

Development Review Committee Agenda

Chehalis Building and Planning Department

March 9, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Angie Elder Police Department, Tammy Baraconi Building and Planning Manager, Rick Mack Fire Marshal, Jud Riddle Public Works, Celest Wilder Public Works, Lance Bunker Streets and Stormwater Superintendent, Matt Mcknight Police Department, Brandon Rakes Airport Manager, Nikki Paulis Airport Administrative Assistant. **Via Zoom:** Devlan Pool Wastewater Superintendent, Amelia Schwartz City Planner, Carol Ruiz with Gibbs & Olson

9:00 AM

Applicant Conference:

AC-22-006; 0 Bishop Rd. Applicants are proposing to build a new, approximately 39,000sq ft indoor tennis and wrestling facility for Chehalis schools. The site is zone EPF (S), school facilities are a permitted use. LC Parcel # 005604183446, 005604183421.

Applicants Present: Jenny Collins & Steve Ward with the Chehalis Foundation, Nick Wheeler with JSA Civil Engineering.

Tammy: BLA required to building

Traffic/ Parking:

PD: 19 spaces would cover staff, would need more parking for tournaments. Kids walking from schools creates concerns.

Jenny: No wrestling tournaments, this is only for Chehalis Middle School wrestling practices. MOU id for during Middle School seasons only. Wrestling practices are out at 5:00pm. Tennis would be for practices and matches.

Steve: Parking in front of Olympic School building would also be used.

Tammy: Tennis tournaments: Can the playground be turned into event parking.

Jenny: There is an academy that uses part of the building during the week, has approx. 30 kids. They do use back playground, not often though.

Tammy: Installing a chain that can be locked during non-events, opened during events and spaces being striped for parking as needed.

Steve: They are looking at parking options, would only have 16 players max at matches. Entrance would be located at North Side.

Matt: Parking impact would be more than the 19 spaces shown.

Tammy: Asking to hear our concerns and address them for submittals.

Angie: Recommends plan for largest possible event and plan for that.

Fire Suppression:

Rick: What is the construction type?

Nick: Looking at Industrial Shell- Metal. Not determined yet as depends on cost.

Rick: Non-combustible would allow to forgo sprinklers but with wrestling mats in the facility you can't use the non-combustible argument and would need sprinklers. Tent structure would be allowed without sprinklers. Calculate fire flow required, this will determine how many hydrants are required. Sprinklers would decrease hydrants amount by 75%. Access around building would need to be 26feet.

Tammy: 40ft building would need to go thru the variance process.

Rick: Need to know shell type for exact recommendation.

Water/Sewer:

Jud: Water is available would need to figure flow to find size of meter needed. Sewer is not available at location. Sewer is located at the new school's entrance. Devlan thinks there is a possible grinder pump that could connect to, but that could have its own issues.

Steve: Building would have 4 independent stalls. Will need to look into connecting with school.

Jud: Will have to do a BLA to share services with Olympic School.

Steve: Will have to come back with that as it would technically be the schools building. We may want to tap in.

Celest: Water would need consumption study. Brand new service would have Capital Facility Charges attached for both Water and Sewer. If you connect to school would do a comparison and charge the difference needed.

Frontage Improvements:

Celest/McKnight: Would need curb, gutter, sidewalk and a crosswalk installed mid- street at the location of the driveway.

Storm:

Carol: Minimal requirements would need met. Geo Tech Report would be needed along with Detain & Release of run off.

Misc:

Lance: Asked about timeline, as they are planning on Chip Sealing that area which would put a moratorium on the street. Could work around locations if possible. If tie ins are done may not be an issue.

Jenny: Unknown but would like started within 2 years or sooner but being realistic as needs funds raised first in hand or pledged.

Lance: Will touch base with Jeni when plan is set for Oiling.

Jenny: Will also keep in touch with Lance.

Permit Process:

Tammy: Will help as much as possible up to the examiners hearing but once it goes to hearing it is on the applicant from there. As we will then be representing the city.

Will need:

SEPA Review

BLA – preliminary is ok for start but will need completed prior to occupancy permit be given.

Hydro Soil

Wet Land Report

Archeology Report

Traffic Study

Variance Process

9:30 AM

- 1. Interdepartmental meeting**
- 2. Informational Reports**

Join Zoom Meeting

<https://us06web.zoom.us/j/88064775734>