

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

November 1, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM AC-23-035; Applicant Conference for 145 Ribelin Road

Applicant proposes to construct two new 100k square foot buildings. One for lumber storage, one secondary lumber manufacturing, plus one new 13.4k square foot office complex. Project to include 200 feet of new road. Lewis County Parcel # 017475003001 total 7.860 acres and parcel #017475001000 total 2.13 acres zoned IL- Light Industrial.

9:30 AM AC-23-036; Applicant Conference for Duplexes at 3034 Jackson Hwy

Applicant proposes to construct four new duplexes on property off Jackson Hwy. Lewis County Parcel #017840015003 approximately 1.240 acres zoned R1 Single-Family, Low Density in the Urban Growth Area.

10:00 AM SE-23-013; Special Event Permit for Santa Parade

The Chamber of Commerce is facilitating their 73rd annual Santa Parade downtown on Market Blvd and Pacific on Saturday, December 2nd 2023 from 1pm to 3pm.

11:00 Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUIlYm0rTkt6SHZCZjkxUTRlVDBUUT09>

Directions to Development Review Committee

Chehalis Airport Conference Room



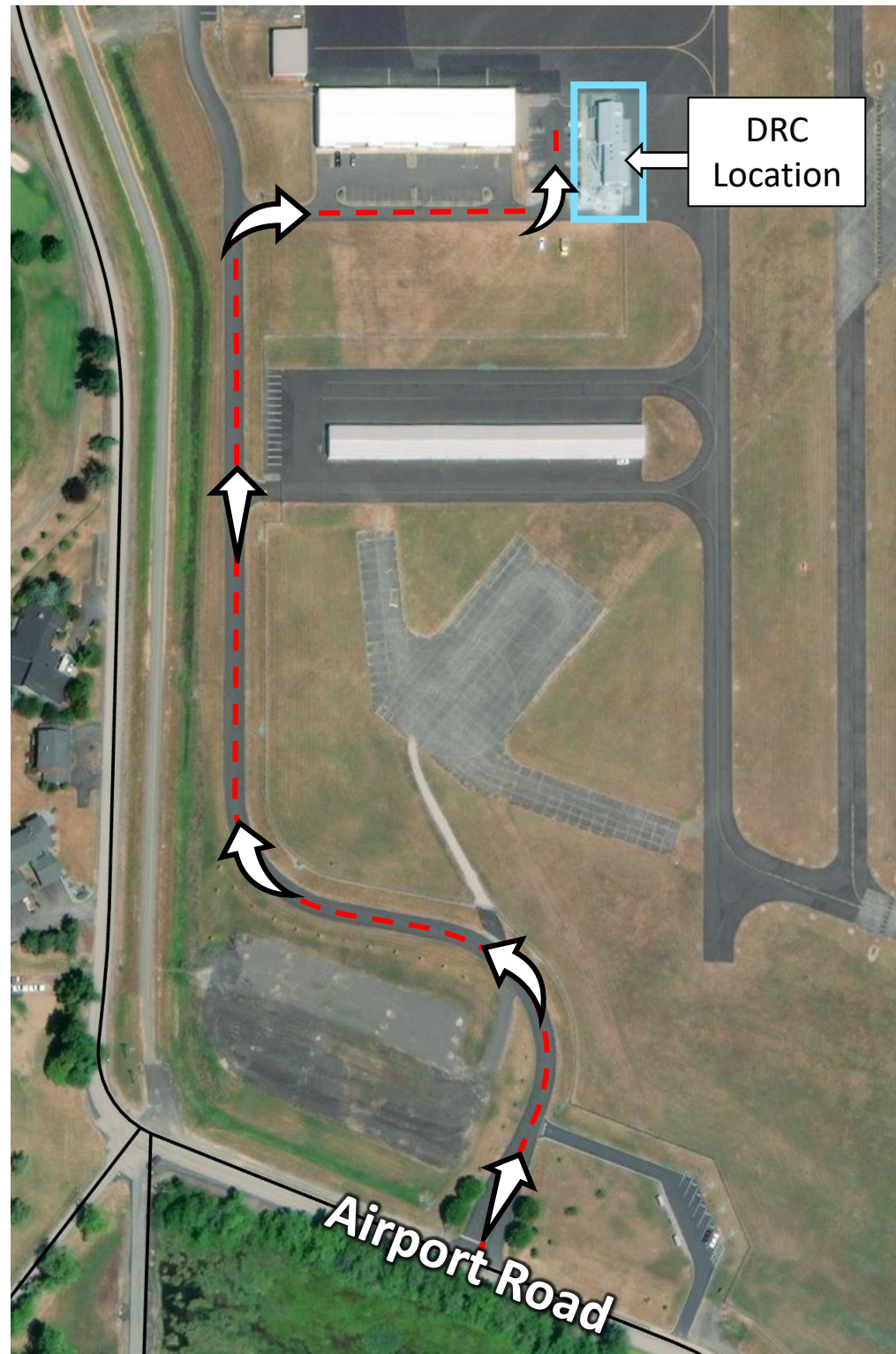
Coordinates:

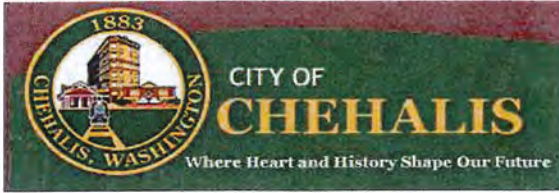
(46.672787, -122.984924)

or

46° 40' 22.0332" N

122° 59' 5.7264" W





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: 2520 Jackson Hwy
145 Ribelin Rd

PARCEL #: 017475003001

APPLICANT / CONTACT PERSON:

NAME: Ken Jones
 ADDRESS: 269 PO Box
 CITY/ST/ZIP: Chehalis WA 98532
 PHONE#: 360-520-6491
 EMAIL: Kenj@chwa.com
dave.corser@gmail.com
360-269-2169

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: _____
 CONTACT NAME: _____
 ADDRESS: _____
 PHONE #: _____
 EMAIL: _____
 CONTRACTORS L&I #: _____

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

DETAILED PROJECT DESCRIPTION: Two New 100K SQFT Buildings. one Lumber Storage, one Secondary Lumber manufacturing. one New 13.4K Office Complex. 200' of New Road. Approx 60 Employees. 2500 KVA 3 Phase Power. water usage sinks, Toilets + Fire suppression

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>10-17-23</u>
Name (print): <u>Ken Jones</u>	Telephone #: <u>360-520-6491</u>

Office use only	
Received by:	Date Received:
Parcel #: <u>017475003001</u>	RECEIVED Building & Planning OCT 18 2023 City of Chehalis
Permit #: <u>AC-23-035</u>	
Zoning: <u>LI</u>	
Flood Zone: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Zone Classification:	

From: [Ken Jones](#)
To: [Laura Fisher](#)
Cc: [Dave Cosser](#); [Mike Fitzgerald](#)
Subject: Specific Questions for DRC
Date: Monday, October 23, 2023 3:21:43 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!

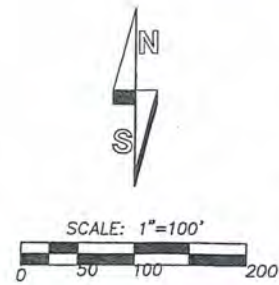
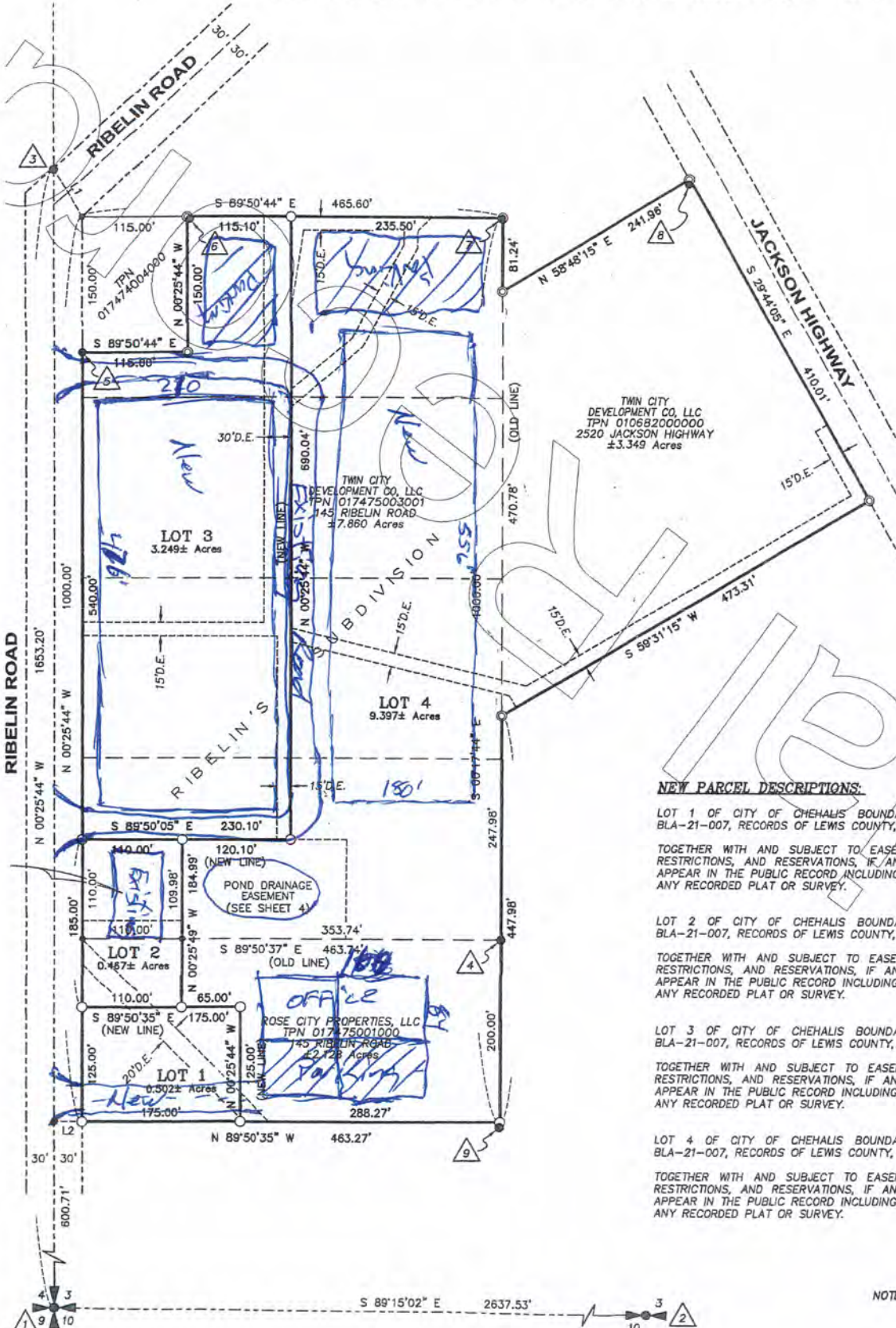
Laura, here are the specific questions we have concerning the property on Ribelin road that we have the DRC meeting on November 1st.

