

LEWIS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

2025 NE Kresky Avenue
Chehalis, WA 98532-2626

(360) 740-1146
FAX: (360) 740-1245

SPECIAL USE PERMIT APPLICATION

Application fee: \$1,315.00 (up to 10 hours, then \$70.00 per hour). CARL review fee: \$85.00. Legal notice fee: \$135.00 per notice. Hearing Examiner Fee: \$395.00. Environmental Health Planning Review fee: \$340.00 (Additional fees may apply for OnSite Septic evaluation, Water System Adequacy, and Well Site inspection). Public Works Plan & map review fees of \$150.00. Amendments/Revisions: \$660.00. SEPA fee of \$335.00 (up to 3 hours, then \$70.00 per hour). If a shorelines permit is required, the fee is: \$1,315.00 (\$150.00 will be refunded if an exemption is granted), plus a \$135.00 legal notice fee and \$395.00 Hearing Examiner fee. If a fill and grade permit is required, the fee is determined by the quantity of material, please consult the current fee schedule.

FOR OFFICE USE ONLY:

Application Date: _____ Permit Technician _____ Date Distributed: _____

1. **PROJECT NAME:** Ritchie Bros. Special Use Permit Application for an Auctioneering Facility

2. **APPLICANT:**
Name Ritchie Bros. Auctioneers, Scott Lennon

Address 6500 River Road
Richmond, BC v6x4g5

Telephone Cell (801) 455-9005 Work (778) 331-5549

3. **PROPERTY OWNER (If Other Than Applicant, proof of lease agreement or authorization must be attached):**

Name See Attached

Address _____

4. **SURVEYOR OR ENGINEER:**

Name RB Engineering, Bob Balmelli

Address PO Box 923, 91 SW 13th St
Chehalis, WA 98532

Telephone Home (_____) _____ Work (360) 740-8919

5. **PROPERTY LOCATION:**

 ¼, Section 1 , Township 12 North, Range 2 , WM

TAX PARCEL NUMBER(S): See attached CARL Review Worksheet

SITE ADDRESS: No address. Bounded by Avery Rd, N Military Rd, and Koontz Rd

6. **BRIEF DESCRIPTION OF THE PROPOSAL:** _____

Ritchie Bros. Auctioneers proposes to develop an Auctioneering Facility under the Special Use section of Lewis Co. Code at the property, roughly 200 acres, described above. The proposed project will include three buildings covering less than 80,000 and will comply with every applicable Lewis Co. Code including zoning, building, fire and stormwater.

Total number of Employees: 25 Number of employees who live on site: 0

Days and Hours of Operation: Monday through Friday, 8-5

7. **WATER SUPPLY:**
Existing Source: Existing well

Proposed Source: New well. Existing well to be decommissioned.

8. SEWAGE DISPOSAL:

Existing Method: There is no septic system currently

Proposed Method: A new septic system

9. ACCESS:

Existing Access: Access to the site is from N Military. It has frontage on Koontz Rd and an easement to Avery Rd.

Proposed Access: Via easement off of Avery Rd

10. SITE CHARACTERISTICS:

Total Size of Development Site: Roughly 203 acres

Please list all existing (non-residential) buildings and the square footage of each:

None

Please list all proposed (non-residential) buildings and the square footage of each:

Auction Building: 22,960 sq ft
Refurbishment Building: 35,774 sq ft
Check-in Building: 2,626 sq ft
Total building area: 61,360 sq ft

Total square footage of impervious surface (paved, covered, built on, gravel, etc.):

Existing: None Proposed: 10 acres of bldg & asphalt, 115 acres of gravel

Proposed number of dwelling units: 0

11. VEHICLES AND TRAFFIC:

How many vehicle trips will be generated daily to and from the site by the proposed use? Please include trips by employees, customers, delivery trucks, etc.

Typical weekday vehicle trips generated by this facility will be 44 inbound and 44 outbound.

How will these trips be distributed by mode and time of day? _____

See attached traffic report.

