARON WILSON (360) 269-3982 |
| SURVEYOR: | FORESIGHT SURVEYING, INC. 1583 N. NATIONAL AVE. #2210 CHEHALIS, WA 98532 (360) 748-4000 |
| PARCEL NOS: | 005606039-001, 002 |
| SITE ADDRESS: | 2510 & 2520 KRESKY AVE NE CENTRALIA, WA 98531 |
| ZONING: | CG - GENERAL COMMERCIAL |
| SITE AREA: | 2.21 |
| GRADING: | ±4310 CY CUT ±3715 CY FILL |
| NET GRADING: | ±595 CY CUT |
| SOIL TYPE (RATING): | MELBOURNE LOAM |
| SANITARY SEWER: | CITY OF CHEHALIS (HAMPE WAY) |
| WATER: | CITY OF CHEHALIS (KRESKY) |
| FIRE DISTRICT: | LEWIS COUNTY |
| PROPOSED BLDG: | 11,700 GROSS FLOOR AREA |
| PARKING REQ'D: | 5 STALLS / 1000 SF (CMC 17.78.020 B080/B191) 59 STALLS |
| PARKING PROPOSED: | 62 STALLS 36 STANDARD 23 COMPACT 3 ACCESSIBLE |

| SHEET INDEX | |
|-------------|---------------------------------------|
| CO.1 | PRELIMINARY SITE PLAN |
| CO.2 | EXISTING CONDITIONS PLAN |
| CI.1 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| CI.2 | PRELIMINARY UTILITY PLAN |
| LI.0 | PRELIMINARY LANDSCAPE PLANTING PLAN |

| SURVEY INFORMATION | |
|--------------------|--|
| LEGAL DESCRIPTION | SECTION 20 TOWNSHIP 14N RANGE 02W PT NW NE LT 2 SP |
| VERTICAL DATUM | NGVD 29 |
| BASIS OF BEARING | RECORD OF SURVEY, V18/P84 |

TOPOGRAPHIC NOTE
TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS PROVIDED BY FORESIGHT SURVEYING, INC. TOPOGRAPHIC INFORMATION WAS NOT FIELD VERIFIED BY RB ENGINEERING.

| | | | | | | | | | |
|--|----------|-----------|-----|-------------|-----------------------|-------|------------|--------|----------|
| NO. DATE | REVISION | | | | | | | | |
| DESIGNED BY: | ARP | DRAWN BY: | ARP | CHECKED BY: | RWB | DATE: | 10/06/2022 | SCALE: | 1" = 30' |
| WILSON COMMERCIAL BUILDING | | | | | PRELIMINARY SITE PLAN | | | | |
| CITY OF CHEHALIS | | | | | WA. | | | | |
| | | | | | | | | | |
| RB Engineering CIVIL ENGINEERING - LAND PLANNING - UTILITIES OFF: (360) 748-8019 FAX: (360) 748-8012 P.O. Box 923 CHEHALIS, WA 98532 | | | | | | | | | |
| JOB NUMBER: 21116 DRAWING NAME: 21116_CO.1_PSP1 C0.1 1 OF 5 | | | | | | | | | |



Vicinity map for AC-23-006
2988 Jackson Hwy



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: 0 RUSH ROAD PARCEL #: 017800014003

APPLICANT/ CONTACT PERSON:
 NAME: CRG Attn: Ted Knapp
 ADDRESS: 14800- 40th Ave NE
 CITY/ST/ZIP: Marysville, WA, 98271
 PHONE#: 425-681-9682
 EMAIL: knappt@realcrg.com

CONTRACTOR (ENGINEER) SURVEYOR:
 COMPANY NAME: Barghausen Consulting Engineers
 CONTACT NAME: Ben Eldridge
 ADDRESS: 18215 72nd Ave S, Kent, WA, 98032
 PHONE #: 425-251-6222
 EMAIL: beldridge@barghausen.com
 CONTRACTORS L&I #: _____

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

DETAILED PROJECT DESCRIPTION: Fill, grade and utility installation for support of single 551,551 sf commercial warehouse building, drive aisles, car and trailer parking, truck loading areas, and storm facilities.

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.

