

Development Review Committee Agenda

Chehalis Building and Planning Department

July 13, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi, Brandon Rakes, Laura Fisher, Rick Mack, Angie Elder, Matt McKnight, Lance Bunker, Devlan Pool, Jud Riddle. Via Zoom- Celest Wilder, Carol Ruiz

9:00 AM

Pre-application Conference AC-22-017

Zoning: CG, General Commercial; Lewis County Parcel # 005605082018

A 2,600 sq ft fast casual restaurant with a drive thru.

- Wastewater consumption rate study required.
- Grease trap to be sized by the Health Department required.
- Building permit will determine occupancy load for fire systems required.
- Landscaping plans to be done by licensed Landscape Architect
- Entrance/Exits minimum 5 ft from property line per code. 15 ft from curb return. Minimum 20 ft of straight curb between driveways.
- TIA may have been prepared for binding site plan. Carol Ruiz Interim City Engineer will look into this and get back to applicant. Follow current 2019 Ecology Stormwater Manual and address all 9 minimum requirements.
- Pedestrian access will be required. Sidewalks to Panda Express and from EV Go to site.
- Pre-Construction Elevation Certificate required. All structures & mechanical structures must be 1 ft above flood elevation.
- Permitting required – SEPA & Site Plan Review. 30% of civil plans may be submitted during land use application process.

9:30 AM

Pre-application Conference AC-22-018

Zoning: CG, General Commercial; Lewis County Parcel # 017758000000

Proposal to construct a new hydrogen fueling facility for autos, medium duty trucks, and buses.

- DOT Hazmat classification required for placard on site.
- Follow current 2019 Ecology Stormwater Manual to meet all requirements.
- Dedicate Right of Way through Lewis County. TIA may be required. Develop road to Chehalis design standards.
- Supply water consumption/discharge usage study to help calculate Capital Facilities Charges.
- Frontage improvements required for curb, gutter, and sidewalk.
- Project fits with Industrial Zone permitting.
- Latecomer's Fees through Industrial Commission of \$56,178.22 due at time of application for civil plans for sewer.
- Permitting- Land use first. SEPA (Archaeological survey may be requested) then Site Plan Review. Provide wetland report. Processing time for land use is roughly 12 weeks. Submit up to 30% civil plans for review at time of land use submittal. Preliminary landscaping plans provided by licensed Landscape Architect to be submitted at time of land use permitting.

10:00 AM

Special Event SE-21-002

Family Fun Run/Walk from Louisiana Avenue and onto the Airport levee, stopping across from Riverside Golf Course.

- Additional information required from applicant prior to approval.
- A contact name and phone number of representative for event to be provided to PD in case of an emergency.
- If plans include stopping traffic, a more complete traffic control plan will be required. Flaggers indicated on map are not to control traffic unless certified flaggers.

10:30 AM

1. Interdepartmental meeting

Join Zoom Meeting

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