

Development Review Committee Agenda

Chehalis Building and Planning Department

February 23, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Lance Bunker Streets/Stormwater Superintendent & acting Public Works Director, Rick Mack Fire Marshal, Tammy Baraconi Building and Planning Manager, Amelia Schwartz City Planner via Zoom, Laura Fisher Permit Technician, Celest Wilder Public Works, Jud Riddle Public Works, Devlan Pool Wastewater Superintendent via Zoom, Brandon Rakes Airport Manager

I. Meeting Agenda for Action Items

9:00 AM

Applicant Conference:

AC-22-002: 2510, 2520 NE Kresky Ave. RB Engineering is proposing the construction of a commercial building with the potential for professional or out-patient medical services. LC Parcels: 00560639001, 005606039002. The site is zoned CG, General Commercial, and either use is permitted in this zone. The site is adjacent to NWI wetlands and is partially within the FEMA Flood Hazard Zone. The applicant has submitted a list of questions that they would like to have answered during their conference.

Applicant Present: Chris Aldrich with RB Engineering, Aaron Wilson

1. T. Baraconi opens meeting with staff introductions and welcomes applicant.
2. A. Wilson gives brief summary of the development of a large chiropractic office along with massage and naturopathic practices.
3. C. Aldrich- 12,00 sq ft is the goal for this project. Platted several years ago. Will subtract some of the parking stalls if the building gets any bigger. The stormwater system is built. It is outside of the flood plain. Wants to know what needs to be refreshed.
4. T. Baraconi addresses question #1 you are not in the flood plain, no flood development permit required. Will need and updated wetland report. No shoreline permit review required.
5. C. Wilder addresses question #2 curb, gutter, sidewalks, streetlights required on both Kresky and Hampe. Shares the deferrals with C. Aldrich of 2 adjacent lots. #3 It will require a GeoTech report. #4 Advises C. Aldrich of stormwater requirements. Frontage improvements will negate a lot of that.
6. C. Aldrich- refers to site plan regarding access. Prefers if be off Kresky.
7. C. Wilder- the driveway shown on the plans for Hampe has visual problems for traffic pulling out. They won't be able to see someone coming from that elevation on the hill. Asks how far back the driveway is.
8. C. Aldrich- believes it is atleast 150 feet. Can we defer or waive frontage improvements on the west side of that driveway?
9. C. Wilder- it has to be through the property line.
10. C. Aldrich- there were easements set up.
11. T. Baraconi- you will have to keep that access easement in place.
12. C. Aldrich- if we keep the 2 lots, it needs to have reciprocal.
13. Carol Ruiz, PE, Principal/Project Manager for Gibbs & Olson joins via Zoom. Will need to meet current Ecology manual standards. Need GeoTech report.
14. T. Baraconi addresses question #6- yes you will need a landscape and irrigation plan for this project.
15. C. Wilder addresses question #7- a trip generation study will be required.
16. T. Baraconi addresses question #8- no you do not need to do a BLA or Lot Consolidation. Do you have to cross over sewer lines to get from parcel to another? If so, you will need an easement.
17. A. Wilson- has no further questions.

18. R. Mack- You are right on the cusp of the proposed building size for sprinklers. 12,000 square feet is the threshold. You might want to think about that. They are not required though.
19. C. Aldrich- we will see where we go on that.
20. R. Mack – asks where the location of the hydrant is.
21. C. Aldrich- right out by the vault.
22. T. Baraconi- right on the property line.
23. R. Mack- that is something you will want to talk about.
24. T. Baraconi- asks how wide the access is.
25. C. Aldrich- both access points are at 24 feet. They are trying to max out the parking. It will be closer to 6 or over the minimum requirement.
26. 9:17am – meeting closed

9:30 AM

Applicant Conference:

AC-22-003: 0 Bishop Rd. Fuller Designs is proposing the construction of an aquaculture facility for shrimp production. The proposal is a phased project, with one warehouse that houses offices and labs initially, reaching project conclusion within 5 years. The applicant is planning to initiate a boundary line adjustment to meet property needs. LC Parcel: 017857002002. The site is zoned IL. Research laboratory and agricultural building over 1000 sq ft are conditional uses in this zone, while distribution center and professional service office are considered permitted uses.

