

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

April 12, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM ST-22-0011, Slater Enterprises, 1230 SW Elzina St.

The applicant proposes a 9,600 sq ft metal storage warehouse. The property is zoned IL, Light Industrial. Lewis County parcel ID # 004808000000. The property is approximately 0.45 acres, 19,602 sq ft.

9:30 AM SE-23-003, Centralia/Chehalis Chamber of Commerce STP event, 221 SW 13th St

Applicant is proposing a stop for STP riders at Recreation Park. The event will provide food and a place for overnight camping. A bike coral will be manned by the Army National Guard. The property is zoned OSG, Open Space/Government. Lewis County parcel ID # 005864001000. The site is approximately 11 acres, 479,160 sq ft.

10:30 AM AC-23-010, Port of Chehalis SWW Grain Project and Rail Terminal Facility, 00 Maurin Road

The Port of Chehalis proposes a new grain terminal and storage facility. Zoning: IL, Light Industrial. Lewis County parcel ID # 017756002003 and 017756002001. Approximately 1.75 acres; 76,230 sq ft.

11:00 Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUI1Ym0rTkt6SHZCZjkxUTRHVDBUUT09>



Vicinity map for ST-22-0011
Slater Enterprises



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: 1230 SW Elzina St

Parcel #: 004808000000

Applicant/Contact person

Name: Sandrini Construction / Ron Sandrini

Mailing address: 841 Brown Road SW

City, State, and Zip: Chehalis, WA 98532

Phone #: 360.508.0069

Email: (required) ron@sandriniconstructioninc.com

Contractor/Engineer/Surveyor

Contact Name: Chris Aldrich

Company/Firm Name: RB Engineering

Mailing address: PO Box 923

City, State, and Zip: Chehalis, WA 98532

Phone #: 360.740.8919

Email: (required) chrisa@rbengineers.com

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.)

Proposed is the construction of a 9,600 SF building with frontage improvements.

Current market value of proposed work: \$125,000
 (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:

3/23/23

Print Name:

Chris Aldrich, RLA

Office use only

Received by: LF

Date Received: 03/23/2023

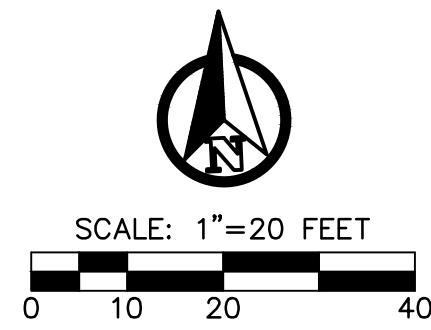
Parcel #: 004808000000

Permit #: CP-23-005

Zoning: IL

Flood Zone: yes no Zone Classification: A

SECTION 31, TOWNSHIP 14 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON



LAYOUT NOTES

- ① EXISTING GRAVEL SURFACE
- ② INSTALL COMPACTED GRAVEL SURFACE PER PLAN AND DETAIL ON SHEET C1.2
- ③ CONSTRUCT 80 LF 48" HT PRECAST CONCRETE BLOCK WALL (12" BURY) ON 12" DEPTH COMPACTED GRAVEL FOOTING
- ④ DESIGNATED GRAVEL 9' X 20' PARKING STALL PER PLAN AND DETAIL ON SHEET C1.2, TYP OF 10
- ⑤ INSTALL 6 FT CONC. WHEEL STOP PER PLAN AND DETAIL ON SHEET C1.2, TYP

COORDINATE TABLE			
POINT #	ELEVATION	NORTHING	EASTING
1	186.50	10112.76	10367.75
2	186.50	10104.80	10486.99
3	186.50	10025.48	10481.69
4	186.50	10033.44	10362.46
5	186.50	10032.12	10382.17
6	186.17	10015.91	10381.08
7	186.17	10019.90	10321.22

HORIZONTAL & VERTICAL DATUM BASED ON SURVEY BY BLUHM & ASSOCIATES, ASSUMED BASIS OF BEARING AND CONTROL.

LOCAL REFERENCE MARK— 180.50' RIM OF CB, NW INT OF ENZIMA ST AND NEWAUKUM AVE.

PRELIMINARY PLANT MATERIALS SPECIFICATIONS:

SYMBOL	QTY*	BOTANICAL NAME	COMMON NAME	SIZE	SPACING (NOTES)
+ + +					AREA SHALL BE PREPPED AND HYDRAULICALLY SEEDED WITH GRASS, SEE SPECIFICATIONS HEREON.

PRELIMINARY LANDSCAPE PLAN SHEET NOTES:

ZONING: I-L LIGHT INDUSTRIAL

APPLICABLE LANDSCAPE CODE
CMC 17.72.070.A NO UNPROTECTED SOIL SHALL BE PERMITTED TO REMAIN ON THE SITE SUBSEQUENT TO CONSTRUCTION OR DEVELOPMENT.

CMC 17.72.070.B IRRIGATION SYSTEMS SHALL COMPLY WITH THE DEVELOPMENT ENGINEERING STANDARDS FOR PROTECTION OF PUBLIC WATER SUPPLY (GROSS CONNECTION CONTROL.

