

Development Review Committee is represented by:

Building and Planning | Engineering | Public Works | Fire Department | Police Department | Airport

Development Review Committee Agenda

Chehalis Building and Planning Department

May 4, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building and Planning Manager, Laura Fisher Permit Technician, Rick Mack Fire Marshal, Lance Bunker Public Works Director, Devlan Pool Wastewater Superintendent, Celest Wilder Public Works Engineer Technician, Jud Riddle Public Works Engineer Technician & Acting Water Superintendent, Angie Elder Police Department, Matt McKnight Police Department
Port of Chehalis: Bill Teitzel Operations Manager

9:00 AM

Plan Review:

UGA-VR-22-001; 153 Hamilton Rd. The applicant is requesting to connect to City water, while retaining their connection to an existing well. The site is within a mapped wetland, Critical Aquifer Recharge Area, and stream buffer. Lewis County Parcel #017897022001

Applicant Present: Dough Amman Tyler Rental Branch Manager

1. D. Amman provides brief summary as to the relevance of this project. Workforce has grown requiring them to do more testing. Proposing to leave well hooked up to use for washing equipment.
2. D. Pool asks applicant to explain wash system.
3. D. Amman explains that it is a recycling system and eventually evaporates. Pond inside fabric building where water is collected. Water goes to pressure washer to reuse. They potentially have the ability to dump into sewer. System has been used for 11 years and to his knowledge has only one time emptied into sewer.
4. J. Riddle speaks to D. Amman regarding city sewer being connected to main building.
5. C. Wilder explains the email sent to D. Amman regarding DOE requirements. Ecology requires to go through sanitary not through storms. She asks how the debris is removed.
6. D. Amman provides the group with a process in which the debris is taken to headquarters landfill.
7. L. Bunker – no comments.
8. R. Mack – no comments.
9. M. McKnight – no comments.
10. C. Wilder speaks of code requirements. It is to protect the water system by not allowing cross contamination. The city can not have an outside source crossing the city water source.
11. J. Riddle reiterates following the code and being consistent. Neighboring property was required to decommission their well. It may be cost effective considering all of the recycling.
12. C. Wilder tells D. Amman that the average was provided based off of the last 2 years history for costs. He had been provided estimated rates.
13. D. Amman will move forward with decommissioning the well.
14. C. Wilder instructs applicant to go through the County for decommissioning the well.
15. J. Riddle adds that they will need a final reading off of the meter.
16. D. Amman will get ahold of DJ's Plumbing.
17. C. Wilder provides that a Utility Service Attachment Permit will be required.
18. J. Riddle explains that the valve at the road needs to be capped.
19. C. Wilder expresses that if it is larger than 2 inches, Kelly will have to install it. Will need capital facility charges paid.

20. D. Amman is withdrawing his request.
21. T. Baraconi asks applicant to provide the city with a letter or email stating that he is withdrawing from the variance application. Once received, Laura will then close out the variance permit.

9:30 AM

Plan Review:

ST-21-0013; 2844 Jackson Hwy. The applicant is proposing the construction of a 1,001,625 square foot warehouse facility, with paved areas, a drainage system, water and sewer extensions, and landscaping. This project has received an MDNS on April 11, 2022, including conditions related to fire service and road access. Lewis County Parcel # 017800001009, 017800001010, and 017800003000

Applicant Present: Tedd Knapp with CRG representing for Puget Western site

1. T. Knapp provides overview of status of project in process. They are in contract to purchase the land and hope to close within 60 to 90 days. The adjacent property of 34 acres is also under contract. Barghausen is the consulting Engineer. Hoping to submit SEPA checklist within 30 to 40 days.
2. C. Wilder asks if they plan to combine all of the land into one site.
3. T. Knapp responds that they do not know yet. They have 2 projects. One is for the 1,000,000 square foot building and the other is the Port of Chehalis property potentially proposed to build a 500,000 square foot building but not sure yet.
4. D. Pool asks about connecting to sewer.
5. T. Knapp shows where sanitary sewer locations are.
6. C. Wilder asks about the proposal to extend the main from Jackson.
7. T. Knapp wants to know if it applies to all of the south end.
8. C. Wilder responds to and through.
9. D. Pool reiterates the code reads to and through. Going out to Rush Road makes more sense. It is a more direct line.
10. T. Knapp talks about getting access on Maurin. They do not desire to restrict access off of Jackson. The employee access and car access would be off of Jackson. The Truck access would be off of Maurin.
11. C. Wilder explains that they would have to widen the road.
12. T. Knapp cannot commit to anything just yet until they own both properties.
13. R. Mack explains that a private fire service will be required. The hydrants around the facility need to serve the fire pump room as well. Two separate access points will be required. Assumes there will be a concrete tilt up.
14. T. Knapp talks about fire systems on other buildings that typically have a concrete tilt. He asks what the water limitations might be. He wants to make sure they have enough. The loop around the building will that be a private system?
15. R. Mack answers that they will own the loop and will need a back up pump. Normally a generator back up. Diesel is the way to go.
16. T. Knapp will probably do that. Good to know the requirements up front.
17. R. Mack wants access to the entire property during construction. The fire hydrants need to be in place before any combustibles are brought in. Communications out there can be an issue as well as they are outside of the radio triangle.
18. T. Knapp will work with Fire Marshal. He understands.
19. R. Mack explains code requires 26 ft wide access around the building.
20. T. Knapp understands. There will be plenty of room as it is designed for truck and trailer maneuverability around building.
21. D. Pool offers other ways to go through for sewer. There are different options.
22. J. Riddle thinks it would be more cost effective to go off of Rush Road.

