

Development Review Committee Agenda

Chehalis Community Development Department

August 18, 2021 at 9 o'clock A.M.

Meeting location: Chehalis-Centralia Airport, 900 Northwest Airport Road, Chehalis, WA

Staff Present: Tammy Baraconi, Celest Wilder, Amelia Schwartz, Laura Fisher, Angie Elder, Rick Mack, Brandon Rakes

I. Meeting Agenda for Action Items

9:00 AM to 10:00 AM

Applicant Conference:

AC-21-027; 0 and 1820 N National Ave: Applicant is proposing a development of a new Twin Transit hub. Lewis County Parcel #005605100003 & 005605100004, zoned CG, General Commercial, and a transportation terminal accommodating 50 to 299 persons is a permitted use in this zone. Applicants present: Chris Aldrich from RB Engineering

1. Tammy Baraconi with Planning Department – This is in where the old Burger King was.
2. Chris Aldrich with RB Engineering - Going over the site notes, they are planning to reset the vault slightly north away from curb, changes would be off Median.
3. Tammy Baraconi with Planning Department – You have a wetland area to deal with.
4. Chris Aldrich with RB Engineering - There will be no new fill, they will take out some of the asphalt, pour new concrete, use existing entrance off National Ave. Busses will come in and loop to the right. Will make sure there's full movement capabilities for the busses in the existing driveway.
5. Tammy Baraconi with Planning Department - How far off Median?
6. Celest Wilder with Public Works- Needs to be far enough for the driveway, rather than having a left to left turn on National. Will need half street, curb cutter, sidewalks, streetlights to improve the use on an arterial. Access will be for walkers.
7. Chris Aldrich with RB Engineering- Wants to consider improving crosswalk over National.
8. Celest Wilder with Public Works – Crosswalks need ADA ramps. National is an arterial.
9. Chris Aldrich with RB Engineering – Do they need to do something with the south side section?
10. Celest Wilder with Public Works- Will need ramp.
11. Tammy Baraconi with Planning Department- What will be going in the middle section of the site plan?
12. Chris Aldrich with RB Engineering- It will be shelters with landscaping and possibly a restroom.
13. Tammy Baraconi with Planning Department – In order for us to issue a Certificate of Occupancy there needs to be a water/sewer hookup for the restroom. It is a building code issue for it to be considered habitable.
14. Chris Aldrich with RB Engineering - Because the applicants are not here, he is not sure what their thoughts are on the use of a restroom for the people riding the bus or the bus drivers.
15. Angie Elder with Police Department – You must provide a restroom.
16. Tammy Baraconi with Planning Department – You will need a restroom.
17. Chris Aldrich with RB Engineering- Thought the original proposal was for a locked restroom single person use. There will be a bike rack as well.
18. Tammy Baraconi with Planning Department – Is there a wetland report? Was it submitted with the original plans?

19. Chris Aldrich with RB Engineering- It was a couple of years ago when that was done. The only grading is going to be where they will be taking out the gravel to do concrete. What about a SEPA?
20. Tammy Baraconi with Planning Department- This would be exempt from a SEPA. The critical areas will require landscaping, will mitigate with plantings for the wetland area. Needs to be done by a landscape architect.
21. Celest Wilder with Public Works- Capital Facilities charges will apply.
22. Chris Aldrich with RB Engineering- Will they get a credit for the one water/sewer hookup already there?
23. Celest Wilder with Public Works- No that meter has been pulled.
24. Rick Mack, Fire Marshal- No issues. The building is less than 5000 square feet. There are existing hydrants. Will there be an address for this facility? Suggests monument style address sign.
25. Tammy Baraconi with Planning Department – Yes there will be an address assigned.
26. Angie Elder with Police Department- There are concerns about the homeless population increasing. With the new homestead act, signs will need to be posted and it will be up to Twin Transit to handle any issues with homeless people
27. Tammy Baraconi with Planning Department- Encourages security measures be taken such as locking up any access to electrical or water. Could be considered a park and ride situation where people are parking their cars to take the bus into the city.
28. Angie Elder with Police Department- Suggests paid parking.
29. Tammy Baraconi with Planning Department- Do you have all your questions answered?
30. Chris Aldrich with RB Engineering- The site plan needs a walkway over Median.
31. Tammy Baraconi with Planning Department- Need striping on both access points across the parking the parking lot.
32. Chris Aldrich with RB Engineering- We don't have any information on time wise yet.
33. Tammy Baraconi with Planning Department- We will need that in writing.
34. Celest Wilder with Public Works- Stormwater required for first part of construction.
35. Chris Aldrich with RB Engineering- Will ask applicant about irrigation. Will do landscape plans.
36. Tammy Baraconi with Planning Department- Preliminary landscape plans can be part of the wetland mitigation. Please look at the lighting code for zoning, to make sure there is proper lighting in the parking lot.
37. Angie Elder with Police Department- Suggests closing access at night with signs saying CLOSED.
38. Amelia Schwartz with Planning Department- No further comments.
39. Chris Aldrich with RB Engineering- I will fill in the applicants Joe and Don.

Site Plan Review:

UGA-ST-21-0002 Bishop and 123 Habein Rd: Fuller Designs has applied to build a truck wash and fuel station. This property is zoned IL, Light Industrial. As per CMC 17.78 this is a permitted use in this zoning classification. Location is also within the Port of Chehalis' jurisdiction. MDNS has been issued.

Applicants present: Sam with Fuller Designs

1. Tammy Baraconi with Planning Department- This is a site review. Do you see any issues, Rick?
2. Rick Mack, Fire Marshal- No issues.
3. Celest Wilder with Public Works- Water/sewer active and current. Will need estimated usage report when they submit building plans, oil/water separator required for truck wash, for calculating stormwater fees, Public Works will need to know total new and improved impervious surface on Habein side, need trip generation study. Bishop road won't be charged with stormwater fees. Will need Right of Way permit for access to site from Habein road.
4. Tammy Baraconi with Planning Department- SEPA was done.
5. Sam- Don't see the truck usage changing. There will be a bit of grade work done.
6. Angie Elder with Police Department- No concerns.
7. Amelia Schwartz with Planning Department- Follow Port of Chehalis guidelines for landscaping. Landscaping to be done by Landscape Architect.

Group unanimously approves site plan.

8. Sam with Fuller Design- There was a mistake on the wetland report. Will be forwarding more information to Amelia.

9:30 AM to 10:00 AM

II. Inter-department staff meeting

- a. This is a dedicated time to share information and projects with other departments to keep the lines of communication open.

Tammy Baraconi with Planning Department- Amelia is updating the website. Flood elevation certificates have been added, permitting form links, and an interactive zoning map. All Engineering permits are now Civil permits. There will be no DRC next week

III. Weekly Informational Reports

- a. **Issued permits** – Attached is the monthly report of permits issued in the last 30 days.