CMC 17.72.070.E PARKING LOT LANDSCAPING SHALL BE CONSISTENT WITH THE MINIMUM REQUIREMENTS OF CMC 17.84.040

CMC 17.72.070.F REQUIRED STREET SETBACKS SHALL BE LANDSCAPED WITH ANY COMBINATION OF GROUND COVER AND/OR EVERGREEN PLANTINGS.

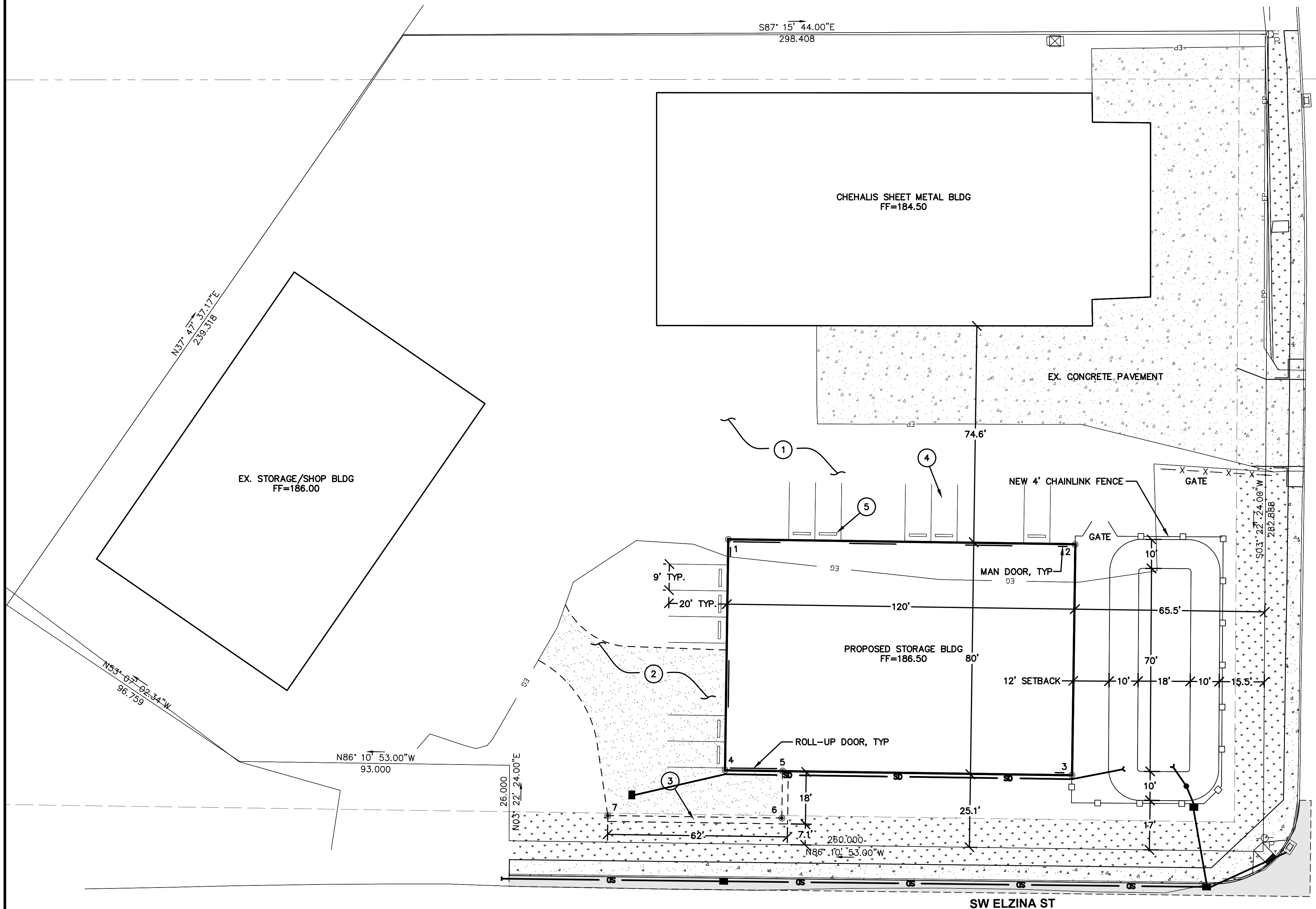
CMC 17.84.040.F NONRESIDENTIAL PARKING LOTS SHALL CONSTRUCT AND MAINTAIN A CONTINUOUS BORDER AT LEAST THREE FEET IN WIDTH CONSISTING OF ANY TYPE OF EVERGREEN PLANTS. SUCH BORDER SHALL NO CREATE ANY VISIBILITY OBSTRUCTION ON ANY PUBLIC WAY OR INTERNAL DRIVEWAY.

NOTES:

1. ANY STORMWATER AREA SWALE AND INFILTRATION AREAS SHALL BE SEEDED WITH A MIXTURE CONFORMING TO THE DEPT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON VOLUME 5, MEETING APPENDIX 3 OF THE LID MANUAL AND TABLE 3 OF THE MANUAL. REFER TO SPECIFICATIONS SHOWN ON CIVIL DRAINAGE PLANS.

