

Development Review Committee Agenda

Chehalis Building and Planning Department

October 4, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM AC-23-029; 0 Bishop Road – Chehalis Foundation Indoor Tennis and Wrestling Facility

Applicant Chehalis Foundation proposes to construct new +/- 46,575 sq ft indoor tennis and wrestling facility located at 0 Bishop Road on Lewis County parcels 005604183446 and 005604183421 on a portion of the existing Olympic Elementary School complex. Proposed project will be constructed in the open space, south of the school and near Bishop Road, which currently contains a practice field.

9:30 AM AC-23-030; 68 13th Street SW – Chehalis Village Square

Applicant is proposing to construct a 3-story, 2,450 sq ft mixed use building at 68 13th Street on Lewis County parcels 005411013001 and 005411014000. The ground floor would be commercial use, and upper floors to contain residential units (3 units per floor). The building would replace an existing single-family residential home on the site. Existing dental office will remain in place. Development will include a total of 35 parking stalls as well as providing 6 additional spaces for the existing dental office.

10:00 AM AC-23-033; 2700 Jackson Hwy- Change of use

Applicant requests a DRC meeting to discuss level of service changes and potential development requirements associated with the land use change. The change of use would be from residential to commercial use. Property is zoned IL, Light Industrial. Applicant proposes to convert to commercial office space and add gravel laydown area. Lewis County Parcel 017744001003

Interdepartmental staff meeting after the completion of DRC development items.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUIlYm0rTkt6SHZCZjkxUTRHVDBUUT09>



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 Bishop Road

PARCEL #: 005604183446, 005604183421

APPLICANT / CONTACT PERSON:

NAME: Chehalis Foundation, Attn: Jenny Collins

ADDRESS: P.O. Box 1608

CITY/ST/ZIP: Chehalis, WA 98532

PHONE#: 360.508.6572

EMAIL: jenny@chehalisfoundation.org

CONTRACTOR /ENGINEER/ SURVEYOR:

COMPANY NAME: JSA Civil, LLC

CONTACT NAME: Nick Wheeler

ADDRESS: 111 TUMWATER BLVD SE, C210 TUMWATER, WA

PHONE #: 360.515.9600 ext. 1003


EMAIL: nick.wheeler@jsa-civil.com

CONTRACTORS L&I #: _____

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

DETAILED PROJECT DESCRIPTION: Construct a new +/-46,575 sq. ft. indoor tennis and wrestling facility. The project will include the new building, on-site parking area and stormwater facilities, and utilities to serve the project. Please refer to the attached project narrative for additional information.

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> SEPTEMBER 13, 2023
<u>Name (print):</u> Nick Wheeler - JSA Civil, LLC	<u>Telephone #:</u> 360.515.9600 ext. 1003

Office use only	
Received by: LF	Date Received: 9/18/2023
Parcel #: 005604183446, 005604183421	
Permit #: AC-23-029	
Zoning: OSG	
Flood Zone: Yes No	
Zone Classification:	

Technical Memorandum

To: City of Chehalis Community Development
From: Brandon Johnson
Date: September 18, 2023
Subject: Project Narrative
Project: Indoor Tennis & Wrestling Facility

City of Chehalis Staff,

Please accept this UPDATED project narrative for the proposed Indoor Tennis & Wrestling Facility project located at 0 Bishop Road on Lewis County TPN005604183421. The following memorandum has been prepared in support of the project and is intended to provide an overall summary of the existing on-site conditions and improvements that are proposed.

Existing Conditions

The project site is located at 0 Bishop Road on a portion of the existing Olympic Elementary School complex. The proposed project will be constructed in the open space, south of the school and near Bishop Road, which currently contains a practice field.

Proposed Development and Zoning

This project proposes a new +/- 46,575 sq. ft. tension fabric building for use as an indoor tennis and wrestling facility. The site is currently zoned Public/Quasi-Public for Educational use, with the Chehalis School District as the underlying owner of the parcels. The existing access driveway from 20th/Bishop Road will be utilized for the project. Based on the proposed use for physical education and school-sponsored sports, the project is an allowable use within the existing zoning of the site.