23. M. McKnight expresses Police Department concern of the traffic impact. The increase on Jackson Highway could be an issue.
24. T. Baraconi explains that if the properties are combined the previous SEPA with access off of Jackson would need to be revised. If the properties are combined the city will require the revisions to include the current project plus the project on Maurin. One checklist addressing both.
25. T. Knapp explains that they do not know right now who the tenants will be out there. If it is something like Amazon, the traffic counts will be different.
26. T. Baraconi tells applicant when they do have the user or tenant information the city will require a traffic study be done specific to that user, consistent with the SEPA. Any work in the right of way will require a right of way permit with Lewis County Public Works. A road design should be submitted to the city and Lewis County at the same time. Any access onto county roads requires a Lewis County permit. The County Traffic Engineer has to review the site for TIA. Will need a Boundary Line Adjustment for this project. Can not build over property lines. Will need preliminary approval before building permit.
27. T. Knapp adds that they may end up with 2 separate buildings, but this is all still very preliminary.
28. T. Baraconi states that fencing will be required along Jackson Highway up to 7 feet without a permit to block headlights and help with sounds as much as possible. In the setbacks suggest adding arborvitae or something similar to help buffer noise.
29. J. Riddle would like to know what the intended use will be.
30. T. Knapp thinks it will be distribution oriented. Talks about ballpark water usage.
31. R. Mack states they will need 12-inch line for fire service.
32. T. Knapp will have 12-inch main loop around building.
33. J. Riddle states water meters need to be at the roadway. No public utilities on private property. Depending on the waterflow usage they may need to upgrade the pump station. The infrastructure has its limitations and will probably require adjustments.
34. T. Knapp shares that they will probably bring in Patriot Fire to do their fire systems.
35. C. Wilder – no comments.
36. T. Baraconi asks the group for approval based on what is presented today. Staff recommends approval.

10:00 AM

Special Event Permit:

SE-22-004; 547 NW Pacific Ave and 545 N Market Blvd. The applicant is applying for a special event to host a Bridal Expo with vendors and food at two locations on May 14 and 15. The event is expected to only take place in private property. Lewis County Parcel # 004556000000 and 004521000000

Applicant Present: Shelby Foister representing The Loft and co-hosting wedding expo

1. S. Foister provides summary of event. Nothing will be set up outside. This will occur in two locations. Some vendors in the Vintage Grand Room and most vendors at The Loft. 8x8 sections partitioned for vendors not to exceed a space of 10x10 with all walkways open.
2. A. Elder asks if it is all being held on the first floor.
3. S. Foister explains that the majority will be on the first floor, but the second floor will have a mock set up for a wedding ceremony with the arbor, chairs, tables and such for people to walk through.
4. D. Pool – no comments.
5. L. Bunker states that it is on private property, and he has no concerns.
6. R. Mack adds that the means of egress is his main concern.
7. S. Foister describes how mock set up will work.
8. M. McKnight asks if the second floor is normally where wedding ceremonies are held.
9. S. Foister answers Matt, yes.
10. A. Elder explains that no right of way shall be blocked. No alleys blocked.
11. S. Foister explains when and how vendors will unload avoiding blocking the roads. Plan is to use BNSF parking for the vendors.

12. M. McKnight recommends unloading on train track side. This would have the least impact. The railroad side would be better.
13. S. Foister said that there would be very few vendors unloading at one time. Will try to limit to less than 5.
14. M. McKnight asks that they consider the foot traffic in the alley, not to congregate in the alley. Suggests coning it off to help with flow.
15. T. Baraconi adds that the occupancy for the building needs to be clearly marked with the number over the entrance. Be sure to monitor the number of people in the building and stay below that number.
16. M. McKnight informs applicant that parking enforcement can tow vehicles.
17. S. Foister shares that they will be setting up Tuesday through Friday after 5pm.
18. T. Baraconi asks for staff recommendations. Group approves with conditions.

10:30 AM

Special Event Permit:

SE-22-005; Boistfort St between Pacific Ave and Market Blvd. The applicant is applying for a special event permit for the Chehalis Farmers Market, requiring street closure every Tuesday from 7am – 5pm June 7 to October 27. There will be vendors and food. No associated parcel numbers.

Applicant Present: None

1. M. McKnight comments that it should be required that vendors offload onto Market.
2. C. Wilder adds that there is a \$100 utility fee to use city power plug in outlets.
3. A. Elder comments that there should be no parking of the vendors on the street. Vendors should relocate to parking lots or use BNSF parking lot.
4. M. McKnight shares that parking enforcement will ticket if need be.
5. T. Baraconi asks for staff recommendations. Group approves with conditions.

11:00 AM

1. Interdepartmental meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/88064775734>