

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

June 19, 2024, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM AC-24-019; 0 Germaine Drive

Proposed subdivision on 22 acres of vacant land. Lewis County Parcel 017840001022 zoned R1 Single-Family, Low Density. Preliminary site plan as submitted shows 84 lots. City water and sewer for each lot, 3 above ground stormwater retentions ponds, and a community park included.

9:30 AM ST-24-0013; 183 Hamilton Road N.

Applicant proposes to remove existing mobile unloading docks to be replaced with new pre-manufactured dock building and unloading dock building to upgrade existing facilities. Lewis County Parcel 017897016000 zoned CG- General Commercial on approximately 5.77 acres.

10:00 AM Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUI1Ym0rTkt6SHZCZjkxUTRlVDBUUT09>

Directions to Development Review Committee

Chehalis Airport Conference Room



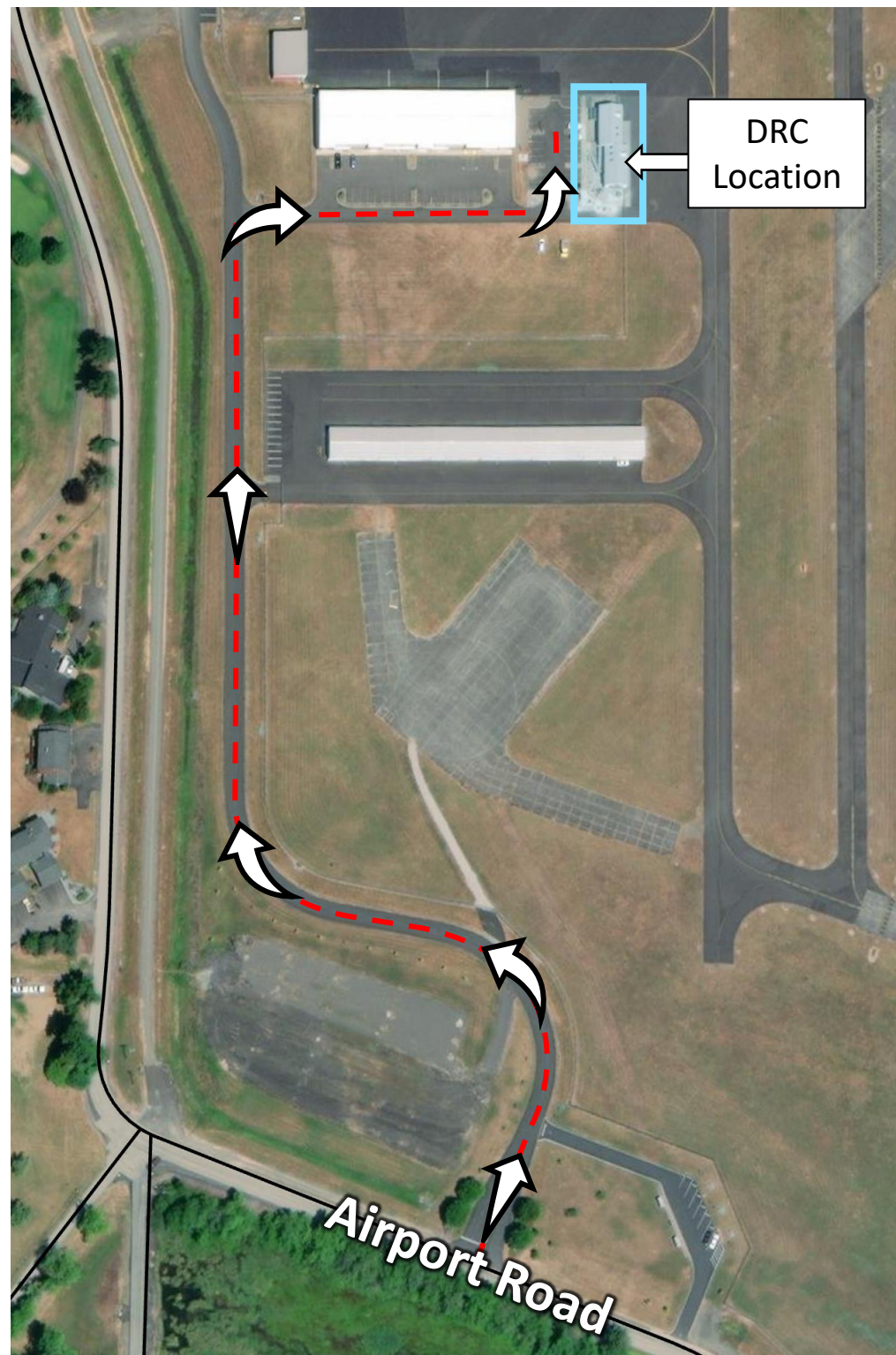
Coordinates:

