

# Development Review Committee Agenda

Chehalis Building and Planning Department

June 22, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

## 9:00 AM

### Applicant Conference:

**AC-22-015; 91 SW Chehalis Ave.** Thorbeckes with JSA Civil is proposing a building expansion project to add a 14,400 sq. ft. addition to the existing facility for an indoor-sports area. Lewis County Parcel #005274004001. Zoned IL/CG and within the 100-year floodplain and an existing Superfund site. A commercial recreation facility is a permitted use in the CG zone, but conditional in the IL zone. Present for the applicant: Brandon Johnson, Nick Wheeler. Below is a list of items brought to the applicants attention for submittal.

- Work must comply with all requirements of Ecology for the Superfund site.
- Project is in a flood plain. Structure must either be elevated or flood proofed one foot above BFE.
- SEPA is required.
- Sprinklers may be extended from existing structure if there is enough capacity.
- Hydrants within 400 feet of all portions of the building.
- A dedicated fire lane of 26 feet is required.
- A trip generation study is required to determine if further studies or information will be needed.
- A parking evaluation is required.
- Stormwater. Items 1 through 9 of the Stormwater Manual must be reviewed and submitted.

## 9:30 AM

### Site Plan Review:

**ST-22-0005; 0 Exhibitor Rd.** Fuller Designs is proposing to build a 46-stall RV park with a central washroom facility for temporary RV habitation. The site is within the Chehalis CG, General Commercial zone. Recreational Vehicle Parks are a permitted use in this zone. This parcel is also fully in the 100-year floodplain, and partially within the floodway. Parcel # 005605080007. Present for the applicant: Aaron Fuller. Site Plan is approved with the following conditions.

- Water and sewer coming from Kresky will require an easement from Valley View. This recorded easement shall be submitted prior to work beginning.
- A secured gate with a Knox Box and a man gate at Scott Johnson Road are required.
- One master meter for the site will be required at the ROW. This meter shall have a back flow preventer.
- Individual sewer hook ups at the RV sites shall have a threaded and gasket closure to prevent stormwater and floodwaters from inundating the sewer system.
- Separate the entrance from Security State Bank entrance by at least 20 feet.
- Updated wetland report due to the change in the driveway encroachment on the wetland buffer.
- Maintain proper separation between water and sewer lines within the development.
- A hydrant must be located within 400 feet of all permanent structures.
- Frontage improvements are required to and through the property on Exhibitor with a break 10 feet on either side of the bridge. Due to the timing of bridge repairs, a cash bond may be accepted in lieu of the improvements

at the discretion of the Public Works Director. Because the bridge is being evaluated today, Lance will have to determine if improvements are viable at this time.

**10:00 AM**

**Site Plan Review:**

**ST-22-0002; NW Louisiana Ave.** RB Engineering is proposing a new Honda dealership along I5 including sales and service departments. The area is zoned CG. Motor vehicle sales and repair are permitted uses in this zone. This parcel is in the 100-year floodplain. Parcel #005605082009 [Representing the applicant: Chris Aldrich](#). This site plan was approved with only one condition.

- [WSDOT applications must be submitted to WSDOT prior to permits being issued.](#)

**10:30 AM**

**1. Interdepartmental meeting**

Join Zoom Meeting

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