

Development Review Committee Agenda

Chehalis Building and Planning Department

October 12, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building and Planning Manager, Laura Fisher Permit Technician, Nick Swanson City Planner, Rick Mack Fire Marshal, Brandon Rakes Airport Operations Manager, Lance Bunker Public Works Director, Angie Elder Police Department, Bobbi Boone Wastewater Department, Celest Wilder Engineer Technician, Jud Riddle Streets/Stormwater Superintendent, Carol Ruiz Interim City Engineer

9:00 AM Pre-application Conference AC-22-028; At the most easterly end of Sturdevant Road

Zoning: IL – Light Industrial. Lewis County Parcel # 017752001002. Parcel size – approx. 10 acres, 435,600 sq ft. Applicant proposes a trucking maintenance yard.

- Frontage Improvements required. Streets Superintendent to do an on-site visit to determine if sidewalks will be included with that.
- 12-inch water line is available in the cul-de-sac. Double check valves required for domestic and irrigation. Sewer is also accessible.
- Provide estimated usage report for water/sewer to determine Capital Facilities Charges.
- Oil water separator required.
- Wash rack needs to flow to sanitary.
- Trip generation study required to determine if Traffic Impact Analysis need be done.
- Any work in Right of Way requires permitting through Lewis County.
- Address stormwater requirements to meet current Ecology manual.
- Address gravel per the Ecology manual.
- Hydrant available. Will do fire flow test. Building at threshold to sprinkle the building. If chose to sprinkle building, discussion needs to happen with Fire Marshal on location of FDC.
- Hydric soils will require biology report be done.
- Archeology report required.
- Wetland report should be done by qualified professional.
- No net rise study required.
- Mitigation is 1:1 for floodplain.
- Stormwater pond to be built to 100-year flood event and meet current Ecology Manual requirements.
- Licensed Landscape Architect required for landscaping on site.
- GeoTech report required.
- Shoreline permit required.
- Preliminary Elevation Certificate required.

9:30 AM Interdepartmental meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/88604981047?pwd=T1hvTXREK2c5V1RtaUJRMFNuNE5QQT09>