

# Development Review Committee Agenda

Chehalis Building and Planning Department

December 13, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Ron Buckholt Interim Building and Planning Manager, Laura Fisher Permit Technician, Josh McDrummond Building Inspector, Rick Mack Fire Marshal, Mike Thomas Engineer Technician, Matt McKnight Deputy Chief Police, Angie Elder Police Department, Justin Phelps Wastewater Superintendent, Riley Bunnell Water Superintendent, Fritz Beierle Streets/Stormwater Superintendent, Carol Ruiz Interim City Engineer with Gibbs & Olson

## **9:00 AM UGA-ST-23-0002 and UGA-SEPA-23-002; 207 MAURIN RD**

The Port of Chehalis proposes the construction of a grain terminal facility which will support storage and transload of grain products from the local farms into rail cars for regional transport. Lewis County Parcel 017756002003 & 017756002001 are zoned IL – Light Industrial in the UGA totaling 8.49 acres

### UGA-ST-23-0002

- Applicant required to provide infrastructure be in place to accommodate for Electric Vehicle Charging stall
- BLA required to be recorded prior to commencement of any work.
- Outdoor lighting shall be shielded downward to prevent light pollution.
- Refer to NFPA 61 and 652 dust hazard analysis guidelines.
- Commercial address numbers required on the face of the building.
- Hydrant required within 400 feet of all portions of the building.
- Irrigation line requires Double Check Backflow Assembly if attaching yard hydrant to any other access port to irrigation line then RPBA will be required. Domestic line requires Reduced Pressure Backflow Assembly.
- 8" fire line requires Double Check Detector Assembly with ground vault or above ground hot box.
- Capital Facilities Charges apply for domestic, irrigation, and fire line.
- Self-containment areas must not be tied into sewer system. CFC charges are applicable for sewer.
- Please adhere to CMC chapter 13.08 Sewer Systems to ensure compliance with the minimum requirements for new installations or alterations of sewer lines. In the absence of coverage, refer to the Department of Ecology Orange Book.
- Stormwater to follow the current 2019 Ecology Stormwater Manual.
- According to CMC 12.04.280(B), the half street right of way width seems appropriate. Of this, 20' shall be paved, 11' lane, and a wide 9' shoulder that leaves room for future channelization needs when traffic increases deem it necessary. Curb, Gutter, Sidewalk, Street Lighting (if necessary), and hard piping any existing open air roadside storm ditches required.
- Site Plan Approved with conditions as stated above.

### UGA-SEPA-23-002

- Landscaping plan submitted by a licensed Landscape Architect required at the time of building permit submittal.
- Planning will move MDNS forward with incorporated mitigation measures required.

## **11:00 Interdepartmental staff meeting.**

Join Zoom Meeting <https://us06web.zoom.us/j/83910241095?pwd=dUI1Ym0rTkt6SHZCZjkxUTRHVDBUUT09>