

# Development Review Committee Agenda

Chehalis Building and Planning Department

November 17<sup>th</sup>, 2021 at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

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

## I. Meeting Agenda for Action Items

**9:00 AM to 9:30 AM**

### **Site Plan Review:**

ST-21-0015, 634 S Market Blvd; Applicant is proposing a remodel of existing structure to be a retail pharmacy with a drive-thru. Zone is CG, a retail store over 1,000sq ft is a permitted use in this zone. Lewis County Parcel #004934000000.

Applicant Present: Sunil Dulla for retail pharmacy at 634 S. Market Blvd

1. Tammy Baraconi Building and Planning Manager opens up meeting with staff by recommending that the project be reviewed but not make a decision for it until the city has preliminary civil plans and engineered plans for the drive thru.
2. Celest Wilder Public Works- states that curb, gutter, and sidewalk need to be on the civil plans. The applicant needs to provide stormwater plans. Also need the total impervious surface post construction. Water & sewer are not applicable.
3. Dave Vasilauskas Water Superintendent- for the first fixture there will need to be a double check assembly at the connection or in the building.
4. Tammy Baraconi Building and Planning Manager- welcomes applicant and staff introduces themselves roundtable. Asks applicant to describe the project.
5. Sunil Dulla- shares with staff that Jose is still the owner. They will be leasing to own the building from Jose. The goal is to create a retail pharmacy for the community. Hoping to get help from the city on how.
6. Tammy Baraconi Building and Planning Manager- states the city does have questions. Is Jose going to remain in the building?
7. Sunil Dulla- Jose will use a small office space in the front of the building. He plans to use the office space for approximately 3 years, then move out.
8. Tammy Baraconi Building and Planning Manager- asks Sunil if he has had anyone look at the soils.
9. Sunil Dulla- The EPA says that all the tanks have been decommissioned. We have those reports.
10. Brandon Rakes Airport Manager- no comments from the Airport.
11. Lance Bunker Streets/Stormwater Superintendent- for stormwater plans where the water is going to come off of the property, is there going to be civil work being done for that?
12. Sunil Dulla- there is an existing stormwater drain on the corner of 6<sup>th</sup>.
13. Tammy Baraconi Building and Planning Manager- that needs to be verified to be adequate and meets today's regulations. The plans are little bit confusing. The city will need preliminary stormwater plans with it.
14. Lance Bunker Streets/Stormwater Superintendent- it will need to be re curbed, guttered to close that off.

15. Sunil Dulla- it will be closed for the exit.
16. Angie Elder Police Department- there will be no onsite parking, and there hasn't been in the past. Will assume that there will be an alarm system installed inline with the 911 system.
17. Sunil Dulla- confirms, yes.
18. Celest Wilder Public Works- the sign in the corner, are you going to be using that?
19. Sunil Dulla- asks staff if they can use it and transform it into something that meets their needs?
20. Celest Wilder Public Works- yes, just make sure not to impede the line of site for vehicle traffic. The curb, gutter, and sidewalk will need to be taken care of along Market.
21. Dave Vasiluskas Water Superintendent- for the water, a double check valve assembly will be required before the T to protect water service. Asks if there will be any irrigation?
22. Sunil Dulla- probably not.
23. Celest Wilder Public Works- regarding the civil plans, the city will need total amount of impervious surface for the lot.
24. Amelia Schwartz City Planner- it will be helpful to have complete civil plans.
25. Tammy Baraconi Building and Planning Manager- the city will need preliminary civil plans before we can approve the site plan as well as engineered plans for the retaining wall.
26. Sunil Dulla- for the most part the retaining wall will be about 2 to 3 feet.
27. Tammy Baraconi Building and Planning Manager- the city will need to see those plans on the preliminary as well as curb, gutter, and sidewalk, stormwater plans. All of that has to be clarified in at least a 30% set of preliminary before the city can give site plan approval. You will need a building permit for the change in occupancy with full building plans, including updating the building to current fire code. There needs to be landscape plans for along Market Blvd or along the top of a hill done for a commercial structure by a landscape architect. Those plans need to provide how you plan to maintain that landscaping. Identify that in the preliminary plans. Give a broad idea and range of what plants you are going to use. We are not prepared to give you a site plan approval until the city has received preliminary civil plans.
28. Sunil Dulla- understand that we need engineered plans for the retaining wall, total impervious area, stormwater plans, curb, gutter, and sidewalk repair.
29. Tammy Baraconi Building and Planning Manager- identify sufficient parking, differentiate spaces between yours and Jose's space.
30. Celest Wilder Public Works- there are stacking requirements for the drive thru.
31. Tammy Baraconi Building and Planning Manager- we can not tell by these plans whether you meet these requirements. I think it could be 7 but could be down to 5 for stacking spaces for the drive thru.
32. Sunil Dulla- thought for pharmacy retail it was 3 or 4.
33. Tammy Baraconi Building and Planning Manager- we need to see where the awning is going, where at on the structure.
34. Sunil Dulla- explains that it is not going to be a full awning.
35. Tammy Baraconi Building and Planning Manager- the building plans need to show where the covered awnings will be located. Do you have any questions for us?
36. Sunil Dulla- regarding when we bring in the civil plans, can we get preliminary approval?
37. Tammy Baraconi Building and Planning Manager- the Landscape Architect has to identify the plants. There are two local Landscape Architects that I am aware of. Chris Aldrich with RB Engineering and SCJ Alliance.
38. Celest Wilder Public Works- both of them can offer Landscape Architects and Civil Engineers.
39. Angie Elder Police Department- asks applicant Sunil, do you know if the headlights will be pointed up towards the residential area?
40. Tammy Baraconi Building and Planning Manager- if the headlights will be affecting the residents that live up there you may need to do some planting. We encourage you to spruce it up. It is an older building. Fences are another option across the top to help do some shielding.
41. Sunil Dulla- there is an existing fence on that hill. Sounds like I have some homework. We will get started on this. Thank you.
42. Tammy Baraconi Building and Planning Manager- that concludes the meeting.

9:30 AM

II. Inter-department staff meeting