LANDSCAPE INSTALLATION SPECIFICATIONS:

1. SCARIFY OR OTHERWISE REMOVE ALL EXISTING VEGETATION FROM ALL PLANTING AREAS. FINE GRADE ALL LANDSCAPE BEDS PRIOR TO BARK OR GROUND COVER PLACEMENT.
2. SOIL MIX FOR BED PREPARATION SHALL BE A COMPOST AMENDED SOIL CONSISTING COMPOSTED STEER MANURE, BIOSOLIDS, OR MUSHROOM COMPOST. OTHER SOIL MIX PRODUCTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO USE.
3. SOIL PREPARATION FOR SHRUB BEDS AND LAWN AREAS: SPREAD A MINIMUM DEPTH OF 3 INCHES (9 CUBIC YARDS PER 1000 S.F.) OF SOIL MIX PER NOTE 2, ROTOTILL OR OTHERWISE THOROUGHLY INCORPORATE SOIL MIX TO A 6 INCH DEPTH GRADE SMOOTH, AND REMOVE ALL ROCKS AND CLODS OVER 1 INCH DIAMETER.
4. LAWN AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN A HYDRAULIC APPLICATION BY CONVENTIONAL SEEDING EQUIPMENT. SEED SHALL BE A MINIMUM FOUR WAY MIXTURE OF PERENNIAL RYEGRASS VARIETIES AT A RATE NOT LESS THAN 5 LBS PER 1000 S.F. LANDSCAPE ARCHITECT SHALL APPROVE MULCH/FERTILIZER TYPE AND RATES PRIOR TO APPLICATION. WATER TURF AREAS WITHIN 1 HOUR OF APPLICATION.
5. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE. ALL REPLACEMENTS SHALL BE RE-GUARANTEED FOR ANOTHER FULL YEAR FROM DATE OF INSTALLATION.
6. CMC 20.50.030.A REQUIRES NEW PLANTINGS TO HAVE A MEANS OF BEING WATERED AT A SUFFICIENT LEVEL FOR PLANT/TURF SURVIVAL AND HEALTHY GROWTH. OWNER WILL PROVIDE A METHOD FOR WATERING OR IRRIGATION INCLUDING LANDSCAPING FOR INDIVIDUAL LOTS.



SW NEWAUKUM AVE

SW ELZINA ST

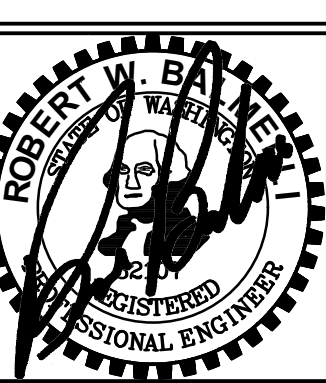


NO.	DATE	REVISION

DESIGNED BY: CA
DRAWN BY: CA/CL
CHECKED BY: RWB
DATE: 03/22/23
SCALE: 1" = 20'