Critical Areas

Based on a desktop review of Lewis County's GIS critical area mapping, there are no known wetlands, waterbodies, floodplains, or floodways located within the limits of the proposed project envelope. GIS mapping indicates the presence of hydric soils throughout both tax parcels.

Wet Utilities

The project will be served by City of Chehalis water and sanitary sewer services.

Dry Utilities

Power will be provided by Lewis County PUD. Communication and internet services may be provided by Comcast and/or Lumen.

Stormwater

Stormwater collection, treatment, and infiltration facilities will be constructed on-site, and final stormwater design will be in accordance with the City of Chehalis' current stormwater manual.

Traffic Access and Parking

The existing access driveway from 20th/Bishop Road will be utilized by the project. A new on-site parking area containing 19 parking stalls is proposed. Shared parking and school bus access will be provided by the existing Olympic Elementary & Chehalis Middle School parking lots.

Thank you for accepting this project narrative for the proposed Indoor Tennis and Wrestling Facility project. Please contact me with any questions or comments.

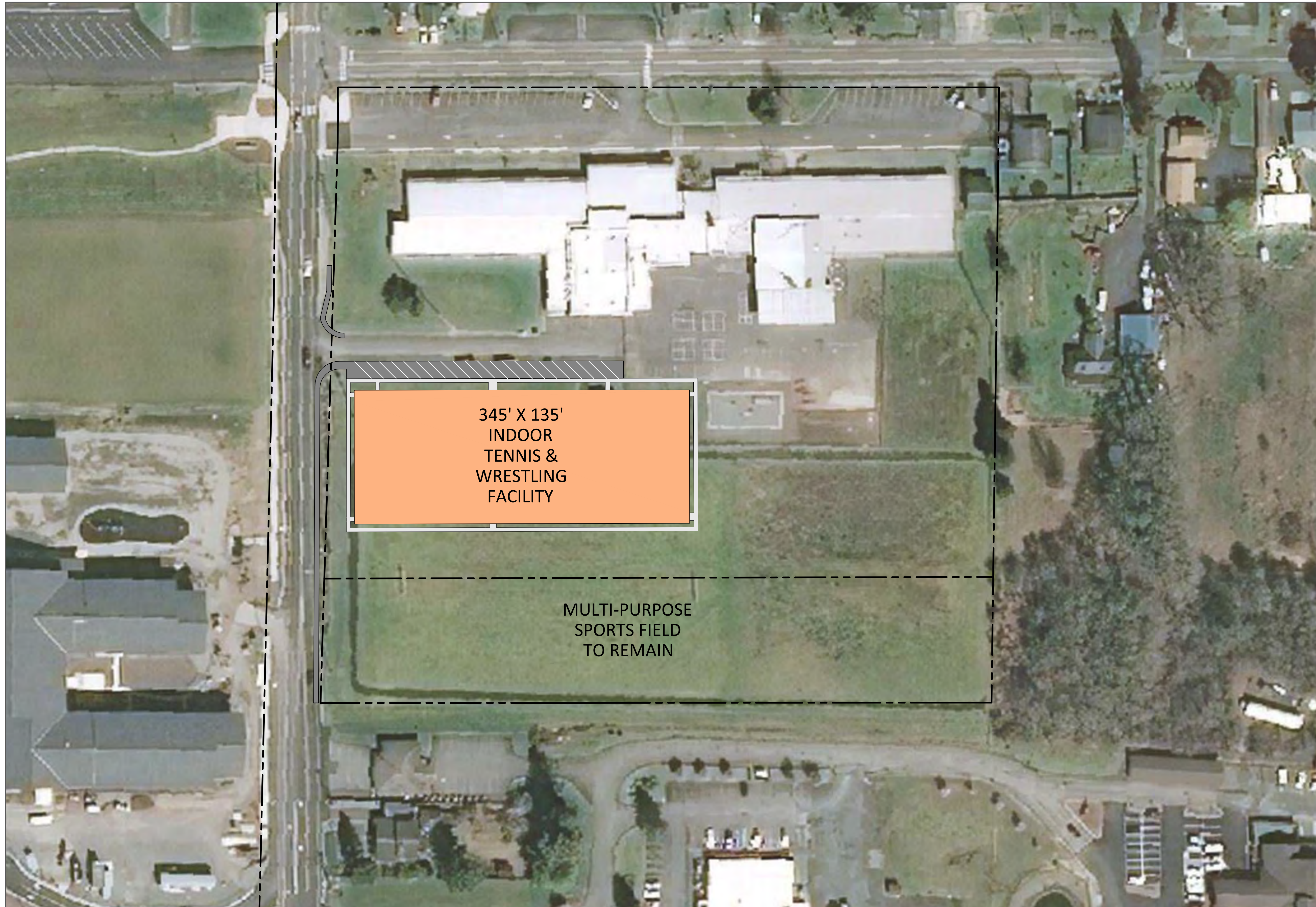
Respectfully,

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

Brandon Johnson, PE

JSA Civil, LLC

brandon.johnson@jsa-civil.com



345' X 135'