1. What is the current approved zoning? Can we use it for finished lumber storage, secondary lumber manufacturing, and office space?
2. Does the city/county recognize and approve the storm water work that's currently in place?
3. Are there any violations for development or dirt work on the property?
4. Are there any current wetlands or other development sensitive areas on the property or have there been in the past?
5. Are the parcel boundaries able to be adjusted, if so, what is the process and time line for this?



Ken Jones | Resource Manager | Cascade Hardwood Group
Direct: (360) 996-4610 | Cell: (360) 520-6491
kenj@chwa.com

CITY OF CHEHALIS BOUNDARY LINE ADJUSTMENT NO. BLA-21-007
 A portion of the Southwest Quarter of the Southwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 3, Township 13 North, Range 2 West, W.M. in Lewis County, Washington.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 30°10'44\"	60.48'
L2	N 89°34'16\"	30.00'

- LOT 1
New Area
- LOT 2
New Area
- LOT 3
New Area
- LOT 4
New Area

BASIS OF BEA
4 OF SURVEY.

-
- ⊙
-
- ⊕
- D.E.
- TPN

- REFERENCE S
- 1) UNRECORDED AT THE O
 - 2) L.C. GIBBS
 - 3) L.C. GIBBS
 - 4) W.G. THOR
 - 5) R.P. PORS
 - 6) C.M. BUTLE

METHOD OF S
(00°00'05\"

NEW PARCEL DESCRIPTIONS:

LOT 1 OF CITY OF CHEHALIS BOUNDARY LINE ADJUSTMENT NUMBER BLA-21-007, RECORDS OF LEWIS COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS, IF ANY, AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORD INCLUDING THOSE SHOWN ON THE FACE OF ANY RECORDED PLAT OR SURVEY.

LOT 2 OF CITY OF CHEHALIS BOUNDARY LINE ADJUSTMENT NUMBER BLA-21-007, RECORDS OF LEWIS COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS, IF ANY, AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORD INCLUDING THOSE SHOWN ON THE FACE OF ANY RECORDED PLAT OR SURVEY.

LOT 3 OF CITY OF CHEHALIS BOUNDARY LINE ADJUSTMENT NUMBER BLA-21-007, RECORDS OF LEWIS COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS, IF ANY, AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORD INCLUDING THOSE SHOWN ON THE FACE OF ANY RECORDED PLAT OR SURVEY.

LOT 4 OF CITY OF CHEHALIS BOUNDARY LINE ADJUSTMENT NUMBER BLA-21-007, RECORDS OF LEWIS COUNTY, WASHINGTON.