(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: 0 Germaine Dr Chehalis, WA 98532

PARCEL #: 017840001022

APPLICANT / CONTACT PERSON:

NAME: Peak Development LLC
 ADDRESS: 4117 Prestwick Ln SE
 CITY/ST/ZIP: Olympia WA 98501
 PHONE#: 360-791-0253
 EMAIL: moneysaverstorage@gmail.com

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: Peak Development
 CONTACT NAME: Kyle Schrader
 ADDRESS: 4117 Prestwick Ln SE Olympia, WA 98501
 PHONE #: 360-791-0253
 EMAIL: moneysaverstorage@gmail.com
 CONTRACTORS L&I #: PEAKDDL777MG

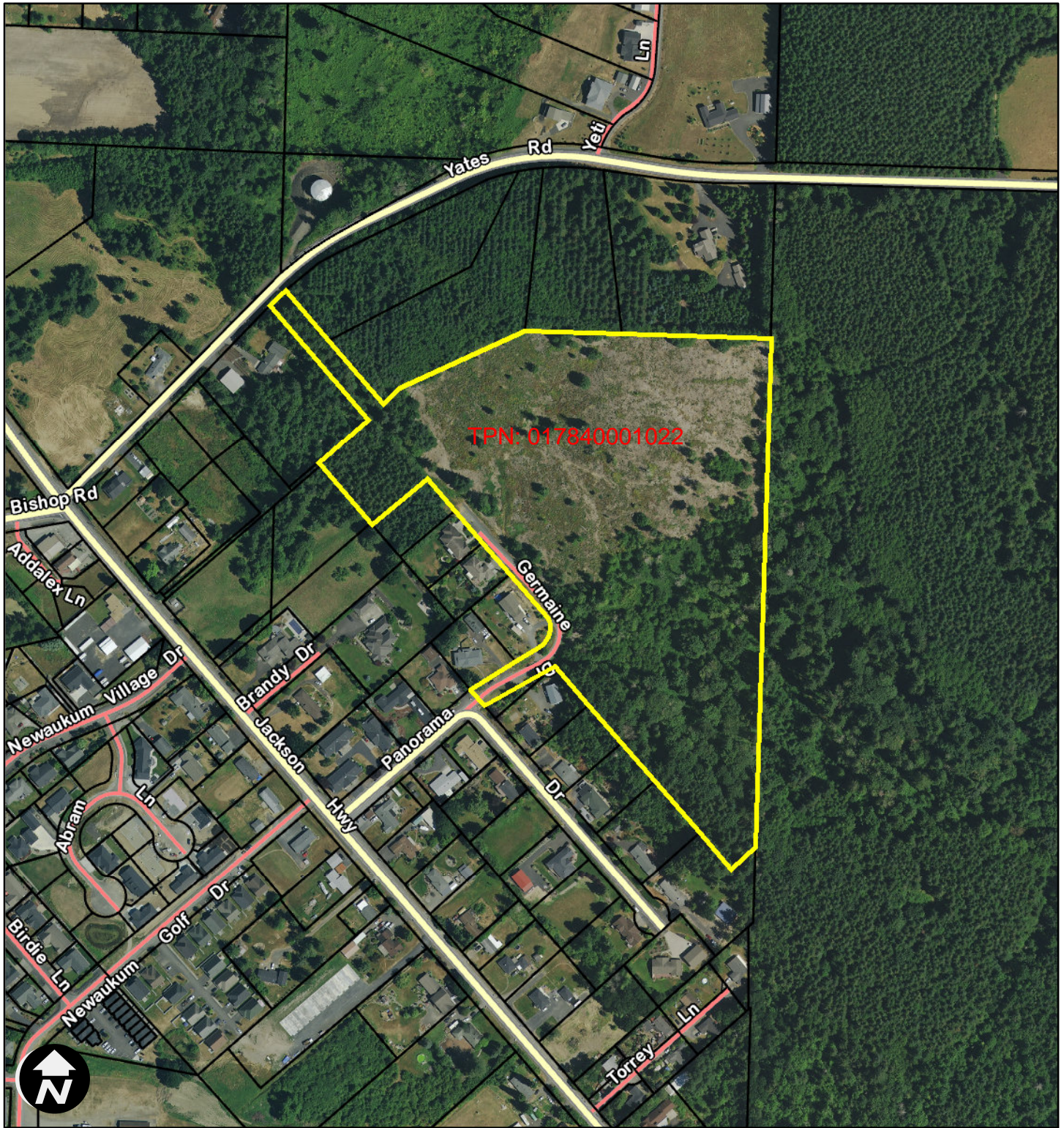
Is the property owner the same as the contact person? Yes No