 INDOOR
 TENNIS &
 WRESTLING
 FACILITY

MULTI-PURPOSE
 SPORTS FIELD
 TO REMAIN



VICINITY MAP (NTS)

SITE DATA

TPN	005604183421
PARCEL AREA	± 12.90 ACRES
BUILDING SIZE	345' x 135'

PARKING DATA

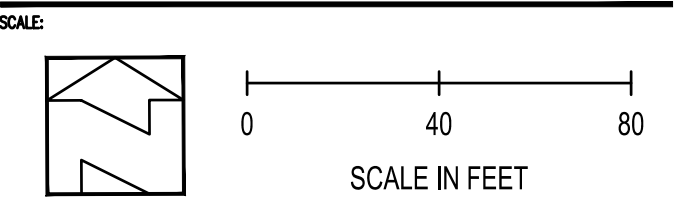
TYPE	TOTAL	ADA
AUTOMOBILE	80	3

REV.	DATE	COMMENT	BY
0	12/20/21	ISSUED FOR REVIEW	BLJ
1	7/12/23	ROT BUILDING/ADDED CT	BLJ

DRAWN BY:	L. SATER
CHECKED BY:	B. JOHNSON

SEA:

PRELIMINARY



**CHEHALIS
 FOUNDATION
 TENNIS FACILITY**

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NO.
SP-02



SIMILAR BUILDING EXTERIOR FOR REFERENCE

SIMILAR BUILDING INTERIOR FOR REFERENCE



VICINITY MAP (NTS)

SITE DATA

TPN	005604183421
PARCEL AREA	± 12.90 ACRES
BUILDING SIZE	345' x 135'

PARKING DATA

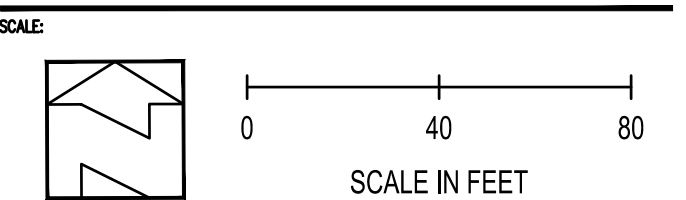
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SEA:

PRELIMINARY



**CHEHALIS
FOUNDATION
TENNIS FACILITY**

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NO.
SP-02



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: 68 SW 13th Street **PARCEL #:** 005411013001 & 005411014000

APPLICANT / CONTACT PERSON:

NAME: Dan Birk
 ADDRESS: 5171 S Spencer St
 CITY/ST/ZIP: Seattle, WA 98818
 PHONE#: 206.550.6295
 EMAIL: dan.birk@eretzcap.com

CONTRACTOR (ENGINEER) SURVEYOR:


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

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

DETAILED PROJECT DESCRIPTION:

Please 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: 9.19.23
Name (print): Zachary Wirkkala, EIT	Telephone #: 360.740.8919

Office use only	
Received by: LF	Date Received: 9/19/2023
Parcel #: 005411013001	
Permit #: AC-23-030	
Zoning: MRC	
Flood Zone: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Zone Classification:	



Vicinity Map for AC-23-030

68 13th Street

Chehalis Village Square

3-story 2,450 square foot mixed use building



DESIGN → PERMIT → MANAGE

September 19, 2023

Ron Buckholt
City of Chehalis Community Development
1321 S Market Blvd
Chehalis, WA 98532

Re: Chehalis Village Square – Pre-Application Request and Narrative
RBE NO. 23051

Dear Ron:

Attached is an application for DRC Meeting request. The project is proposing a 3-story, 2,450 square foot mixed use building. The ground floor would be commercial use, and the upper floors would contain residential units (3 units per floor). This building would replace an existing single-family residential home on the site. There is also an existing dental office that will remain.

Parking:

The existing dental office has 5 existing parking stalls. Per City code, the new building requires 24 parking stalls. The proposed development will include a total of 35 stalls. This will fulfill the new building parking requirements, as well as provide 6 additional spaces for the existing dental office.

Frontage:

The project site sits between SW 13th Street and SW 14th Street. The project will provide frontage improvement along SW 13th street which consists of new sidewalk as shown on the attached plan. The project also proposes to extend SW 14th street to provide additional access/ parking to the existing dental office. The proposal is to extend the road section that was provided during the development of the adjacent child development center, which is 20-ft wide paved with 5-ft sidewalk on one side.

Utilities:

It is assumed that water and sewer services are available in SW 13th street and will be utilized by the site.

Stormwater:

Stormwater design will comply with the latest WSDOE manual. Due to the limited site area, the site will likely utilize underground stormwater detention and outlet to a nearby catch basin.

Sincerely,

A handwritten signature in black ink, appearing to read 'Zachary Wirkkala'.

Zachary Wirkkala, EIT
Engineer in Training

cc: Project file

Enclosure: Preliminary Site Plan
City Master Application

CHEHALIS VILLAGE SQUARE

SECTION 32, TOWNSHIP 14 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON

VICINITY MAP



PROJECT INFORMATION

APPLICANT: DAN BIRK
ERETZ CAPITAL LLC
5171 S SPENCER ST
SEATTLE, WA 98818
(206) 550-6295
DAN.BIRK@ERETZCAP.COM

ENGINEER: ROBERT W. BALMELLI
91 S.W. 13TH ST.
P.O. BOX 923
CHEHALIS, WA. 98532-0923
(360) 740-8919 PHONE
(360) 740-8912 FAX

SURVEYOR: BLUHM & ASSOCIATES
1068 S MARKET BLVD.
CHEHALIS, WA 98532
(360) 748-1551

PARCEL NOS: 005411013001, 005411014000
SITE ADDRESS: 68 SW 13TH ST
CHEHALIS, WA 98532

LAND USE APPROVAL: PRE-APPLICATION
SEPA CHECKLIST: YES
CRITICAL AREAS: NO
ZONING: C-O COMMERCIAL OFFICE/ MIXED USE
SETBACKS: FRONT 5', BACK 0', ADJ. 3'
MAX. BLDG. HEIGHT: 35 FEET

BUILDING SIZE /USE: 2,450 SF / COMMERCIAL & RESIDENTIAL
BUILDING HEIGHT: TBD

TOTAL SITE AREA: 0.66 ACRES
EXISTING IMPERVIOUS: 0.16 ACRES (24.2%)
NEW IMPERVIOUS: 0.27 ACRES
REPLACED IMPERVIOUS: 0.03 ACRES
NEW+REPLACED IMPERVIOUS: 0.30 ACRES (45.5%)
DISTURBED PERVIOUS: 0.25 ACRES
LANDSCAPE AREA: 0.25 ACRES
TOTAL DISTURBED AREA: 0.25 ACRES
STREET FRONTAGE: 257 LINEAR FEET

