

Development Review Committee Agenda

Chehalis Community Development Department

November 3rd, 2021 at 9 A.M.

Meeting location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building and Planning Manager, Amelia Schwartz City Planner (via Zoom), Laura Fisher Permit Technician, Celest Wilder Public Works, Lance Bunker Streets/Stormwater Superintendent, Rick Mack Fire Marshal, Brandon Rakes Airport Manager, Angie Elder Police Department, Dave Vasilauskas Water Superintendent

I. Meeting Agenda for Action Items

9:00 AM to 9:30 AM

Site Plan Review:

ST-21-0010, 2050 & 2080 NW Louisiana Ave. RB Engineering is proposing the construction of a new car dealership facility with sales, service, and parts departments. The building will be roughly 25,669 SF and constructed in one phase. The project area is zoned General Commercial, CG. Motor vehicle showroom/sales facility and motor vehicle repair garage are permitted uses in this zone. Lewis County Parcel #021612011022, 021612011023 MDNS issued 10/21/21

Applicant Present: Chris Aldrich with RB Engineering

1. Tammy Baraconi Building and Planning manager asks Chris Aldrich with RB Engineering to open up the meeting by describing the project.
2. Chris Aldrich with RB Engineering - There is a Boundary Line Adjustment recorded. The northern 2 lots are combined into 1 for a new dealership. Koffmans are developing the service and sales building. The frontage improvements will extend all the way north to the levy. Plans to landscape the slope. The top 6-8 inches of soil on the whole site will be hauled off, bringing back in ballast, no major grading plans.
3. Celest Wilder Public Works – There are 5 stormwater lines that slope towards I-5. Be careful that they don't encroach the I-5 right of way. Asks where the guard rail ends on the north end of frontage. The sidewalk crosswalk is delineated. Asks about the apron for the driveway approach.
4. Brandon Rakes Airport Manager- There needs to be a way the city can access the levy for maintenance.
5. Tammy Baraconi Building and Planning Manager – It needs to be at least 10 feet wide adequate for tractors to get through.
6. Celest Wilder Public Works- Water and sewer are already there, CFC's will apply, oil water separator should be in. In the pre-App we talked about a Traffic Impact Analysis.
7. Chris Aldrich with RB Engineering- We did a trip generation study.
8. Celest Wilder with Public Works- Frontage improvements are done. Right of Way permits will be needed for work in the right of way. Will need a traffic control plan.
9. Angie Elder Police Department- The city does have security concerns.
10. Dave Vasilauskas Water Superintendent- The stubs should be there for the water.
11. Chris Aldrich with RB Engineering- There is a separate stub for fire.
12. Tammy Baraconi Building and Planning manager asks Brandon Rakes Airport manager if the project will need a FAA permit.
13. Brandon Rakes Airport Manager- Is not concerned about the project being an obstruction for the airport and does not believe it will be an issue.

14. Lance Bunker Streets/Stormwater Superintendent – Can we talk about the extra wide driveway?
15. Celest Wilder Public Works- For both southern and northern driveways please write a letter for code variance because those driveways are wider than what the code allows.
16. Rick Mack Fire Marshal – The hydrants are good. The fire department connection sprinkler system is required to be within 50 feet of the existing hydrants. The Fire hydrants needs to be within 400 feet of all portions of the building. Will the gates be closed?
17. Chris Aldrich with RB Engineering- No.
18. Rick Mack Fire Marshal – There should be a Nox box near the riser room.
19. Chris Aldrich with RB Engineering – The Nox box will be on the building.
20. Rick Mack Fire Marshal – Fire alarms aren't required; however, the activation of the sprinkler system needs a switch somewhere, typically in the riser room. As long as the fire department is notified of water flowing. The address characters should be 12 inches in height facing Louisiana. If you go over the max capacity of 660 gallons for storage of contaminants, additional permitting will be required.
21. Chris Aldrich with RB Engineering – There will be a propane tank buried in the ground probably about a 1,000-1,200 gallon tank.
22. Rick Mack Fire Marshal- They may meet the class B combustibile code if it exceeds anything over 500 gallons it will require permitting.
23. Tammy Baraconi Building and Planning Manager- Asks Chris Aldrich with RB Engineering about a shoreline permit.
24. Chris Aldrich with RB Engineering- SEPA process is already done.
25. Tammy Baraconi Building and Planning Manager – Agree that you are above the flood plain. Describes project as still being in the shoreline. Will need a shoreline permit. The JARPA permit from Department of Ecology is required for the shoreline permit. Any changes to the footprint have to meet setbacks and cannot exceed the approved 25,669 square feet on the footprint.
26. Chris Aldrich with RB Engineering – We do not have a final footprint. Doesn't expect it to be much over.
27. Tammy Baraconi Building and Planning Manager- We will need to discuss it if it is over the footprint. You will need a registered landscape architect to do your landscaping, a GeoTech report for the building permit. The JARPA will need location and size of the tank.
28. Celest Wilder Public Works – Know that the underground storage tank would be placed in a flood plain. That is something to consider.
29. Tammy Baraconi Building and Planning Manager- Asks staff present for approval. All approve with conditions. A letter will be sent out by the city with in 10 days with conditions.

9:30 AM to 10:00 AM

II. Inter-department staff meeting

III. Informational Reports

- a. **Permits – Attached is permit issue data since September.**