CHEHALIS SHEET METAL
LEASEHOLD IMPROVEMENT
WA.
CHEHALIS

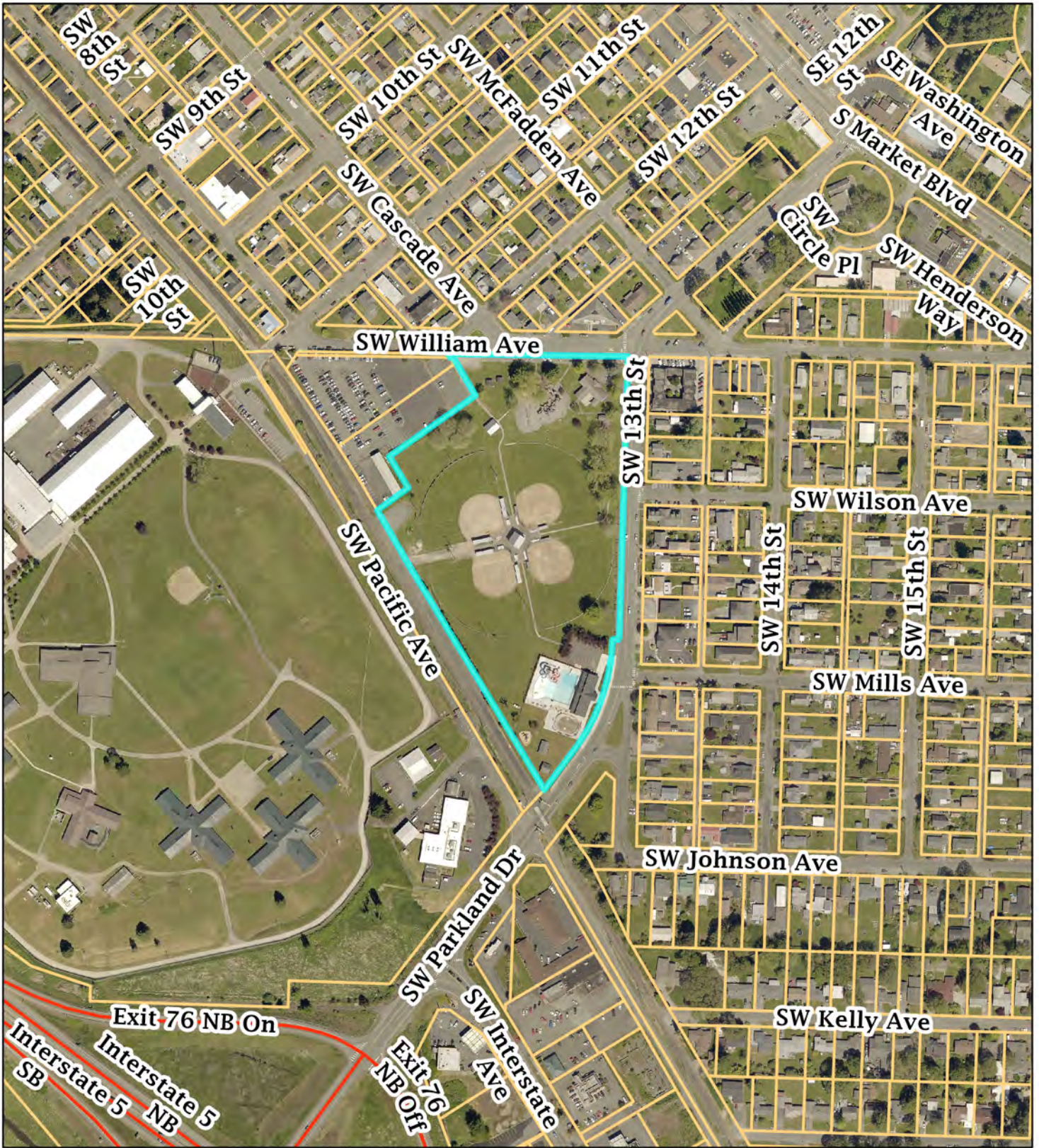
HORIZONTAL CONTROL PLAN



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

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

JOB NUMBER
22119
DRAWING NAME
22119_C1.1_HCLP
C1.1
3 OF 12



Vicinity map for SE-23-003
Centralia/Chehalis
Chamber of Commerce STP Event



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

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 checked="" type="checkbox"/> Athletic Event | <input type="checkbox"/> Street Event |
| <input type="checkbox"/> Noise Permit | <input checked="" type="checkbox"/> Park Event |
| <input type="checkbox"/> Car Show | <input type="checkbox"/> Parade |
| <input type="checkbox"/> Other _____ | |

Name of Applicant/Organization: Centralia Chehalis Chamber of Commerce

Location of event: Penny Park STP Food Stop

Person in Charge: Christine Demus Address: 500 NW Chamber Way

Phone Number: Daytime: 360 748 8885 Work: _____ Email: thechamber@chamberway.com

Additional Authorized Individuals: Cynthia Mudge

Phone Number: Daytime: 360 748 8885 Work: _____ Email: director@chamberway.com

Emergency Contact: _____

Phone Number: Daytime: _____ Work: _____ Email: _____

Type of Activity Planned (describe event):
STP Food Stop Chehalis, STP overnight stop
Camping @ park as well as the one day Food stop. Bike Corral is
manned by Army National Guard

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

Will City of Chehalis services be requested for:

- Street Closure
- Security
- Garbage Collection
- EMS

- Sidewalk Closure
- Equipment
- Parking Restrictions
- Other _____

Date(s) of Proposed Event: July 15th - 16th 2023

Hours of Operation: 7am - 11pm - 16th 5am - 1pm

Set-up Date/Time: July 15th 5am

Dismantling Date/Time: July 16th 1pm

Number of Staff/Volunteers: _____

Estimated Number of Participants: 350

LOCATION/STREET(S) INVOLVED (describe area involved in event, attach map/route plan):

Special Considerations - (Additional permits and/or licenses may be required) - Will there be:

Amplified sound? (Please circle) YES NO

Alcohol? (Please circle) YES NO

Animals? (Please circle) YES NO number _____ species _____

Booths/Commercial Vendors: (Please circle) YES NO
Each vendor is required to have a current City of Chehalis business license.

Cooking/Food Service: (Please circle) YES NO

Fire/Fireworks/Pyrotechnics: (Please circle) YES NO

Inflatables or Amusement Rides: (Please circle) YES NO

Mechanical Rides: (Please circle) YES NO

Portable Restrooms: (Please circle) YES NO How many? 0 Some restrooms must meet ADA requirements.

Dumpsters: (Please circle) YES NO How many and where? 4-6 dumpsters

Signs: (Please circle) YES NO

Stage: (Please circle) YES NO

Other special considerations: Will need the city to cone off the parking stalls along Williams to 13th St please we will provide ample signage.

List any special signs/barricades/cones requested to be supplied by the City of Chehalis. There is no guarantee that the city will be able to provide.

*****ATTACH COPY OF SAFETY PLAN TO THIS APPLICATION*****

Public Relations: Please state what efforts, if any, have occurred, or you intend to make, to notify residents or businesses that will likely be affected by your event. If permit is granted it will be the responsibility of event organizers to alert those likely to be impacted. (i.e. street closures, no parking zones, noise, etc.)