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- ① SOUTH FOUND AT THI
- ② SOUTH FOUND
- ③ FOUND SOUTH
- ④ FOUND FEET F
- ⑤ FOUND FEET F
- ⑥ FOUND SET RI
- ⑦ FOUND SET RI
- ⑧ FOUND PREVE
- ⑨ FOUND (2021)

BUTLE

475
P.O.
380/

Drawn: T.

Checked:

Scale: 1"


NOTE: SEE SHEETS 3 AND 4 FOR DRAINAGE EASEMENT DETAIL

Lewis County GIS Web Map



10/17/2023, 2:37:46 PM

1:2,257

 Parcels

0 100 200 400 ft

NAD 1983 StatePlane Washington South FIPS 4602 Feet



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.

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Lot:

2520 Jackson Hwy (4 Lots) , Chehalis 98532



Property Sub Type: **Commercial Industrial** County: **Lewis**

Status: **Pending Feasibility** Area: **430** List Price: **\$2,500,000**
Listing #: **2164145** Map:
Year Built: Grid:
DOM: **10** CDOM: **10**

Style: **71 - Light Indrl.** Acreage: **13.690 ac**
Community: **Chehalis** Lot Size: **596,336 sf**
Zoning: **City** Appx SF:
General: **Commercial**

Gr Sch Inc: Bldg SF: **2260**
Vacancy Rt: Office SF:
Gr Adj Inc: Whse SF:
Total Exp: Park Cov/Unc: **-/-**
Net Opr Inc: Tax Year:
Cap Rate: Annual Taxes:
BBC: **2.5%**
BBC Comments: **See remarks**

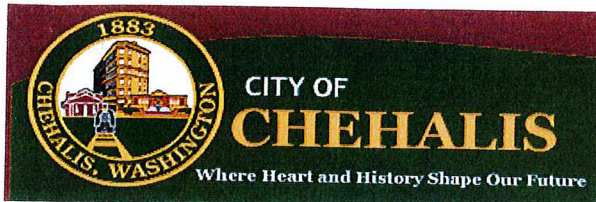
Features:
Energy Source: **Electric** Site Frontage:
Heating/Cooling: Lot Depth:
Floor Covering: # Pads:
Loading: Pad Ready:
Terms: **Cash Out, Conventional** Envir. Survey:
Foundation: Bndry Survey: **Yes**
Roof Type:
Exterior:
Sewer: **Sewer Connected**

Built Green: HERS Score: EPS Score: LEED:
NWMLS Cert: Cnstrct Mthds:

Directions: **From I-5 S take Exit 76 toward 13th Street. Turn left on SW Parkland Dr, right on SW Interstate Ave, right on Bishop Rd, left on Sturdevant Rd and left on to Ribelin. Property is on the right.**

Marketing Remarks: **Prime 13.69-acre Zoned Light Industrial in the Chehalis UGA, and adjacent to Chehalis Industrial Park, great access to town and I5. With valuable infrastructure in place, this versatile property with 4 tax parcels offers an array of possibilities for investors, developers and entrepreneurs. Historically, part of the property served as a mobile home park. Half of the property is fully prepped and primed for immediate industrial development. Extensive underground and water runoff mitigation systems are already in place, with no wetlands or flooding. Previous permits for an RV park and mobile home park have expired. Take advantage of the previous developer's hard work and investment into this property. Existing 48X84 shop & various structures.**

Offers: **Seller intends to review offers upon receipt**



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 1321 S Market Blvd. Chehalis, WA 98532
 (360) 345-2229
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

JOB SITE ADDRESS: 3034 - JACKSON Hwy PARCEL #: 017840015003

APPLICANT / CONTACT PERSON:

NAME: Kevin Hubbard
 ADDRESS: P.O. Box 1125
 CITY/ST/ZIP: Chehalis WA. 98532
 PHONE#: (360) 880-7857
 EMAIL: hubbardandsons@gmail.com

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: Hubbard & Sons Const.
 CONTACT NAME: Kevin Hubbard
 ADDRESS: _____
 PHONE #: SAME
 EMAIL: _____
 CONTRACTORS L&I #: _____