DETAILED PROJECT DESCRIPTION: Proposed subdivision on 22 acres of vacant land. Preliminary site plan as submitted shows 84 lots.
 City Water and Sewer connections for each lot. 3 above ground stormwater retention ponds. A community Park. Road widths proposed are 35' total width. Retaining walls throughout the site to mitigate some of the slopes and help level out grades.

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.

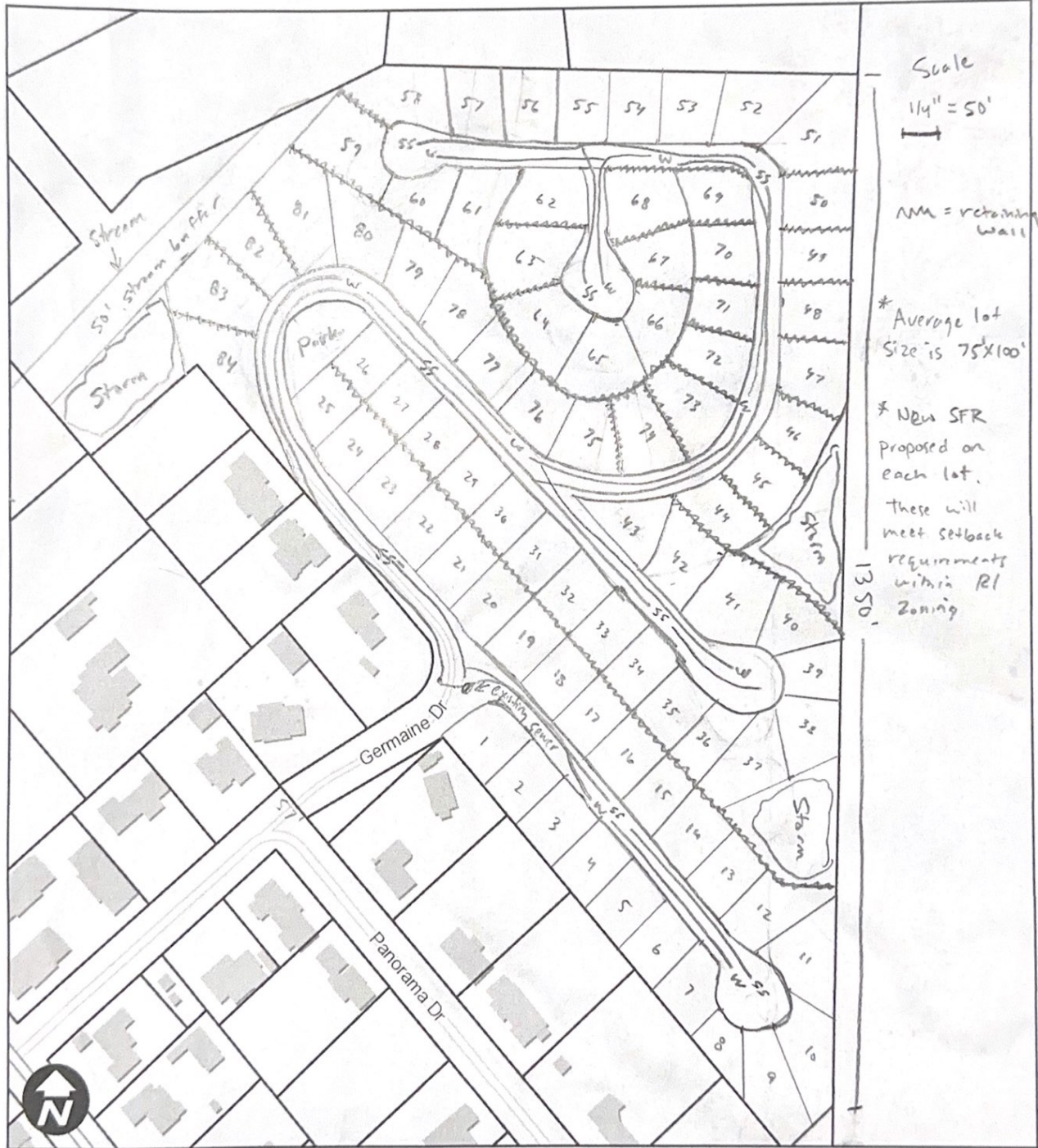
<u>Signature:</u> 	<u>Date:</u> 6/5/24
<u>Name (print):</u> Kyle Schrader Owner, Peak Development LLC	<u>Telephone #:</u> 360-791-0253