Close the street for parking along 13th to Williams

ATTACH COPIES OF BROCHURES, POSTERS, FLYERS, OR MAILINGS ADVERTISING THIS EVENT

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. Acceptable forms: **CG 20 26** or **CG 20 12**. Insurance coverage shall be at a minimum of \$1,000,000 per occurrence and \$2,000,000 general aggregate.

HOLD HARMLESS –Applicant/Permittee/User shall defend, indemnify and hold harmless the City of Chehalis, its officers, officials, employees and volunteers from and against any and all claims, suits, actions, or liabilities for injury or death of any person, or for loss or damage to property, which arises out of the acts or omissions of the Applicant/Permittee/User, its employees, volunteers, representatives or vendors, or from any activity, work or thing done, permitted, or suffered by Applicant/Permittee/User, related to the permitted activity, except only such injury or damage as shall have been occasioned by the sole negligence of the City of Chehalis.

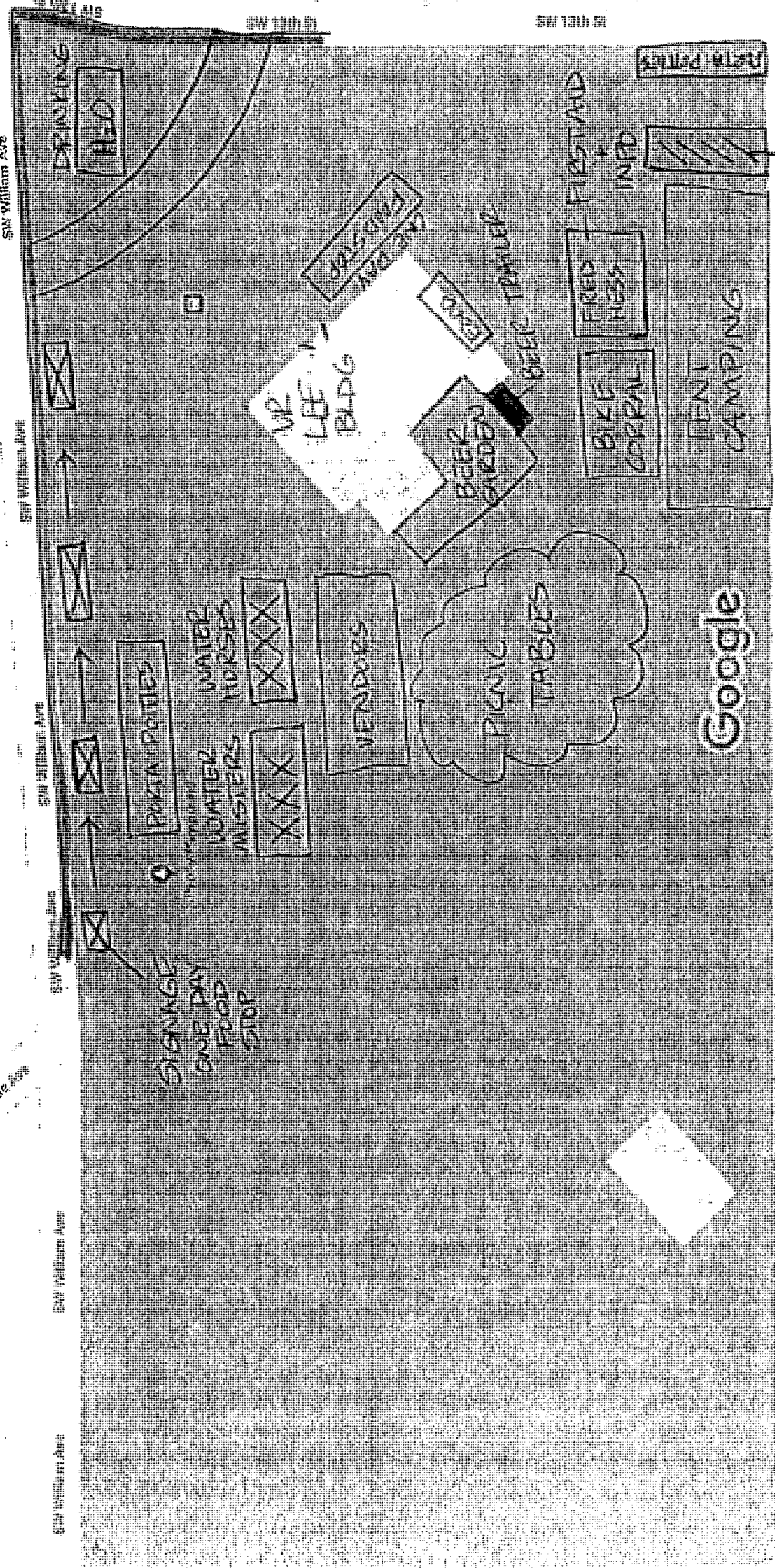
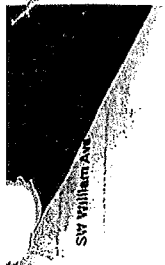
Signature of Applicant: Christine Demus Date: 3.21.23