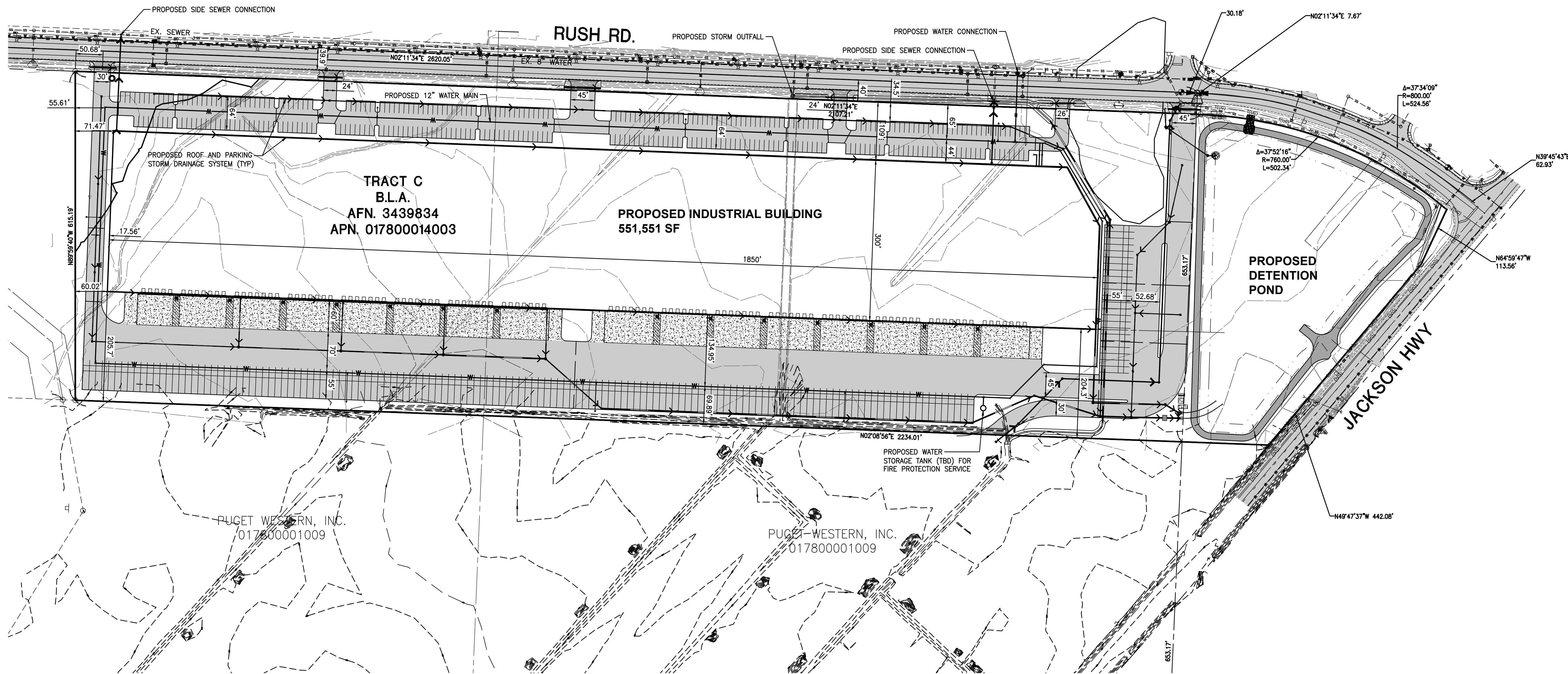
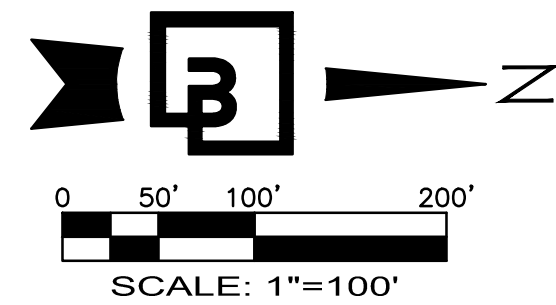
| | |
|-----------------------------------|-------------------------------------|
| <u>Signature:</u> | <u>Date:</u> <u>2-8-23</u> |
| <u>Name (print):</u> Ted Knapp | <u>Telephone #:</u> 425-681-9682 |

| Office use only | |
|---|----------------------------------|
| Received by: <u>LF</u> | Date Received: <u>02/09/2023</u> |
| Parcel #: <u>017800014003</u> | |
| Permit #: <u>AC-23-006</u> | |
| Zoning: <u>UGA CG</u> | |
| Flood Zone: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| Zone Classification: | |