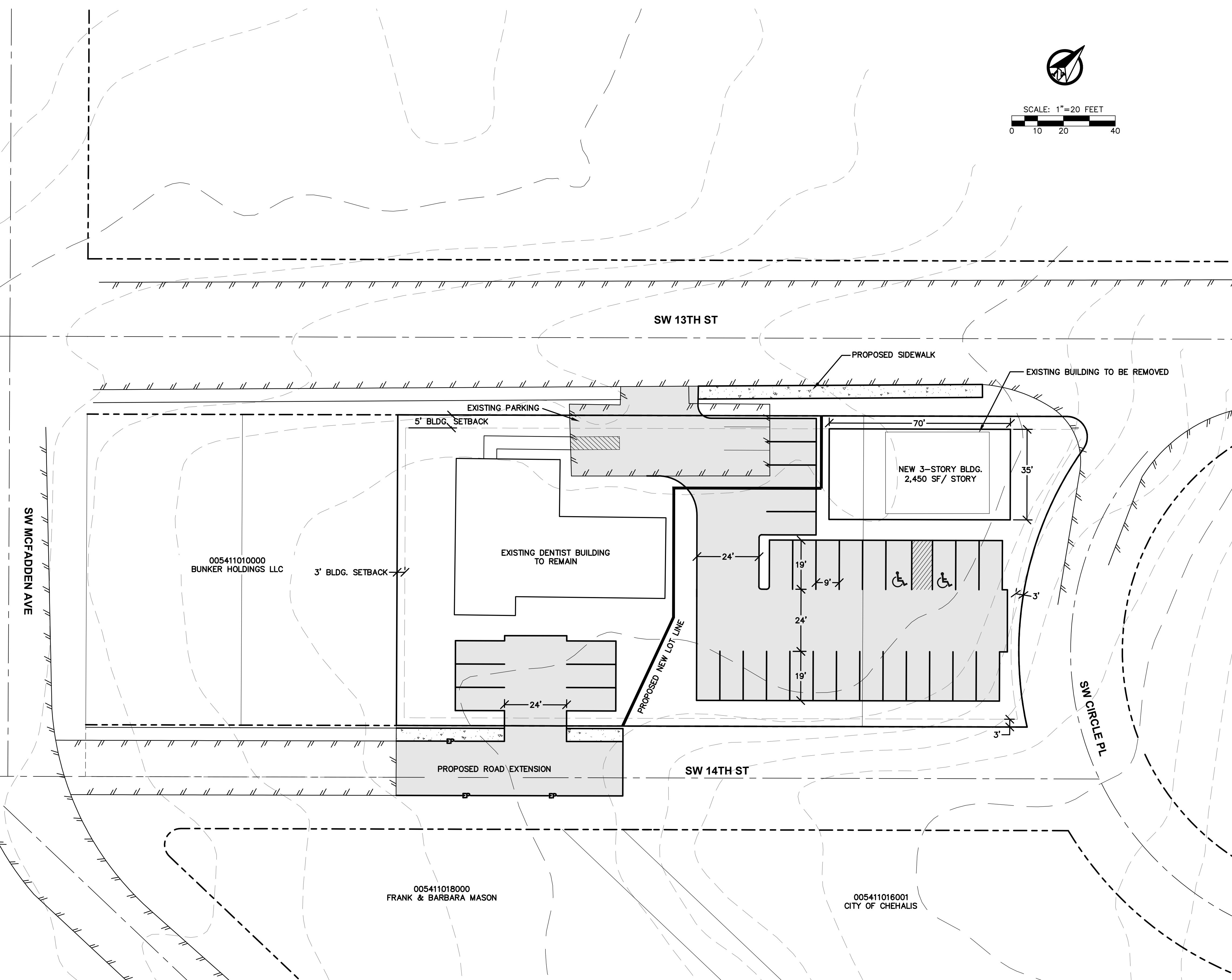
GRADING (CUT/FILL): ±XXXX CY CUT / ±XXXX CY FILL

STORMWATER REGS: 2019 SWMMWW - LIST METHOD
SOIL CLASSIFICATION: NRCS
INFILTRATION: NO
TREATMENT: BASIC
FLOW CONTROL: DETENTION
NPDES STORM PERMIT: YES