Organization/Title: Office Manager - Events Coordinator

OFFICE USE ONLY:

Date Received: 3/21/2023 By: LF Date approved/denied _____
DRC Reviewed: _____ Reason for denial _____
Parcel #: 005864001000-2
Permit #: SE-23-003

[Icon] = Coned off area for riders (Parking Stalls)



LUGGAGE PICK-UP

Map
Seattle to Portland Bike Classic
July 16 + 17th



Vicinity map for AC-23-010
Port of Chehalis
Grain Project and Rail Terminal Facility



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: 207 Maurin Rd

PARCEL #: 017756002003 & 017756002001

APPLICANT / CONTACT PERSON:

NAME: Port of Chehalis / Bill Teitzel
ADDRESS: 321 Maurin Rd
CITY/ST/ZIP: Chehalis, WA 98532
PHONE#: 360.748.9365
EMAIL: bteitzel@portofchehalis.com

CONTRACTOR (ENGINEER) SURVEYOR:


COMPANY NAME: RB Engineering
CONTACT NAME: Chris Aldrich
ADDRESS: PO Box 923, Chehalis WA 98532
PHONE #: 360.740.8919
EMAIL: chrisa@rbengineers.com
CONTRACTORS L&I #: _____

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

DETAILED PROJECT DESCRIPTION:

See attached project narrative.

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: 	Date: <u>3/16/23</u>
Name (print): <u>Chris Aldrich, RLA</u>	Telephone #: <u>360.740.8919</u>

Office use only	
Received by: <u>LF</u>	Date Received: <u>03/21/2023</u>
Parcel #: <u>017756002003, 017756002001</u>	
Permit #: <u>AC-23-010</u>	
Zoning: <u>IL, UGA</u>	
Flood Zone: <u>Yes</u> <input type="radio"/> <u>No</u> <input checked="" type="radio"/>	
Zone Classification: _____	



DESIGN → PERMIT → MANAGE

March 20, 2023

Tammy Baraconi, Community Development Director
City of Chehalis
tbaraconi@ci.chehalis.wa.us

Re: Southwest Washington Grain Project, Rail Terminal Facility – Project Narrative
RBE NO. 22130 / POC23-0002

Dear Tammy,

General Project Description

The Port of Chehalis (POC) proposes a new transload grain terminal and storage facility at their Maurin Road Industrial Site II (MRIS II). The improvements include mechanical equipment for loading/unloading trucks and rail cars, storage bins/silos, a small portable office structure, paved access and associated utilities and components. These improvements will continue and complete the preliminary development that the POC has already begun at the site including rail (siding) infrastructure, stormwater and base grading.

Construction is anticipated for summer of 2023 pending full funding of the project. The invitation to bid will be for a turnkey facility; portions of the mechanical/electrical/structural will be design/build. The project will need Land Use Approval from City of Chehalis, Public Works approval of site/civil plans, and NPDES CSWGP coverage; additional permit review may be required for the mechanical/structural components.

Site

The project is located at 321 Maurin Road, Chehalis WA. A boundary line adjustment is proposed between parcels 017756002003 and 017756002001 to create a project and lease site of roughly 1.75 acres in the vicinity of the existing base gravels and rail siding.

Access & Streets

The site has an existing access from Maurin Road. No new streets are proposed. The project proposes a new commercial access driveway from Maurin close to the new rail siding. Discussion is requested regarding street frontage requirements for the proposed project site. Parking would be provided for the project office, which would be seasonally staffed with likely a single operator. ADA ramp to office is proposed; a paved walking route to the public way would be deferred to future development on the MRISII property. The project is likely under threshold for a Traffic Impact Analysis; basic trip generation will be provided for peak and off-peak trips.

Water and Sewer Services

The terminal facility will propose a water service connection for domestic and ancillary uses (no "processing" use is proposed). A water main extension will be proposed into the project site to support fire protection and future expansion on the MRIS II site. The project office will require a sewer service lateral; a sewer extension from Maurin into the MRIS II site may be required to support service.

Stormwater Facilities

The MRIS II stormwater facility was designed and constructed to support full build-out of the POC parcels. Runoff from new/converted impervious surfaces will be routed to the existing facility. An amended version of the original Drainage Report is anticipated.

Critical Areas & Environmental Review

The project site does not have any known flood plain, wetlands or water bodies, and the project improvements would occur farther than 200ft from Dillenbaugh Creek. The project should be under all categorical exemption thresholds for environmental review.

We look forward to meeting with the DRC for your review.

