

Development Review Committee Agenda

Chehalis Building and Planning Department

March 23, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Amelia Schwartz City Planner, Laura Fisher Permit Technician, Brandon Rakes Airport Manager, Angie Elder Police Department, Lance Bunker Streets & Stormwater Superintendent, Devlan Pool Wastewater Superintendent, Celest Wilder Public Works, Jud Riddle Public Works, Rick Mack Fire Marshal, via Zoom Carol Ruiz Interim City Engineer with Gibbs & Olson

9:00 AM

Applicant Conference:

AC-22-007; 840, 841 Prindle St. Applicant is proposing the development of a four-story Candlewood Suites Hotel. Zoned CF, Commercial Freeway, "Hotel" is a permitted use in this zone. The applicant has prepared questions. LC Parcel # 005780005000, 005780003000.

CANCELED

9:30 AM

Applicant Conference:

AC-22-009; 1701 NW Louisiana Ave. Applicants are proposing a tool rental center, expanding the current Home Depot to rent small and large tools and equipment within the expanded building and 12' fence. The site is zone CG, retail is a permitted use, there is no "rental" use category. The applicant has prepared questions. LC Parcel # 005605082017.

Applicant Present: Janay Mommer with Lars Andersen & Associates Inc. summarizes project for Tool Rental Center expansion with 12 feet tall, fenced enclosure with rental center storage for large pieces of equipment and tools such as ladders. Parking lot to be striped as RESERVED for equipment rental. Drop off zone for small trailers for vehicles to hook up to. Stalls also reserved for truck rentals. Here to determine feasibility at this time. Would like to know timeline for permitting process.

1. R. Mack – sprinkler protection from existing facility will have to be extended.
2. J. Mommer- will develop sprinkler plan for the developed area.
3. A. Schwartz- provides timeline starting with the site plan review. Land use permitting processed first. The racking system needs to be engineered. Further permitting will be brought to DRC for staff recommendations. Site plan review can take up to a month.

10:00 AM

Applicant Conference:

AC-22-010; 342 SW 16th St. Applicants are proposing to renovate the existing baseball field with new artificial turf, fencing, and lighting. The site is zone EPF (S), school facilities are a permitted use. LC Parcel # 005871031001.

Applicant Present: Members of the Chehalis Foundation including Jenny Collins.
JSA Civil, LLC Nick Wheeler and Brandon Johnson

1. A. Schwartz - asks about the potential for new seating.
2. J. Collins- it is not officially a part of this project.
3. B. Johnson – plans are to adjust some fencing, lighting, potential other additions, transitioning dirt to turf field.

4. A. Schwartz – suggests filter or barrier preventing anything from seeping into fish bearing streams.
5. C. Ruiz – turf is pervious pollution generating surface. Suggests talking with others who have installed turf. Want to prevent particles from going into storm system. Suggests rock and fabric around drainpipe.
6. A. Schwartz- asks about lighting.
7. J. Collins – lighting will be improved with more concentrated in the darker spots on the field but not larger. Thinks it will be a better solution.
8. B. Johnson – a photo metric plan will be put together.
9. J. Riddle – shares location regarding the sewer main from 18th out to practice fields.
10. B. Johnson – asks about permitting process.
11. A. Schwartz – maximum timeline for site plan review is about a month.
12. B. Johnson – expecting they will be well over the threshold for exceeding the SEPA requirements.
13. A. Schwartz- reviews timelines for permitting process. SEPA and site plan review permits can be concurrent.
14. J. Collins- the district requires money in hand or pledged before starting the project. May start later into the summer.
15. B. Johnson- seating is to be determined.
16. A. Schwartz – seating will require building permit.
17. J. Collins- the seating is lower on the priority list.

10:30 AM

1. Interdepartmental meeting

Join Zoom Meeting

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