ROAD CLASSIFICATION: PUBLIC ARTERIAL
DRIVEWAY WIDTH: 30' WIDE, MAX. ALLOWED = 30'

EXISTING PARKING: 5 STALLS
PARKING REQUIRED: 2 PER UNIT AND 5 PER 1000 SF COMMERCIAL
24 NEW + 5 EXISTING = 29 TOTAL
ADA REQUIRED: 2 STALLS
PARKING PROVIDED: 33 STD. STALLS, 2 ADA STALLS
35 TOTAL STALLS

WATER SERVICE: CITY OF CHEHALIS (360) 748-0238
SEWER SERVICE: CITY OF CHEHALIS (360) 748-0238
FIRE DISTRICT: CITY OF CHEHALIS (360) 748-3394
SCHOOL DISTRICT: CHEHALIS SCHOOL DISTRICT (360) 807-7200
POWER SERVICE: LEWIS COUNTY PUD (800) 562-5612
GAS SERVICE: PUGET SOUND ENERGY (888) 225-5773

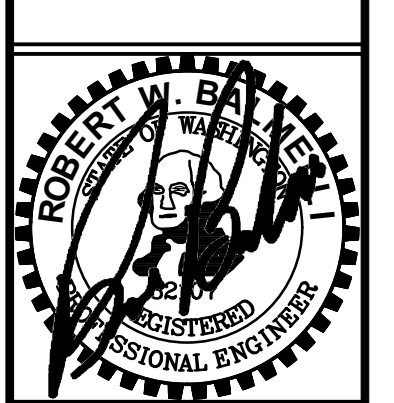


NO.	DATE	REVISION

DESIGNED BY: ZRW
DRAWN BY: ZRW
CHECKED BY: RWB
DATE: X/XX/XX
SCALE: WA.

CHEHALIS VILLAGE SQUARE
CHEHALIS

PRELIMINARY SITE PLAN



RB Engineering
DESIGN → PERMIT → MANAGE
P.O. Box 923
CHEHALIS, WA 98532
OFF: (360) 740-8919
EMAIL: CW@Prose@RBEngineers.com

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

JOB NUMBER: 23051
DRAWING NAME: 23051_PO.1_PSP
P0.1
1 OF 1



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: 2700 JACKSON HWY PARCEL #: 017744001003

APPLICANT / CONTACT PERSON:

CONTRACTOR / ENGINEER / SURVEYOR:

NAME: PORT OF CHEHALIS - Bill Teitzel COMPANY NAME: —
 ADDRESS: 321 MAURIN RD CONTACT NAME: _____
 CITY/ST/ZIP: CHEHALIS, WA 98532 ADDRESS: _____
 PHONE#: (360) 748-9305 PHONE #: _____
 EMAIL: bteitzel@portofchehalis.com EMAIL: _____
 CONTRACTORS L&I #: _____