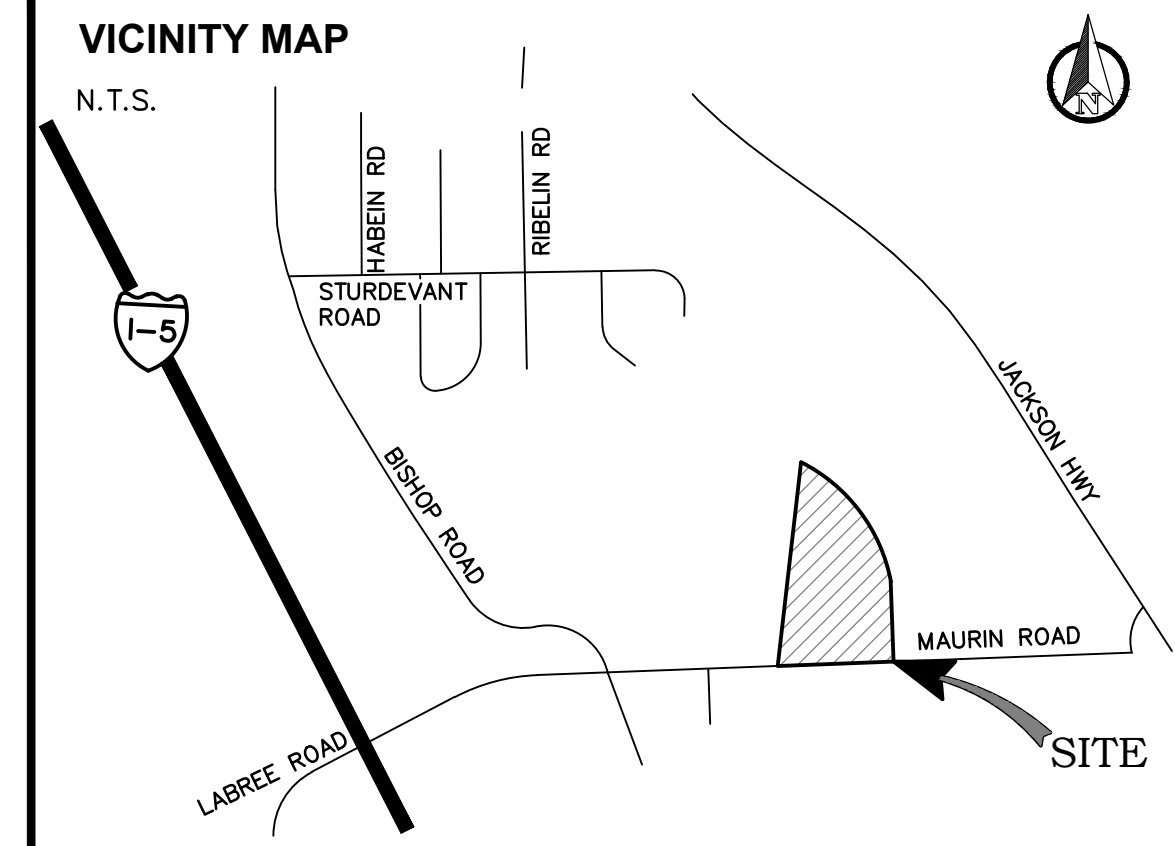
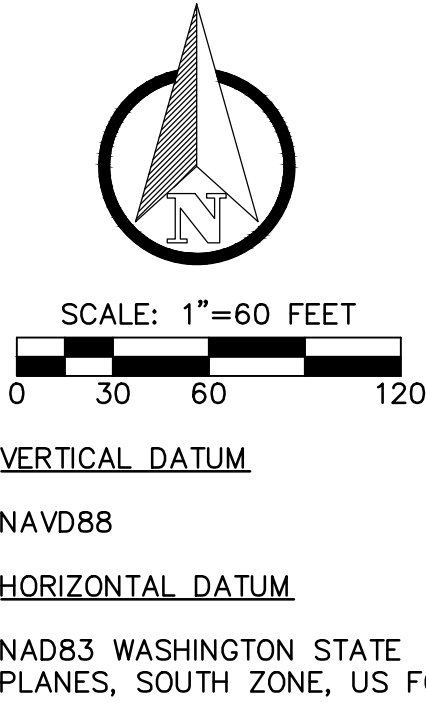
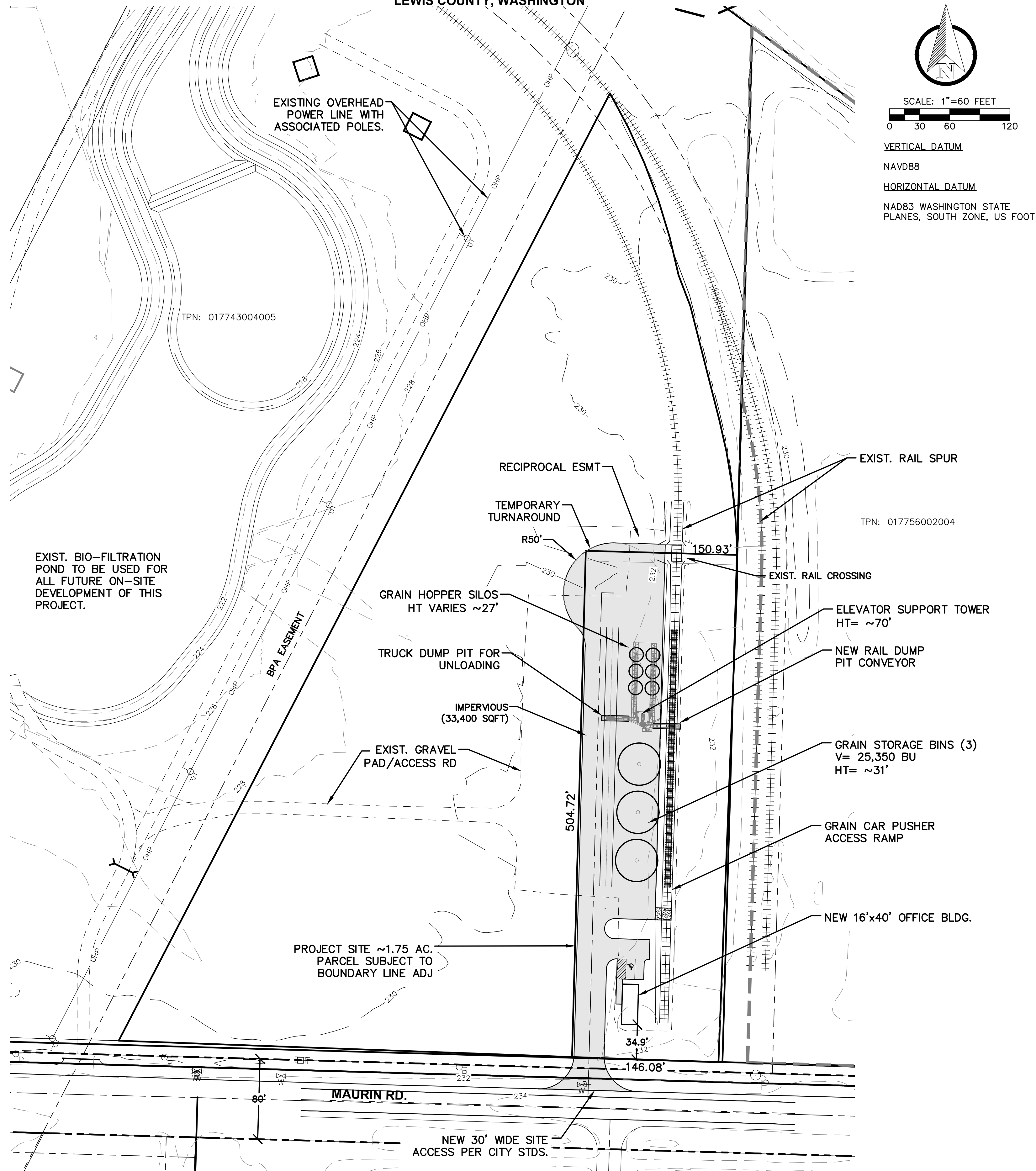
Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Aldrich', with a long horizontal flourish extending to the right.