Applicant Present: joining via Zoom for Eco Shrimp- Dmitry Portnoy, Udi, Shelly Lotan Technology Provider, Elad Project Manager, Aaron Fuller with Fuller Design

1. Devlan Pool Wastewater Superintendent joins via Zoom.
2. 9:35am – Staff introductions made along with applicants present via Zoom.
3. A. Fuller- introduces himself as project engineer for project. Provides brief description of large warehouse in the Urban Growth Area, used for growing shrimp. Plans include discharge, employee loading onsite, parking, loading docks, and stormwater pond. Potentially will need 4,300 feet extension of sewer. There is a manhole they could possibly pump to there. Lewis County District 4 does not provide service in that area. Will have to explore options. Utilities are on site. There are very minimal critical areas.
4. T. Baraconi- asks the ERU information provided. Is that for phase 1?
5. A. Fuller- this is for phase 1, for production it could take up to 100 tons per year.
6. J. Riddle- will work on the math to determine the consumption and discharge.
7. A. Fuller- the facility will also be developing their own onsite recycling.
8. D. Portnoy- they are not expecting an increase in those numbers. If anything, it could be landing much less.
9. C. Wilder- beyond phase 1, we will need a study providing a 12-month period of time to justify capital facilities.
10. T. Baraconi- the city wants to make sure we can supply your water needs.
11. R. Mack- how big is the building?
12. A.Fuller- total build out of roughly 260,000 square feet.
13. R. Mack- asks if it will be heated.
14. D. Portnoy- yes, it will be a temperature-controlled environment.
15. R. Mack- is not familiar with the operations.
16. A. Fuller- assuming there will be water tanks, full of shrimp and machinery to move the tanks.
17. R. Mack- planning would be for S1.
18. A. Fuller- the project narrative talks about the distribution center, office space, labs, and aquaculture.
19. R. Mack- is there a plan to sprinkler the warehouse?
20. A. Fuller- a portion of the building will be used for storage.
21. R. Mack- where are the hydrants?
22. A. Fuller- along Bishop. Should bring in 2-3 on site.
23. R. Mack- we will have to calculate what the demand will be base of the size of building. 1000 gallons per minute, per hydrant. Whatever fire flow is will determine the requirements.
24. C. Ruiz- will need stormwater plans, GeoTech related infiltration, follow Ecology 2018 manual.

25. T. Baraconi- I would encourage you to do the SEPA for full build out of phase 1 and phase 2.
26. A. Fuller- the building stormwater and SEPA is planned. The goal is to get the building permit for phase 2 only.
27. J. Riddle- asks what is proposed for water. The city will require an easement for public property. Will continue up Bishop to tie into Yates.
28. A. Fuller- shows group existing water lines.
29. J. Riddle- there are some short comings with the system. It feeds Holloway Springs development area.
30. A. Fuller – you want the water line all the way up Bishop instead down the east side of the property line?
31. J. Riddle- it depends on the sewer running on one side of the road and water running on the other side of the county road. The county will require standard CDF. Meters out at the road. The expectation for this going forward is that the water meter needs to be out on the public right of way.
32. A. Fuller – believes there is a sewer lateral right in that vicinity.
33. J. Riddle- we cannot do a well.
34. C. Wilder- it is not allowed. The hydrants on private property need to be privately owned. Back flow required
35. R. Mack- the city would require that the responsibility for maintenance be recorded for the hydrants. We will need documentation.
36. T. Baraconi- there needs to be an annual inspection forwarded on to the fire department for the hydrant testing if the building is sprinklered.
37. B. Rakes- asks if this is saltwater shrimp or freshwater.
38. D. Portnoy- it is 1.5% saltwater.
39. D. Pool- talks about wastewater issues and how the nutrient levels need to be within the means of handling. The SEPA process will let us know what that needs to be. He is waiting for a response back from Patrick the president of the sewer district about the gravity back flow pump station.
40. A. Fuller- it will have a check valve.
41. D. Pool- how much flow will you need considering the onsite pretreatment before discharge?
42. A. Fuller- directs this question to Eco Shrimp.
43. Elad- answers for Eco Shrimp that they have a recycling system for the discharge waste. Have high solid requirements.
44. D. Pool – asks about the SEPA process and if it would require the Department of Health or Ecology be involved for industrial waste.
45. A. Fuller – has not talked with the Department of Health. There may be a solid waste truck that takes it to a disposal facility.
46. C. Wilder- we just want to make sure it is properly treated. Will all come through in the SEPA process.
47. A. Fuller- as the water is a valuable resource, it will be recycled back into their system after filtered. Some will most likely be trucked off.
48. T. Baraconi- that will definitely need to be included in the SEPA process.
49. Elad – the goal is to avoid any release of water into the sewer while taking the solids out.
50. A. Fuller- will provide pretreatment.
51. T. Baraconi- for SEPA, the information about discharge for the full build out will need to be included.
52. A. Fuller- talks about the parking situation per 1000 square feet. There will be a very minimal amount of people using the parking. Expected roughly 25 people to use the parking lot.
53. T. Baraconi- please provide a study for your parking needs, visitors, loading and unloading etc. If you can provide documentation, we might be able to do an administrative variance.
54. C. Wilder- goes back to the wastewater. If extending the main occurs, a latecomer can occur for that. Will check with the port for frontage improvements.
55. A. Fuller- asks what the sunset is for that. How long?
56. T. Baraconi- answers, 25 years. She is working with the city attorney for an updated form. It will require an engineered estimate of costs. The city will identify the parcels that have to pay. Explains how it will be calculated.
57. A. Fuller- asks if there are any BLA issues.
58. T. Baraconi- is concerned about the back lot becoming landlocked. They may need to create a flag lot.
59. A. Fuller- We don't know how big the pond will be.
60. T. Baraconi- just make sure that the backlot/parcel will have access to Bishop Road.
61. A. Fuller- asks Eco Shrimp if they have any further questions.