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

DETAILED PROJECT DESCRIPTION: wanting to build duplex

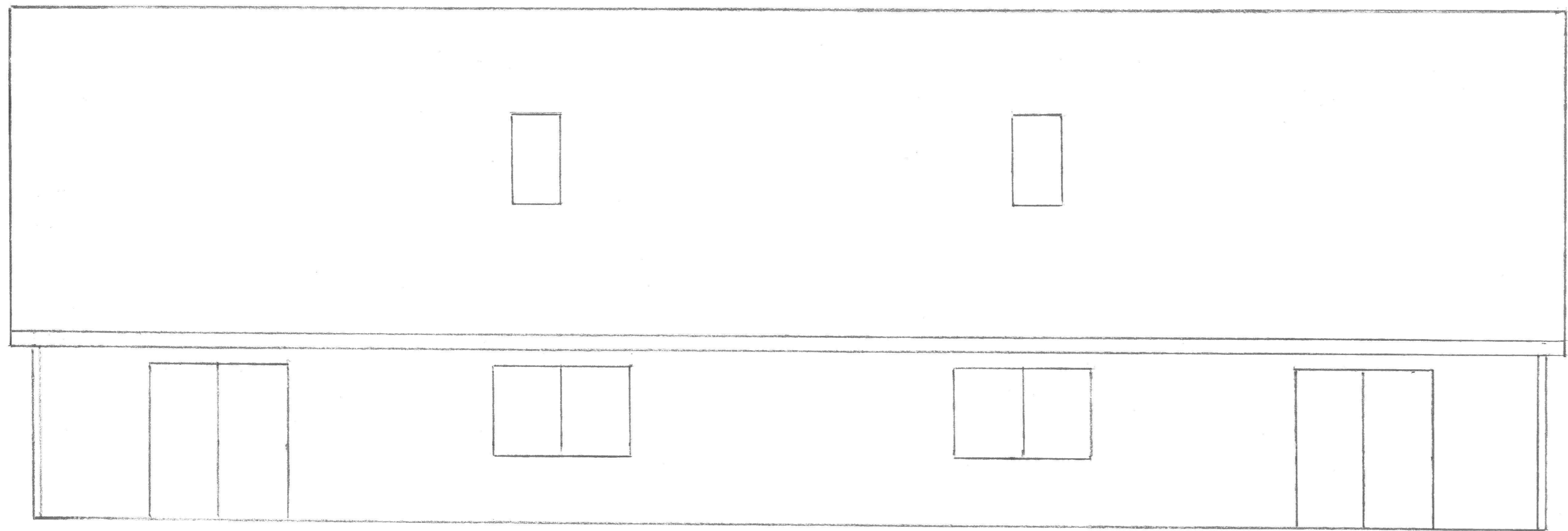
Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

Signature: 	Date: <u>10-24-23</u>
Name (print): <u>Kevin Hubbard</u>	Telephone #: <u>(360) 880-7851</u>

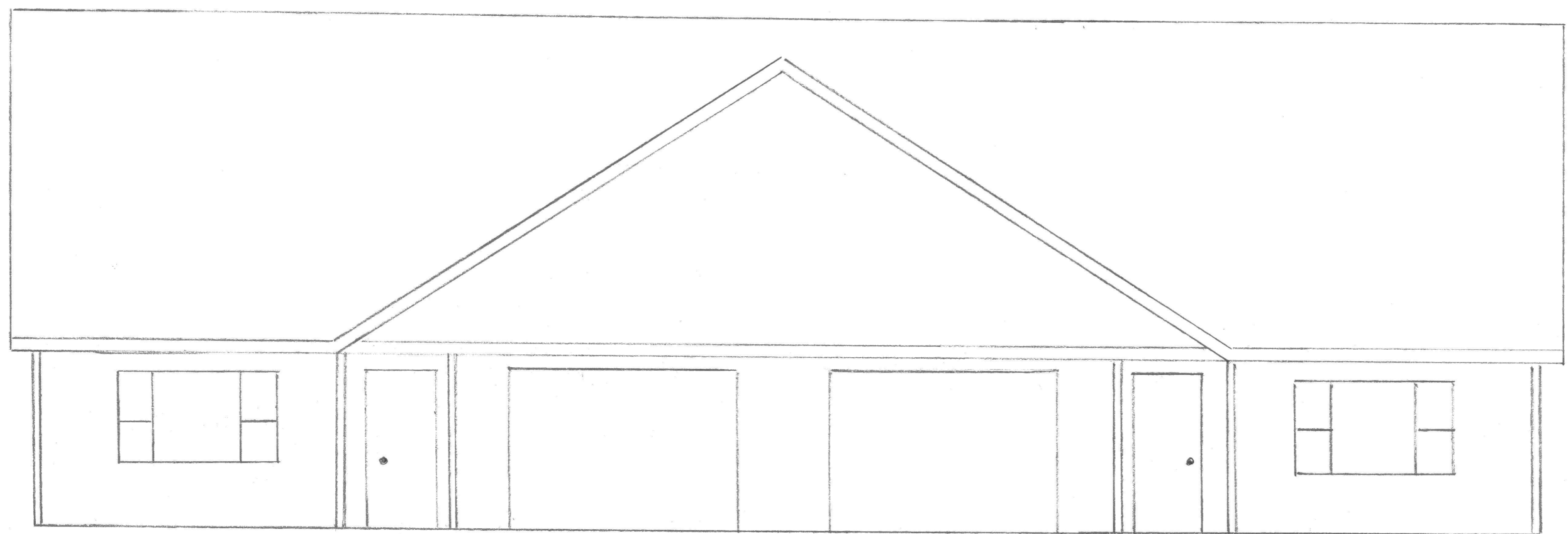
Office use only	
Received by:	Date Received:
Parcel #: <u>017840015003</u>	<p style="text-align: center;">RECEIVED Building & Planning OCT 24 2023 City of Chehalis</p>
Permit #: <u>AC-23-0316</u>	
Zoning: <u>R1 (UGA)</u>	
Flood Zone: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Zone Classification: <u>Residential - Duplex</u>	