Chris Aldrich, RLA
Planning Manager

SOUTHWEST WASHINGTON GRAIN PROJECT

SECTION 10, TOWNSHIP 13 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON



PROJECT INFORMATION

APPLICANT: PORT OF CHEHALIS
ATTN: BILL TEITZEL
321 MAURIN RD.
CHEHALIS, WA 98532
(360) 748-9365
BTEITZEL@PORTOFCHEHALIS.COM

PARCEL NOS: 017756002003 & 017756002001

SITE ADDRESS: 321 MAURIN RD.
CHEHALIS, WA 98532

ZONING: IL-LIGHT INDUSTRIAL
(CHEHALIS UGA)

SITE AREA: 1.75 ACRES (PROPOSED BLA)

GRADING: ~400 CY CUT, ~1,400 CY FILL

SOILS: 118-LACAMAS SILT LOAM

SANITARY SEWER: CITY OF CHEHALIS

WATER: CITY OF CHEHALIS

FIRE DISTRICT: LCFD#6

LEGEND

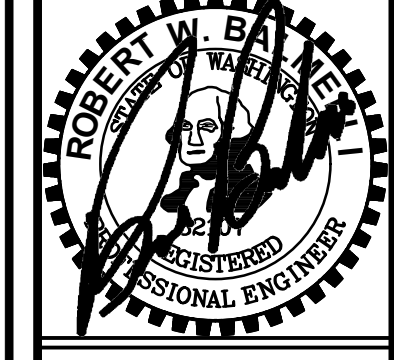
EXISTING	PROPOSED	
— W —	— W —	WATER MAIN
— SS —	— SS —	SANITARY SEWER MAIN
— FM —	— FM —	FORCE MAIN
— SD —	— SD —	STORM MAIN
— RD —	— RD —	ROOF DRAIN
— G —	— G —	FOOTING DRAIN
— UGP —	— UGP —	GAS LINE
— T —	— T —	POWER LINE
— TV —	— CATV —	TELEPHONE LINE
— — —	— — —	CABLE TV LINE
— — —	— — —	ROADWAY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

NO.	DATE	REVISION

DESIGNED BY: CA
DRAWN BY: ALE
CHECKED BY: RWB
DATE: 3/17/23
SCALE: 1" = 60'

SOUTHWEST WASHINGTON GRAIN PROJECT
CITY OF CHEHALIS, WA.

PRELIMINARY SITE PLAN



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

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

JOB NUMBER: 22130
DRAWING NAME: 22130_PO.1_PSP
P0.1
1 OF 1