62. Eco Shrimp- does not have any further questions.
63. T. Baraconi- we look forward to your application. Meeting closes at 10:13 am

10:00 AM

Site Plan Recommendation:

CU-21-002: 0 Washington Ave. Fuller Designs is proposing a multi-family housing project with 4 two-story duplexes and 4 two-story fourplexes. The project area is zoned R1, so the applicants are applying for a Conditional Use permit. LC Parcels: 005490001000, 005490000000, 005492002000, 005604192001, 005853001000. The project has received an MDNS (attached) with an appeal period end date of 3/1/22.

Applicant Present: Aaron Fuller with Fuller Design, Cara Nichols

1. T. Baraconi- welcomes applicant. Staff made introductions. We are here to make recommendations for the Hearing Examiner for the conditional use permit.
2. A. Schwartz- there are no issues from the planning perspective.
3. J. Riddle- starting with water, will need meter out at the roadway and not on the private side.
4. A. Fuller- will leave the easement on 12th for the entire thing.
5. C. Wilder- the city would rather you tie in to the existing main on Washington.
6. A. Fuller- explains water mains on plans and the right of way all the way to Prospect. We have vacated a portion of it.
7. J. Riddle- will meet with technician Kyle to see what the water situation is on Prospect.
8. A. Fuller- Prospect has high pressure with the water tower at the top.
9. R. Mack- believes that the hydrant at Evergreen is good and thinks that line continues.
10. A. Fuller- shows staff where the hydrant is centrally located on the plans. Knows it needs to be privately owned. Thinks there is an 8-inch main that goes all the way up through the site.
11. T. Baraconi- we are here to try and make recommendations to the Hearing Examiner and wants to word it so that it works for everyone.
12. A. Fuller- shows staff where the lines are indicated on the plans and where it runs to a manhole.
13. J. Riddle- asks for clarification on the locations of the manholes.
14. A. Fuller- provides this information by showing staff on the plans. Will have a grinder pump.
15. J. Riddle- if you want gravity you'll need 2 separate taps, separate lines.
16. A. Fuller- would like details on the pressure line to tie into the city line.
17. J. Riddle- there is not much flow up there.
18. C. Wilder- water/sewer is available, CFC will apply based on usage. Provide us with a usage estimate. Will it be individually metered?
19. A. Fuller- yes
20. C. Wilder- curb, gutter, sidewalk required on Washington. Some improvements on Washington as well. Aust Manor Road is narrow. With multifamily units fronting that, they don't really lend to the neighborhood.
21. A. Fuller- they are duplexes. 2 duplexes.
22. T. Baraconi- your footprint will shrink then. You will still have to do improvements to build up Aust Manor to accommodate the traffic.
23. C. Nichols- improvements to the whole Aust Manor Road?
24. T. Baraconi- to do it to the closest collaborator.
25. C. Nichols- that is not cost effective.
26. T. Baraconi- you could do 1 single family home per lot.
27. A. Fuller- there are 5 lots right now. The BLA has not been completed yet.
28. C. Nichols – if she changes it to 2 single family homes does that mean she won't have to do improvements on the road?
29. A. Fuller – can the lot line change from duplexes to single family homes?
30. T. Baraconi- the city is ok with that.