Office use only	
Received by:	Date Received:
Parcel #:	
Permit #:	
Zoning:	
Flood Zone: Yes No	
Zone Classification:	



VICINITY MAP FOR
AC-24-019
0 GERMAINE DRIVE

Lewis County GIS Web Map



6/5/2024, 6:36:57 AM

□ Parcels

Parcel # 017840001022

0 Germaine Dr. Chehalis, WA 98532

1:2,257

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.

© Lewis County GIS



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: 183 N Hamilton Road,
Chehalis, WA 98532

Parcel #: 017897016000

Applicant/Contact person

Name: Jack Dinh

Mailing address: 55 Glenlake Parkway NE

City, State, and Zip: Atlanta, GA 30328

Phone #: 657-227-6599

Email: (required) gdinh@ups.com

Contractor/Engineer/Surveyor

Contact Name: Leif Van Acker, P.E.

Company/Firm Name: Kimley-Horn and Associates, Inc.

Mailing address: 1 SW Columbia Street, Suite 650

City, State, and Zip: Portland, OR 97204

Phone #: 503-388-6392

Email: (required) leif.vanacker@kimley-horn.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.)

Removal of existing mobile unloading docks on the southwest and northeast of the existing building to be

replaced with new pre-manufactured dock building and unloading dock building to upgrade existing facilities

Current market value of proposed work:

(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: *Leif Van Acker*

Date: 1/24/2024

Print Name: Leif Van Acker, P.E.