How many parking spaces will be provided? about 40 stalls

12. ADJACENT PROPERTIES:

What provisions have been made to make the development compatible with the appearance and character of the surrounding area?

The Auctioneering Facility proposed by Ritchie Bros. Auctioneers is on a site that is roughly 205 acres. To make the proposed development compatible with the appearance and character of the surrounding property Ritchie Bros. is proposing to provide substantial setbacks and buffers on the south, north and west sides of the property. These setbacks and buffers, 100 ft wide and wider, are meant to be developed with stormwater facilities, berms, native vegetation or other low impact rural features that maintain and enhance the rural appearance and character of the surrounding area. This is a commitment by Ritchie Bros. of around 30% of their site.

What provisions have been made to safeguard the adjoining properties against any detrimental effects caused by the development?

The proposed site was selected specifically for it's ability to gain access directly to I-5. This will significantly reduce any detrimental traffic effects to the surrounding area. As mentioned above, our proposal also sets aside roughly 1/4 of the site around the south, west and north perimeters as setback/buffer areas from adjacent rural properties. The distance itself, 100 feet and more, will mitigate noise, and visual impacts that might occur. However, in addition to the distance, Ritchie Bros. proposes to build up berms planted with native vegetation in these buffer areas. Any detrimental affects should be mitigated by these measures.

13. SUPPLEMENTAL INFORMATION:

All of the information listed below is required for a complete application. If you are unable to provide any of this information, or believe that it is not applicable to your project, please provide an explanation of why it has not been included. Please attach and label the following information to your application for submittal:

1. Legal descriptions of all the property involved in the proposal.
2. Detailed summary identifying all uses proposed for the site, including direct and accessory uses. All potential uses should be identified because approval of the project will be limited to those uses documented in the application materials and maps. Other uses will be prohibited.
3. A list of all property owners within 500 feet of the development site, and two sets of addressed, stamped envelopes for each.
4. A map or series of maps drawn at a scale of 1"=100' which show:
 - a. The boundaries of the designated area.
 - b. Boundaries of individual ownerships, or leasehold interests.
 - c. Dedicated rights of ways or easements over, across, or under the property to be reviewed for approval.
 - d. Existing roads, highways, and driveways abutting the site and within 500 feet of the site, and the principal access from the site to the nearest arterial or state highway.
 - e. Property ownerships within 500 feet of the site.
 - f. Wells within the development area or within 500 feet of the boundary of the site which are used for domestic use or identified through well log or water right records.
 - g. A general identification and location of critical areas on the site or within 500 feet of the site and the identification of all Type 1, 2, and 3 streams under WDF&W criteria, and any streams or water bodies subject to jurisdiction under Chapter 90.58 RCW, the State Shoreline Management Act.
 - h. The location and height of all existing and proposed structures and their square footage: houses, sheds, garages, barns, fences, culverts, signs, storage tanks, exterior lighting, outdoor storage areas, parking areas, loading zones, etc.
 - i. North arrow, scale, date, site address and directions to the site.
5. SEPA Environmental Checklist
6. CARL Review Form
7. Soils report, as required by the Lewis County Sanitary Code, LCC 8.40 and 8.41, if new or altered on-site sewage systems are proposed.
8. Letters of service indicating that the proposal will be served by: police, fire district, and refuse disposal. If connection to a municipal or rural water and/or sewer system is proposed a letter of service is required from those providers. If dwelling units are proposed a letter of service is also required from the local school district.
9. Additional materials may be required, depending on the specific project, pursuant to LCC 17.115 (Special Use Permits) and other applicable county regulations.

14. SIGNATURES

I/We certify that all of the information contained in, and attached to, this application is true to the best of my/our knowledge. Additionally, I/We certify that I/We have read and understand the limitations and conditions of Lewis County Code, especially Chapter 17.115 (Special Use Permits), and agree to comply with all conditions of approval.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

Notary Public in and for the State of

My office expires: _____