

# Development Review Committee Agenda

Chehalis Building and Planning Department

September 14, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building and Planning Manager, Laura Fisher Permit Technician, Celest Wilder Public Works Engineer Technician, Michael Thomas Public Works Engineer Technician, Lance Bunker Public Works Director, Devlan Pool Wastewater Superintendent, Rick Mack Fire Marshal, Brandon Rakes Airport Operations Manager, Jud Riddle Streets/Stormwater Superintendent & Interim Water Superintendent, Matt McKnight Police Department, Angie Elder Police Department, Carol Ruiz Interim City Engineer with Gibbs & Olson, Bill Tietzel Port of Chehalis

## 9:00 AM Pre-application Conference AC-22-025; 503 Riverside Dr

Zoning: CG-General Commercial. Lewis County Parcel # 005827000000, 005825000000, and 005823003002. Parcel size – approx. 36 acres, 1,568,160 sq ft.

Applicant proposes a multi-year development for outdoor recreation opportunities.

- Devlan will have to investigate the sewer dump further and get back to applicant. Commercial sewer line required is 6 inches.
- An evacuation plan will be required for flooding.
- Code limits stay for RV's only 30 days. After that RV's must be removed.
- Land use may not be compatible as it is located right on the approach path for the runway of the airport.
- Portable potties are not allowed unless it is a special event.
- Multiple limiting factors to installing septic. There is a main line on the street. Water is available on site.
- Frontage improvements required. Curb, gutter, and sidewalk on Riverside.
- Emergency vehicle access needs to be available in mountain bike area.
- WSDOT will be notified and have feedback.
- If home on site is converted to commercial facility to support plan, triggers change of use. A hydrant will be required to be within 400 feet of building.
- Changing the land use will require addressing stormwater management.
- Cargo containers must meet Washington State Energy Code.
- Site is entirely in floodway. RV's must be located entirely outside of floodway. RV park is not an acceptable use. Event areas permitted in floodways. Permanent building structures are not.
- Water and sewer lines have minimum depth requirements.
- Trails are ok in the floodway. Trails cannot be in the shoreline buffer.
- Bring in Engineer to address stormwater. Bring in biologist to investigate shoreline evaluation and critical areas evaluation.
- Permitting requires SEPA review, site plan review, then civil plans and building.

## 9:30 AM Pre-application Conference AC-22-026; 1821 Bishop Road

Zoning: CG – General Commercial. Lewis County Parcel # 017890000000 Parcel size – approx. 1.1 acres, 47,916 sq ft.

Applicant proposes a 120' x 80' steel building.

- Commercial sewer line required is 6 inches.
- Water and sewer available at the road. Celest will send wash rack requirements from Ecology to applicant.
- State classifies Bishop Road as an arterial. Frontage improvement requirements are curb, gutter, & sidewalk.
- Maximum driveway width for commercial property is up to 30 ft. Industrial is 35 ft. 2 driveways are 24 ft with a 75-foot separation from each other. Must be 150 ft from intersection.
- Hydrants on Bishop. Pre-existing agreement with Power Plant for fire flow. City can not guarantee adequate fire flow for proposed building. Domestic use is not a problem.
- Square footage of building triggers requirement to address Stormwater Management.
- Conditional Use permitting required. Process includes Hearing Examiner. Land use permitting first. SEPA permit, then Site Plan Review permit. Identify where public parking and employee parking areas are, as well as storage areas for materials.
- Paved parking required. Storage area can be gravel.
- This property is inside of the Industrial District. Refer to Port of Chehalis Master Plan to follow regulations.

**10:00 AM Interdepartmental meeting.**

Join Zoom Meeting

<https://us06web.zoom.us/j/9484862389>