31. C. Ruiz- stormwater plans shall meet current Department of Ecology manual. Modeling will need to account for the off-site upstream storm water runoff. The offsite can be a pass through or routed around the project. If routed to the onsite infiltration facility, facility must be sized to include offsite runoff. Model existing conditions as forested to developed conditions as shown on the drawings. Need to provide GeoTech report for infiltration. Infiltration testing must follow Ecology testing requirements and have appropriate correction factors applied.
32. A. Fuller- they will be infiltrating 100% of the runoff. It shouldn't make a difference. Will make sure to account for it. The pond has changed in size significantly in the final design.
33. R. Mack- for single family homes, duplexes, the residential code doesn't require sprinklers.
34. A. Fuller- the middle wall of the four plex will have a built-up firewall.
35. R. Mack- what is the total travel width inside of the development?
36. A. Fuller- believes it is 24 ft.
37. C. Ruiz – the International Fire Code, Appendix D103.1 access road with a hydrant states any access shall be 26 feet.
38. A. Fuller- believes that the local access standard is 26 ft. Shares with staff where hydrants are located. Access is 26 ft, internals are 24 ft. Hydrants to serve the entire development.
39. D. Pool- no comments for wastewater.
40. C. Wilder- for 12th street in conjunction with a traffic study, the city is requiring a right in and right out for 12th and market base on increase in traffic.
41. A. Fuller- the traffic study done indicated a stop sign would be sufficient.
42. C. Nichols- feels that should be a city responsibility.
43. T. Baraconi- the new units will exacerbate the problem we already have with traffic.
44. A. Fuller- the traffic study included all three intersections. The study indicated that due to the development a stop sign would be adequate.
45. C. Ruiz- does agree with the stop sign.
46. C. Nichols- understands but asks the city to consider the costs. What are the costs?
47. A. Fuller- \$20,000.
48. C. Nichols- the traffic study shows that a stop sign is adequate.
49. A. Fuller- whatever the city recommends will go to the hearing examiner. They made a zoning request from R1 to R3. How is that presented to the Hearing Examiner?
50. T. Baraconi- staff will let them know we are planning to rezone.
51. A. Fuller- if we decide to make the change from duplexes to single family homes, we won't need the zoning changes.
52. T. Baraconi- staff is working to create a Mixed Residential, Commercial zone. That will give you the flexibility. The water meter locations must be approved by the water department before construction. Aust Manor grinder pumps into the manhole with separate lines.
53. C. Nichols- asks if grinder pumps are required for single family homes?
54. T. Baraconi – yes.
55. A. Fuller- wants clarification on the GeoTech report.
56. C. Ruiz- needs infiltration rates.
57. T. Baraconi- capital facility charges for each meter. Curb, gutter, sidewalk on Washington. Local access half street improvements. Aust Manor not built to multi family. For single family homes on Aust Manor it would be 2 max. For stormwater use current DOE manual to review and account for offsite. The GeoTech to model from forested to developed. Fire sprinklers on a 3 plex or greater or create fire separation wall. The travel width inside the complex is 26 ft. Access is 26 ft. 12th street becomes a right in, right out and curb. Zoning identified. An updated site plan is required before we schedule the Hearing Examiner.
58. A. Fuller- there are still some mistakes on the plans he hasn't fixed yet.
59. T. Baraconi- mark them "Not for Construction". Asks staff their recommendations for the Hearing examiner based on the conditions.
60. R. Mack- moves to approve.
61. C. Wilder – seconds the motion.

62. T. Baraconi- staff approves with recommendations. Meeting closed.

10:30 AM

II. Inter-department staff meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/84060599843> Meeting ID: 840 6059 9843

Find your local number: <https://us06web.zoom.us/u/kbUTCBLiq>