Office use only

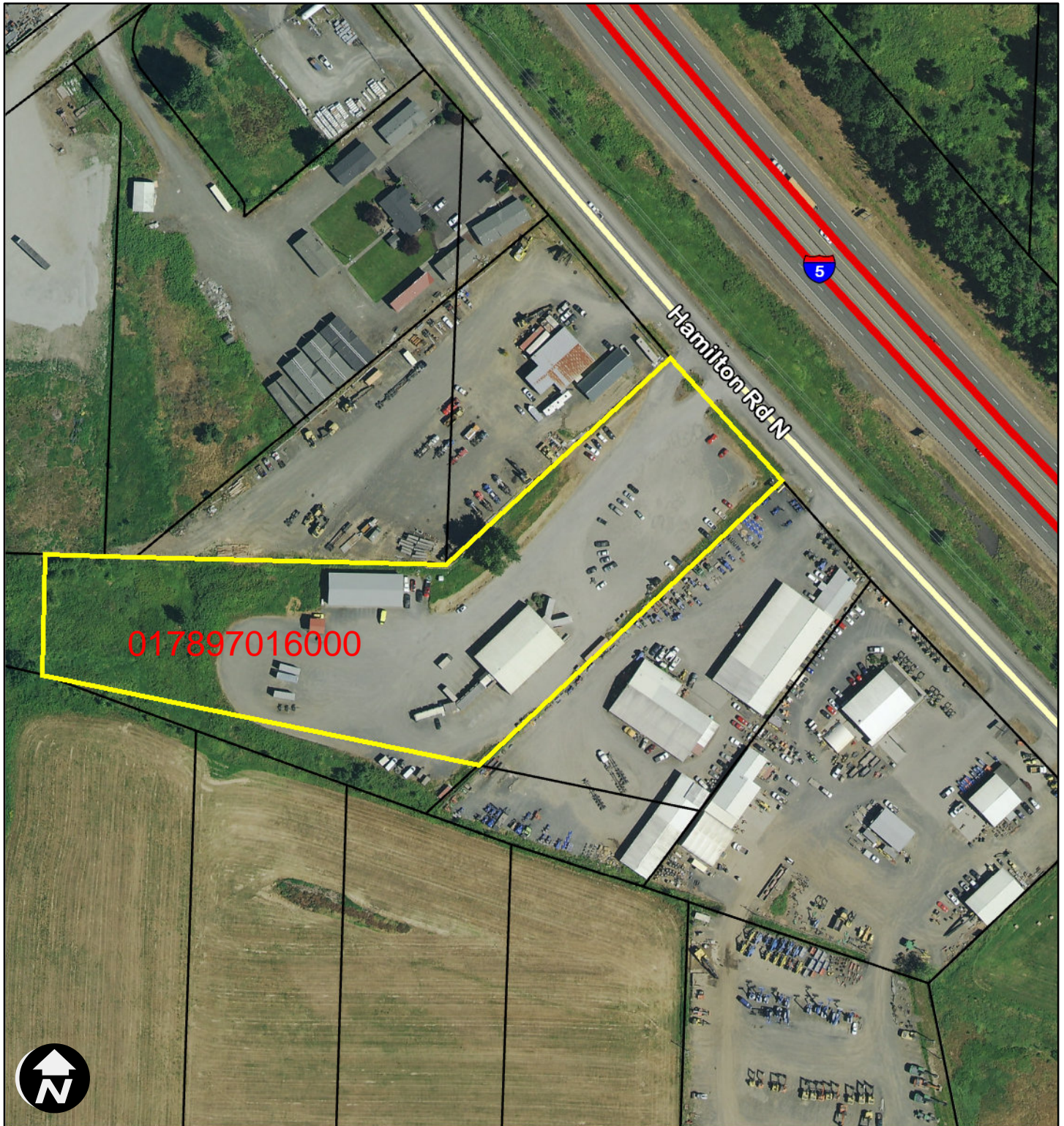
Received by: _____ Date Received: _____

Parcel #: _____

Permit #: _____

Zoning: _____

Flood Zone: yes no Zone Classification: _____



VICINITY MAP FOR ST-24-0013
183 HAMILTON ROAD



MEMORANDUM

To: City of Chehalis Department of Community Development

From: Leif Van Acker, P.E.
Kimley-Horn and Associates, Inc.
1 SW Columbia Street, Suite 650
Portland, OR 97204
503-388-6392
leif.vanacker@kimley-horn.com

Applicant: Jack Dinh
55 Glenlake Parkway NE
Atlanta, GA 30328
657-257-6599
gdinh@ups.com

Date: March 21, 2024

Subject: Site Plan Review Narrative
UPS Chehalis - 183 N Hamilton Road, Chehalis, WA 98532

The intent of this letter is to justify the planned commercial mailing/package service expansion at 183 N Hamilton Road, Chehalis, WA 98532 (Property PIN: 017897016000). The property is zoned CG (General Commercial) which lists commercial mailing/package service as an allowed use. The existing facility consists of a gravel surface parking and loading area, 7,000 square foot mailing/package facility, and 4,500 square foot storage building.

This project proposes the removal of existing mobile unloading docks on the southwest and northeast sides of the existing mailing/package facility, and the addition of a new pre-manufactured 1,621 square foot dock building and 1,598 square foot unloading dock building to upgrade the existing facilities. Two concrete pads are proposed at the loading and unloading dock ends (1,584 square feet at the northeast end, and 800 square feet at the southwest side). The proposed buildings are primarily steel construction with metal siding, and are construction Type II-B. The dock building on the southwest side will be built on concrete foundations, while the unloading dock building will be on a concrete slab with footings. The buildings are modular and prefabricated. UPS would like to make these upgrades to this site to upgrade old conveyors and docks to increase efficiency in their operations. The estimated fair market value of this project is \$650,000.

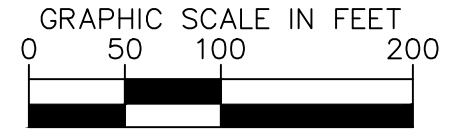
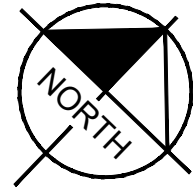
On March 18, 2024, the City of Chehalis issued a Mitigated Determination of Non-Significance with application UGA-SEPA-24-001. A portion of the site lies within a 100' stream buffer to the south, however the proposed improvements include minimal land disturbance only within the proposed concrete foundations and is not expected to negatively impact the adjacent stream.

If you have any questions or concerns, please do not hesitate to call, or email.