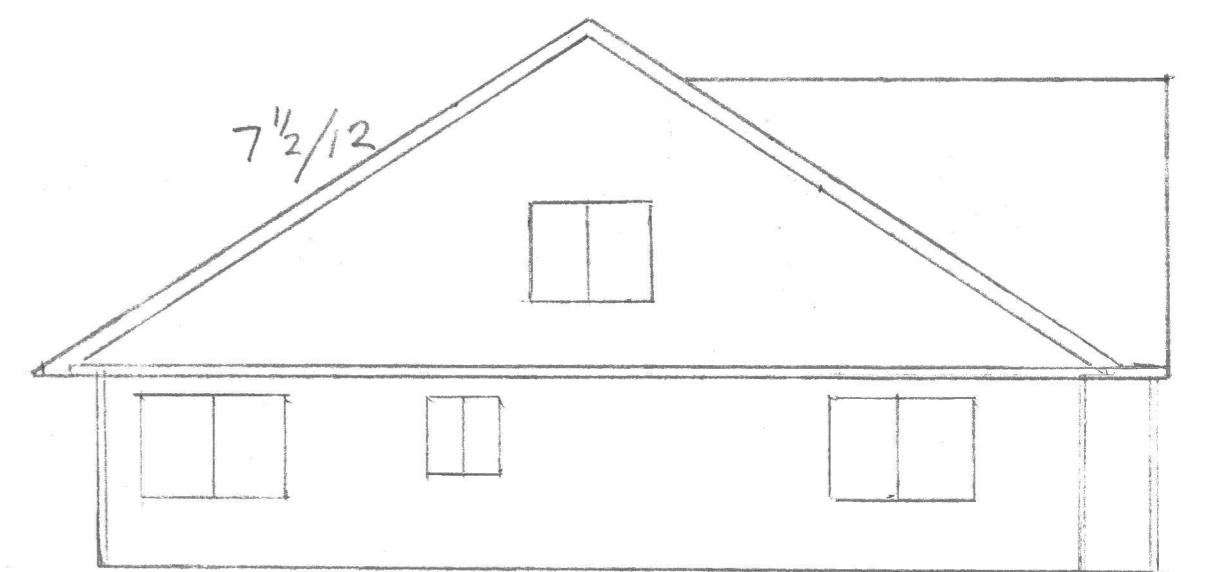
Vicinity Map for AC-23-036
3034 Jackson Hwy Duplexes



Rear view $\frac{1}{4}''$ to 1'



Front view $\frac{1}{4}''$ to 1'



Side view $\frac{1}{8}''$ to 1'

208'

65'-3"

49'-0"

108'