CHEHALIS INDUSTRIAL PARK

PORTIONS OF THE N.W. 1/4 AND THE S.W. 1/4 OF SEC. 11, TWN. 13 N., RG. 2 W., W.M.
LEWIS COUNTY, WASHINGTON

PRELIMINARY SITE PLAN EXHIBIT



No. _____ Date _____ By _____ Ckd. _____ Appr. _____

Revision
PRELIMINARY SITE PLAN EXHIBIT
FOR
CHEHALIS INDUSTRIAL PARK

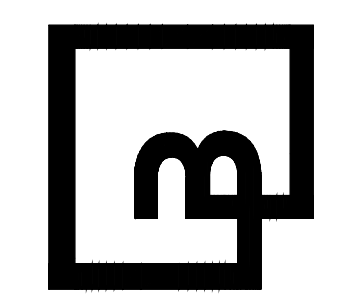
For:
CRG REAL ESTATE SOLUTIONS
35 E. WACKER DRIVE
CHICAGO, ILLINOIS 60601



Scale:
Horizontal 1"=100'
Vertical N/A

Designed: SZG
Drawn: SZG
Checked: BHE
Approved: BHE
Date: 2/7/23

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



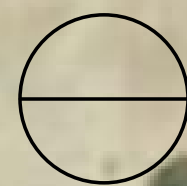
Job Number
22323

Sheet
1 of **1**



P:\22000a\22323\exhibit\22323-D-Pre-app_Ext-2023-02-07.dwg 2/7/2023 2:17 PM JMCARDEL




MASTER PLAN
 1" = 140'-0"

PRELIMINARY

SEAL



35 E. WACKER DRIVE
 CHICAGO, ILLINOIS 60601
 Ph: 312.658.0747 Fax: 312.429.1890

| | |
|---------------------|-----------------|
| Architect | |
| Civil Engineer | CONSULTANT NAME |
| Structural Engineer | CONSULTANT NAME |
| Landscape Architect | CONSULTANT NAME |
| Interior Architect | CONSULTANT NAME |
| MEP Engineer | CONSULTANT NAME |

