

Development Review Committee is represented by the City of Chehalis:
Building and Planning | Engineering | Public Works | Fire Department | Police Department | Airport

Development Review Committee Agenda

Chehalis Building and Planning Department

August 24, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Meeting Minutes 8/24/2022

Present: Tammy Baraconi Building and Planning Manager, Lance Bunker Public Works Director, Rick Mack Fire Marshal, Celest Wilder Engineer Technician, Angie Elder Police Department, Jud Riddle Streets/Stormwater Superintendent and Interim Water Superintendent, Devlan Pool Wastewater Superintendent, Carol Ruiz Gibbs Interim City Engineer, Mike Engineer Tech

9:00 AM Pre-application Conference AC-22-023; 1676 Bishop Road

Zoning: CG-General Commercial. Lewis County Parcel # 017761002000. Parcel size – approx. 1.9 acres, 82,764 sq ft.

Applicant proposes a 25,000 sq ft dry storage beverage warehouse

- Kevin Watkins from King Beverage in Design and Build with Robert Badgat for Civil Engineering
- 25,000 sq. ft. temperature-controlled warehouse
- 55 – 60 degrees temperature controlled for beverages and a keg room at 35 degrees
- Small office in the front of the warehouse with a small parking area in front and on SW side
- 5 semi-truck parking loading and unloading bays
- Ingress/Egress North to South for trucks
- ROW permits from County
- Typically, steel construction with TPO roof, fully insulated building for temperature control
- Possible concrete construction with IMP
- Would have to contact LG Nelson with building for all applicable building codes
- Fire alarm would not be required if there is a sufficient sprinkler system
- Need to determine capacity for sprinkler system
- 12" numbers required at the front of the building
- Building height is 26'
- Does not require a repeater system
- Final submittal needs to be included for Stormwater
- West side of the property will have a stormwater retention pond with the parking area being overflow for the retention
- Compact filler basin for treatment
- Needs an emergency overflow vs having the western wall being overflow

- SEPA required and will need to be sent to WSDOT for approval, a pre-submittal could be done to ensure no surprises
- Sanitary line is along the road and want to make sure that the easements are not encroached, there is a possible encroachment on these easements
- Curbs, gutter, and sidewalks required for frontage
- 24 ft max on 2 entrances including office entrance
- Northside could tie together and remove the center access for a horseshoe loop
- Will need county road approach permits
- Domestic supply of water is not an issue, but fire flow will be
- Will possibly need an onsite storage
- There is an existing loop that they could tie into at 1000 ft for water main
- 180,000-gal requirement of storage required to meet the fire code with a base fire flow of 1,500 gpm
- Fire testing will be conducted and can be at existing hydrant near proposed construction to determine need and requirements
- Will have an option to add late comers for benefiting parcels
- This is located in a well protection area and the water needs to come domestically
- SEPA required
- Site plan needs to be submitted at 30% for preliminary approval
- Traffic study is required
- Archeology study required, will be able to submit with SEPA or see if SEPA requests this
- Requires conditional use permit and hearing examiners decision with a Type 3 review
- Apx 4 months for approvals
- Could then apply for concurrent reviews for land use – civil – building
- WSDOT will review signage when submitting for sign approval

9:30 AM Pre-application Conference AC-22-024

Zoning: IL/CG – Industrial General Commercial. Lewis County Parcel # 004333003000 Parcel size – approx. 1.8 acres, 78,408 sq ft.

Applicant proposes a 5,000 sq ft animal hospital, and other commercial structures in phased development.

- Zack with RB Engineering
- 5,000 sq ft hospital building with parking. Emergency animal vet with 24 hour and potential future phases
- Stormwater has access off existing Sitka or State St entrance
- Sewer is in the existing road
- Access could be a challenge for fire. Possibility to punch through Sitka or widen and use a horseshoe turnaround to State St with a 26 ft widen
- Would need fire hydrant within 400 ft of building
- 12" numbers required facing State St

- Possibility needs of sprinklers
- Potential fenced area between pond and stormwater area
- Curbs, gutters, sidewalks required for frontage for State and Sitka
- Driveways has a 24 ft max with 2 approaches, would need to be directly across from the Fire Station or Service Saw
- Trip generation study required
- Road improvements while cutting and connecting to sewer on Sitka
- ¾ setter already in place for connection depending on the tap connection for the meter on Sitka and State
- Permitting Land Use, Civil, and Building permits required
- SEPA required
- Would need an archeology survey since 100-year flood plain is directly across the street which can be submitted with SEPA
- All phases could be submitted with one SEPA depending on the timeline of the project
- Timelines need to be clear for phasing
- Civil Plans need to be preliminary reviewed at 30%
- Sewer connection needs to be upgraded on Sitka since State has previously been redone

10:00 AM Boundary Line Adjustment BLA-22-004

Zoning: RUGA – Residential Urban Growth Area. Lewis County Parcel # 017487001004 and 017487001005. Combined

parcel size – approx. 0.91 acres, 39,553 sq ft.

Applicant proposes a boundary line adjustment to combine two lots.

- Preliminary decision approved
- 2,000 sq ft impervious will require storm water report
- Site plan, Sediment, etc. depending on the report 1-5 preliminary

10:30 AM Special Event Application SE-22-009

Applicant proposes a 5K Fun Run.

- Lewis County Coffee
- Will provide own directional signage
- Not closing of any roads
- Will be using sidewalks
- Proposed “Caution Fun Run Ahead” signs to alert drivers of pedestrian activity and event
- Approved