

Development Review Committee Agenda

Chehalis Building and Planning Department

April 12, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building & Planning Manager, Laura Fisher Permit Technician, Brandon Rakes Airport Operations Manager, Justin Phelps Wastewater Superintendent, Michael Thomas Public Works, Matt McKnight Police Department, Angie Elder Police Department, Celest Wilder Public Works, Jud Riddle Streets/Stormwater Superintendent & Interim Water Superintendent, Carol Ruiz with Gibbs & Olson Interim City Engineer

9:00 AM ST-22-0011, Slater Enterprises, 1230 SW Elzina St.

The applicant proposes a 9,600 sq ft metal storage warehouse. The property is zoned IL, Light Industrial. Lewis County parcel ID # 004808000000. The property is approximately 0.45 acres, 19, 602 sq ft.

- No additional parking required. Commercial parking lot must be paved.
- Frontage improvements required on Newaukum and Elzina.
- Stormwater to be compliant with 2019 DOE Manual.
- Demonstrate hydrants are within 400 feet of all buildings.
- Boundary Line Adjustment required to be final for final occupancy.
- These minutes will stand in lieu of Building & Planning Manager final decision.
- Site plan approved with conditions as stated above.

9:30 AM SE-23-003, Centralia/Chehalis Chamber of Commerce STP event, 221 SW 13th St

Applicant is proposing a stop for STP riders at Recreation Park. The event will provide food and a place for overnight camping. A bike coral will be manned by the Army National Guard. The property is zoned OSG, Open Space/Government. Lewis County parcel ID # 005864001000. The site is approximately 11 acres, 479,160 sq ft.

- No beer garden permitted.
- Right of way permit required prior to issuance of special event permit.
- Ample signage to be provided by applicant for bicyclists that they are required to stop at stop signs.
- No traffic control permitted by the applicant.
- 72 hours in advance notice required to notify surrounding area prior to event.
- City staff to place cones where parking stalls will be blocked off for portapotty.

10:30 AM AC-23-010, Port of Chehalis SWW Grain Project and Rail Terminal Facility, 00 Maurin Road

The Port of Chehalis proposes a new grain terminal and storage facility. Zoning: IL, Light Industrial. Lewis County parcel ID # 017756002003 and 017756002001. Approximately 1.75 acres; 76,230 sq ft.

- Water/sewer available on Maurin.
- Trip generation study required. Traffic scoping meeting required if it meets the threshold for TIA.
- Driveways must line up.
- Frontage improvements required: curb, gutter, sidewalk, streetlights.
- Hard pipe stormwater along frontage required.
- Boundary Line Adjustment required.

- Water meters to be placed out in Right of Way.
- Discuss electrical requirements with L&I.
- Hydrants required within 400 feet of all buildings. District 6 does not have ladder equipment.
- Commercial addressing on office.
- Dust hazard analysis from Southwest Washington Clean Air Agency required.
- Hydric soils and possible wetlands. Applicant to provide copy of environmental study previously done for this site.
- Portable office requires permit as well as utilities.
- Easement required to be in place to access rail line.
- Easement required to be in place for legal access to stormwater.
- Landscaping to be done by licensed Landscape Architect.
- If fencing/gate is put in, a knock box will be required for emergency personnel access.

11:00 Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUI1Ym0rTkt6SHZCZjkxUTRlVDBUUT09>