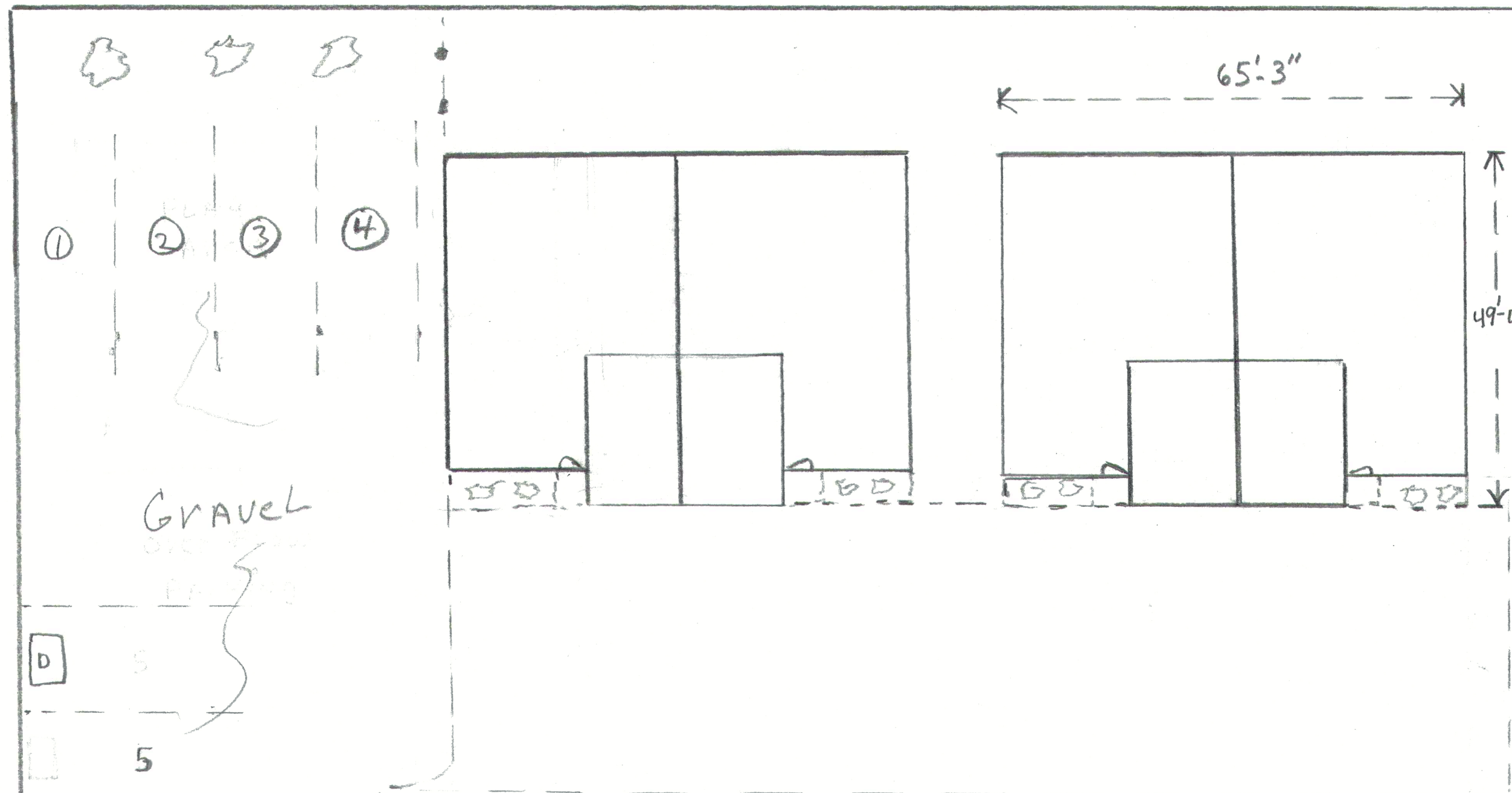
218'

208'

125'

75'

291'



GRAVEL

PARKING

5

5

25'

77'

Existing home

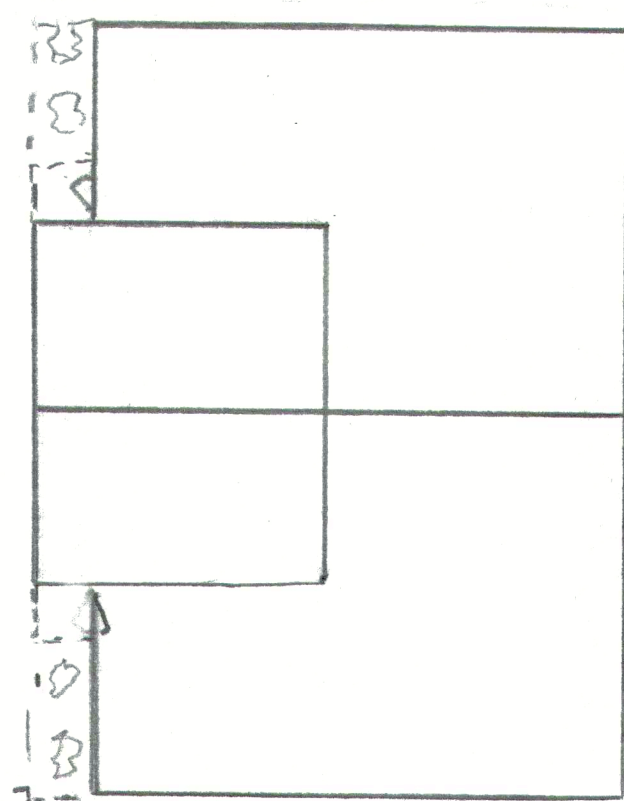
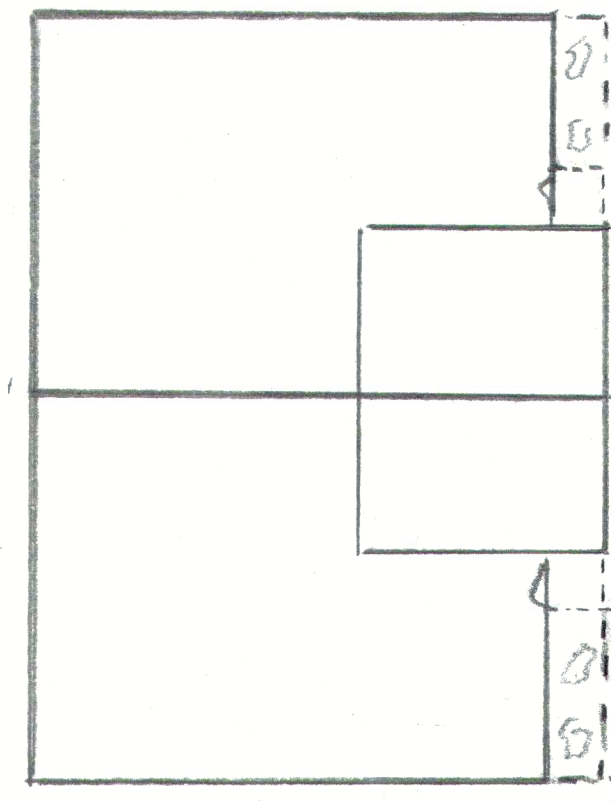
58'