PROJECT:
CHEHALIS INDUSTRIAL PARK

LEWIS COUNTY, WA

Developer

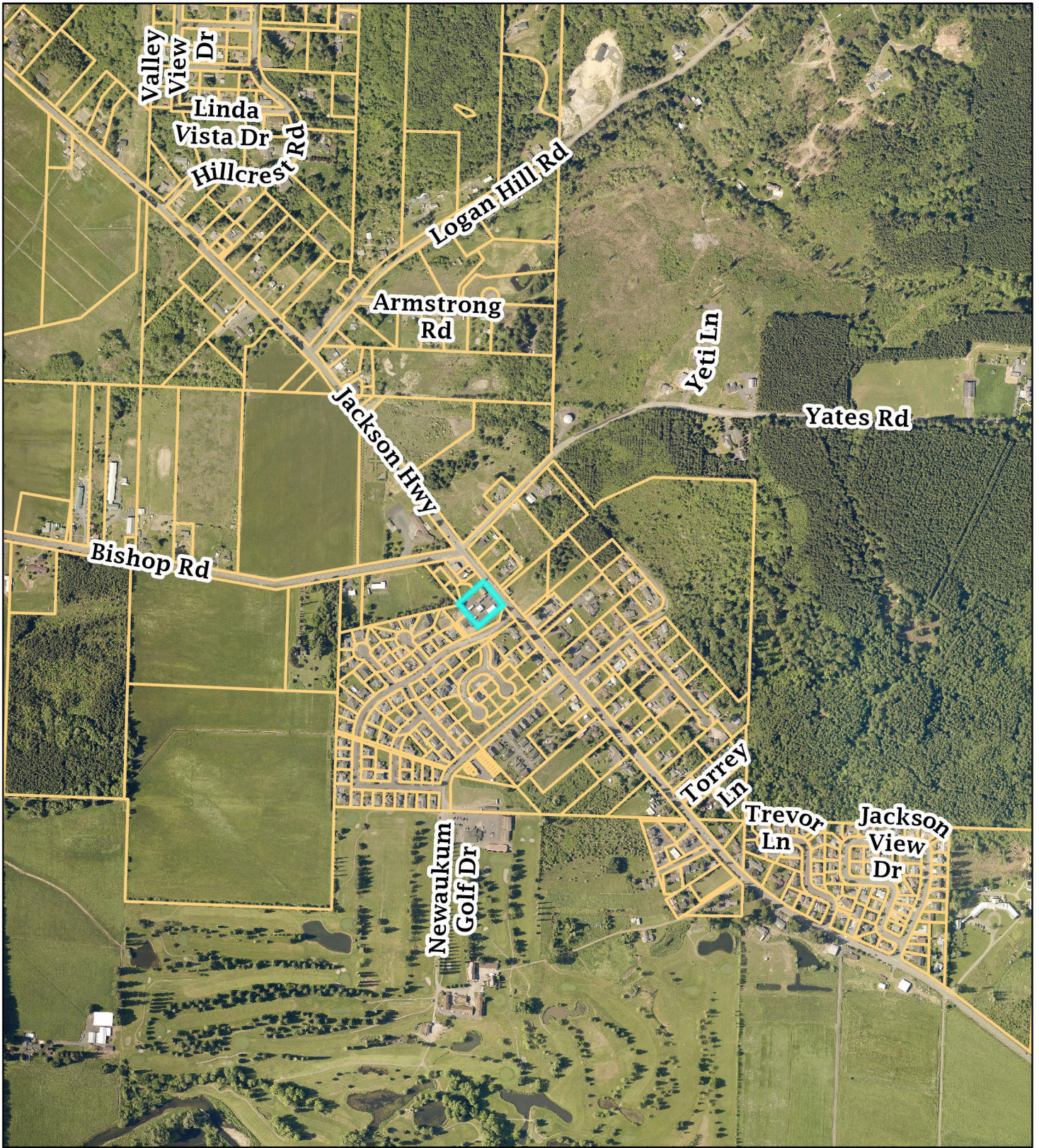
DRAWING ISSUE 01/24/2023

| Description | Date |
|-------------|------|
| | |
| | |

Drawing Title
SITE PLAN

Drawing No.
SK-7

Clayco Job No. #-###-### Consult. Job No. #-###-###



Vicinity map for UGA-ST-21-0004
2988 Jackson Hwy

From: Nicole Myers
To: Community Development
Date: Tuesday, January 17, 2023 12:14:06 PM

NOTICE: This message originated outside of the City network - DO NOT CLICK on links or open attachments unless you are sure the content is safe!



CITY OF CHEHALIS
Where Heart and History Shape Our Future

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: 2988 Jackson Hwy Parcel #: 017856001000
Applicant/Contact person
Name: Nicole Myers
Mailing address: 48 Johnson Place
City, State, and Zip: Chehalis, WA 98532
Phone #: 360-520-7774 Email: (required)

Contractor/Engineer/Surveyor
Contact Name: _____
Company/Firm Name: _____
Mailing address: _____
City, State, and Zip: _____
Phone #: _____ Email: (required)
Contractor's L&I #: _____

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

Current market value of proposed work: \$60000
(Fair market labor and materials)

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: Nicole Myers Date: 01/03/23
Print Name: Nicole Myers

Office use only
Received by: LF Date Received: 01/17/2023
Parcel #: 017856001000
Permit #: UGA-BU-23-001
Zoning: MRC
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: 2988 Jackson Hwy Permit # UGA-BU-23-001

- | | | | |
|--------------------------------------|---|--------------------------------------|--|
| <input type="checkbox"/> Building | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Mechanical | <input checked="" 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: Coffee stand TYPE OF BLDG HEAT: electric
 TOTAL SQ FT OF BLDG: 1285 sq ft PROPOSED HEIGHT: 10.5 ft
 # OF DWELLING UNITS: _____ AREA OF ADDITION: _____
 # OF PARKING SPACES: _____
 VALUE/CONST COST OF THE CONSTRUCTION PORTION \$ 30,000

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.)

