



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

August 18th, 2021

COPY

Brandon Rakes
900 NW Airport Rd
Chehalis, WA 98532

RE: Site Plan Review ST-21-0005

Dear Brandon Rakes,

Site Plan Review: ST-21-0005, Airport Fueling System

As per CMC 17.09.130(C) must find that the following findings of facts can be affirmed.

1. The project is consistent with the Chehalis comprehensive plan and meets the requirements and intent of the Chehalis Municipal Code, including the type of land use and the intensity/density of the proposed development.

Staff finds that the proposed development is consistent with the Chehalis Comprehensive Plan and the requirements and intent of the Chehalis Municipal Code.

2. The physical location, size, and placement of the development on the site and the location of the proposed uses within the project minimize impacts to any critical resource or floodplain area to the greatest extent possible or are compatible with the character and intended development pattern of the surrounding properties.

Staff finds that the project lies will require a SPCC plan, double-walled storage tanks, and the immediate notification to the Department of Ecology and City of Chehalis Community Development if contaminated soils are found at any time during the project's construction.

3. The project makes adequate provisions for water supply, storm drainage, sanitary sewage disposal, emergency services, and environmental protection to ensure that the proposed project would not be detrimental to public health and safety.

Staff finds that the airport fueling system has all necessary utility services, environmental issues will be adequately addressed, and this project will not be detrimental to public health and safety.

4. Public access and circulation including nonmotorized access, as appropriate, are adequate to and on the site.

Staff finds adequate public access and circulation for all vehicles and pedestrian traffic.

5. Adequate setbacks and buffering have been provided. Any reduction to setbacks or buffer widths is the minimum necessary to allow for reasonable economic use of the lot and does not adversely impact the functional value of the critical resource area or adjoining land uses.

Staff finds that adequate setbacks are in place and will not adversely impact the functional value of the adjoining land use.

6. The physical location, size, and placement of proposed structures on the site and the location of proposed uses within the project are compatible with and relate harmoniously to the surrounding area.

Staff finds the placement of the structures to be harmonious with the surrounding area.

7. The project adequately mitigates impacts identified through the SEPA review process, if required.

Staff finds that a SEPA threshold determination was made on August 3rd, 2021, and all identified impacts will be mitigated upon completion of conditions of the Mitigated Determination of Nonsignificance.

8. The project would not be detrimental to the public interest, health, safety, or general welfare.

Staff finds that the placement of the aircraft fueling system is not detrimental to the public interest, health, safety, or general welfare.

On August 11th, 2021, the Development Review Committee unanimously approved this site plan. On August 17th, 2021, the comment period for the Mitigated Determination of Nonsignificance pertaining to the proposed aircraft fueling system closed. No appeals were received. Staff finds that this site plan meets all the requirements of CMC 17.09.130 and is approved.

The approval of this site plan is based on the applicant developing the site in accordance with the site plan approved in this document. Site plan approval does not replace the required building and civil permits.

Site plan approval is valid for one (1) year from the date of this letter. A one (1) year extension can be granted if the site plan does not substantially change from the original approval. If an extension is needed, please make a written request at least 30 days in advance of the expiration. The request for the extension is the sole responsibility of the applicant and reminders are not provided. (CMC 17.09.130(D))

Aggrieved applicants can appeal this decision within 14 days from the date of this letter. All appeals of Type 1 permits are heard by the hearing examiner. (CMC 17.09.160) To appeal, contact staff at the Building and Planning Department for assistance.

If there is anything I can do to assist you please feel free to reach out to me at (360) 485-0373.

Sincerely,



Amelia Schwartz
City Planner

cc:
Trent Lougheed, City Engineer
Geoff Vaughn, Project Civil Engineer