33'

19'

FENCE

FENCE



① | ② | ③ | ④

PARKING



Hubbard Duplexes		
SCALE: 1/16" = 1'	APPROVED BY:	DRAWN BY:
DATE: 10-10-23		REVISED:
3034 JACKSON HWY W CHEHALIS		
		DRAWING NUMBER:

Kevin Hubbard
 (360) 880-7851

Storm █
 Water █
 Sewer █

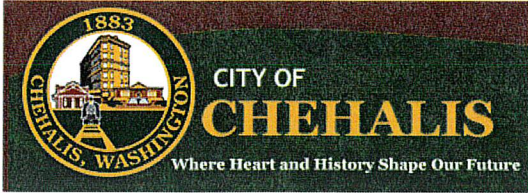
46 units Existing
 + 8 units (New)
 = 54 total units

1 Acre =
 43,560 sq ft

Acres
 2.0 - 18 units
 (New) 1.24 - (9 units)
 2.69 - 16 units
 0.86 - 11 units
 6.79 Acres

43,560
 x 6.79
 295,772.4
 ÷ 5,000 sq ft
 59.15 units





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 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 checked="" type="checkbox"/> Parade |
| <input type="checkbox"/> Other _____ | |

Name of Applicant/Organization: Central - Chehalis Chamber

Location of event: Market Blvd + Pacific - staging area Park & Main 2 Front to Market

Person in Charge: Cynthia Mudge Address: 500 NW Chamberway

(360) Phone Number: Daytime: 780-9280 Work: 748-8885 Email: director@chamberway.com

Additional Authorized Individuals: _____

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

Emergency Contact: Cynthia Mudge

Phone Number: Daytime: 780-9281 Work: 748-8885 Email: director@chamberway.com

Type of Activity Planned (describe event): Santa Parade - 73rd
annual event.

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:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Street Closure | <input type="checkbox"/> Sidewalk Closure |
| <input type="checkbox"/> Security | <input type="checkbox"/> Equipment |
| <input type="checkbox"/> Garbage Collection | <input checked="" type="checkbox"/> Parking Restrictions |
| <input type="checkbox"/> EMS | <input type="checkbox"/> Other _____ |

Date(s) of Proposed Event: Saturday Dec. 2, 2023

Hours of Operation: 11 - 1 (Parade) Total hours 8am - 3pm

Set-up Date/Time: Sat. Dec 2 8am

Dismantling Date/Time: Sat Dec 2 1 pm - 3pm

Number of Staff/Volunteers: 15

Estimated Number of Participants: 35 - 40 parade participants

LOCATION/STREET(S) INVOLVED (describe area involved in event, attach map/route plan):
Market Blvd (North bound) Pacific (South bound)

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 unknown species horses

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? 2 Some restrooms must meet ADA requirements.

Dumpsters: (Please circle) YES NO How many and where? _____

Signs: (Please circle) YES NO

Stage: (Please circle) YES NO

Other special considerations: _____

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.

Street Closures for Parade route & staging area.

*****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.)

We notify through press releases, social media, posters & radio.

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

Not yet available

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: *C. H. M. Lge* Date: 10/19/23

Organization/Title: _____

OFFICE USE ONLY:

Date Received: 10/19/2023 By: LF Date approved/denied _____
DRC Reviewed: _____ Reason for denial _____
Parcel #: _____
Permit #: SE-23-013



SANTA PARADE

-  = Start
-  = Check-In
-  = End
-  = Parade Route
-  = Parade Line-up