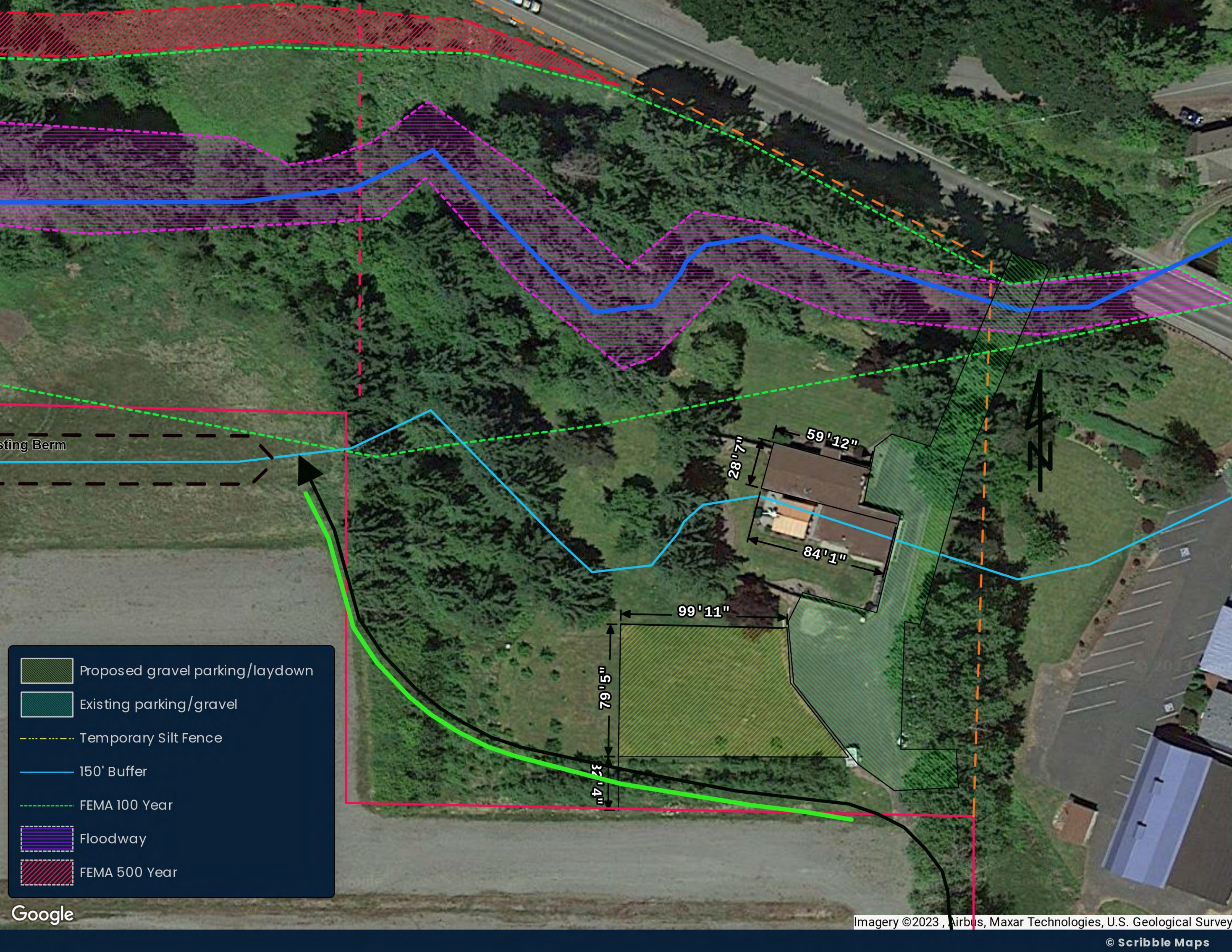
Is the property owner the same as the contact person? Yes No

DETAILED PROJECT DESCRIPTION: CHANGE OF USE FROM RESIDENTIAL TO COMMERCIAL USE. PROPERTY ZONED IL. CONVERSION TO COMMERCIAL OFFICE SPACE AND ADDITION OF GRAVEL LAYDOWN AREA.

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Signature: 	Date: <u>9/25/2023</u>
Name (print): <u>WILLIAM B. TEITZEL</u>	Telephone #: <u>(360) 748-9305</u>

Office use only	
Received by: LF	Date Received: 9/26/2023
Parcel #: 017744001003	
Permit #: AC-23-033	
Zoning: UGA-IL	
Flood Zone: Yes <input type="radio"/> No <input checked="" type="radio"/>	
Zone Classification:	







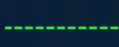
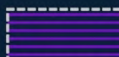

Existing Berm

28'7"
59'12"
84'1"

99'11"

79'5"
32'4"



-  Proposed gravel parking/laydown
-  Existing parking/gravel
-  Temporary Silt Fence
-  150' Buffer
-  FEMA 100 Year
-  Floodway
-  FEMA 500 Year