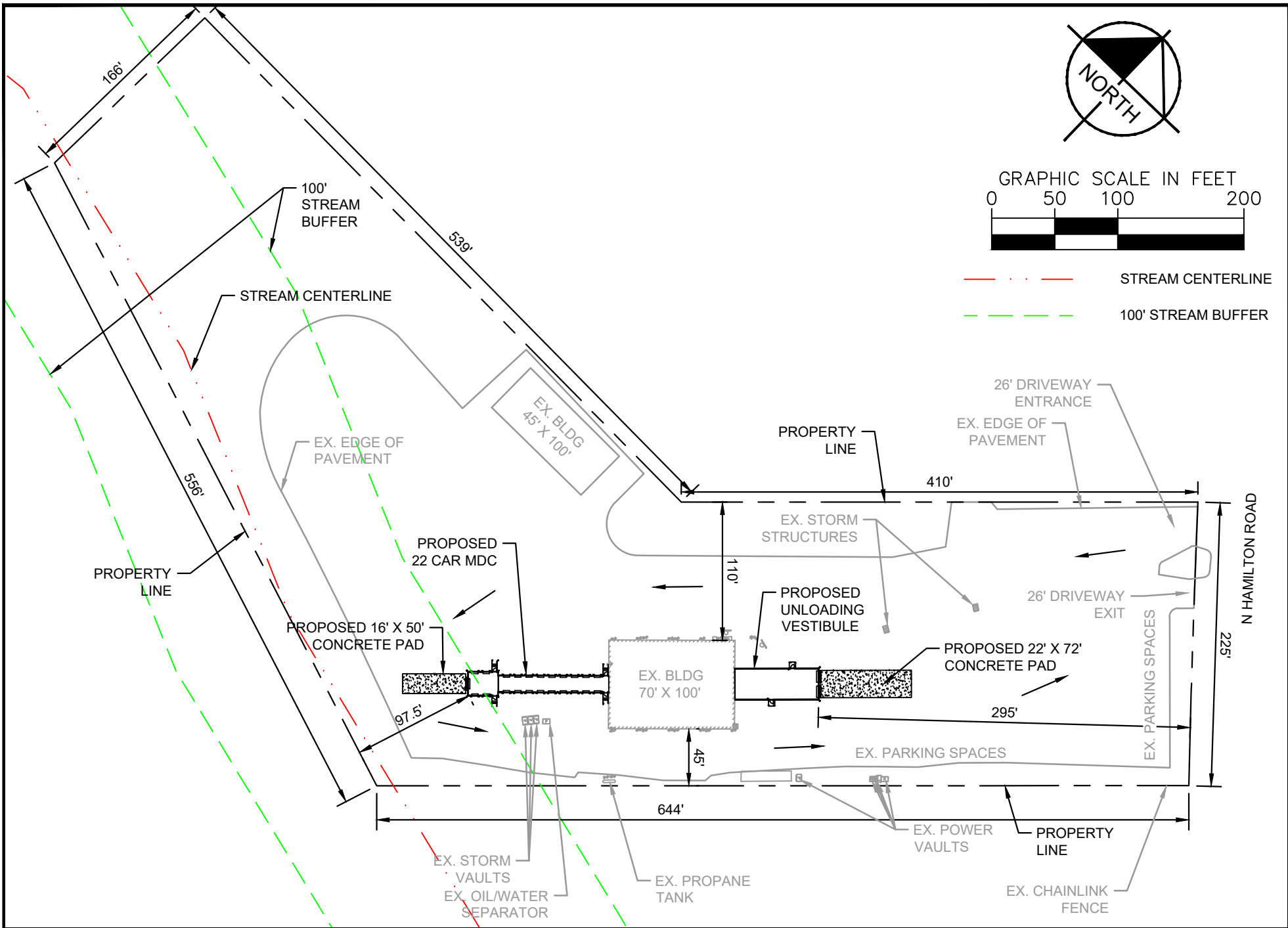
Sincerely,



Leif Van Acker, P.E.
Project Manager



- STREAM CENTERLINE
- 100' STREAM BUFFER



Kimley»Horn

1 SW COLUMBIA STREET, SUITE 650
PORTLAND, OR 97204
PHONE: 503-404-3910
WWW.KIMLEY-HORN.COM

SITE PLAN

UPS - CHEHALIS

DRAWN BY:
CT
DATE:
3.4.24

EX-1