

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

October 12, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM Pre-application Conference AC-22-028; At the most easterly end of Sturdevant Road

Zoning: IL – Light Industrial. Lewis County Parcel # 017752001002. Parcel size – approx. 10 acres, 435,600 sq ft.
Applicant proposes a trucking maintenance yard.

9:30 AM Interdepartmental meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/88604981047?pwd=T1hvTXREK2c5V1RtaUJRMFNuNE5QQT09>



City of Chehalis
AC - 22 - 028

LEGEND		
EXISTING	PROPOSED	
— W —	— W —	WATER MAIN
— SS —	— SS —	SANITARY SEWER MAIN
— FM —	— FM —	FORCE MAIN
— SD —	— SD —	STORM MAIN
— RD —	— RD —	ROOF DRAIN
	— # —	FOOTING DRAIN
— G —	— G —	GAS LINE
— UGP —	— UGP —	POWER LINE
— T —	— T —	TELEPHONE LINE
— TV —	— CATV —	CABLE TV LINE
— — — — —	— — — — —	ROADWAY CENTERLINE
— — — — —	— — — — —	RIGHT-OF-WAY LINE
— — — — —	— — — — —	EASEMENT LINE
— — — — —	— — — — —	FRONT/BACK OF CURB
— — — — —	— — — — —	EDGE OF GRAVEL SHOULDER
— EP —	— — — — —	EDGE OF PAVEMENT
		PAVEMENT
		GRAVEL

DIETRICH SITE FEASIBILITY

SECTION 10, TOWNSHIP 13 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON

PROJECT INFORMATION

APPLICANT: JERRY NUTTER
DIETRICH TRUCKING
360-253-1100
JNUTTER@NUTTERCORP.COM

PARCEL NOS: 017752001002

SITE ADDRESS: 0 STURDEVANT ROAD
CHEHALIS, WA 98532

ZONING: UGA IL-LIGHT INDUSTRIAL

SITE AREA: 9.86 ACRES

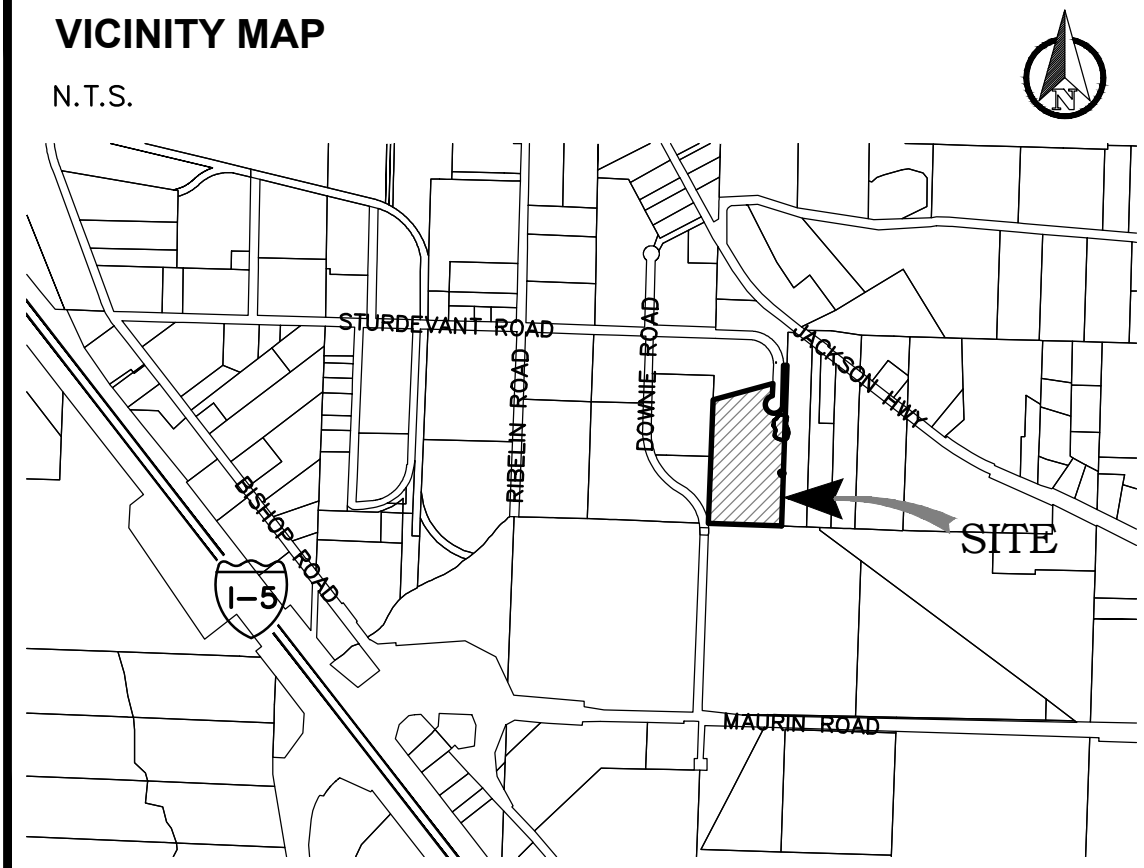
GRADING: XX± CY FILL

SOILS: 118 - LACAMAS SILT LOAM
172 - REED SILT LOAM

SANITARY SEWER: CITY OF CHEHALIS

WATER: CITY OF CHEHALIS

FIRE DISTRICT: LEWIS COUNTY



NO.	DATE	REVISION

DESIGNED BY: CA
DRAWN BY: CA
CHECKED BY: RWB

DATE: 09/28/2022
SCALE: 1" = 60'

DIETRICH SITE FEASIBILITY

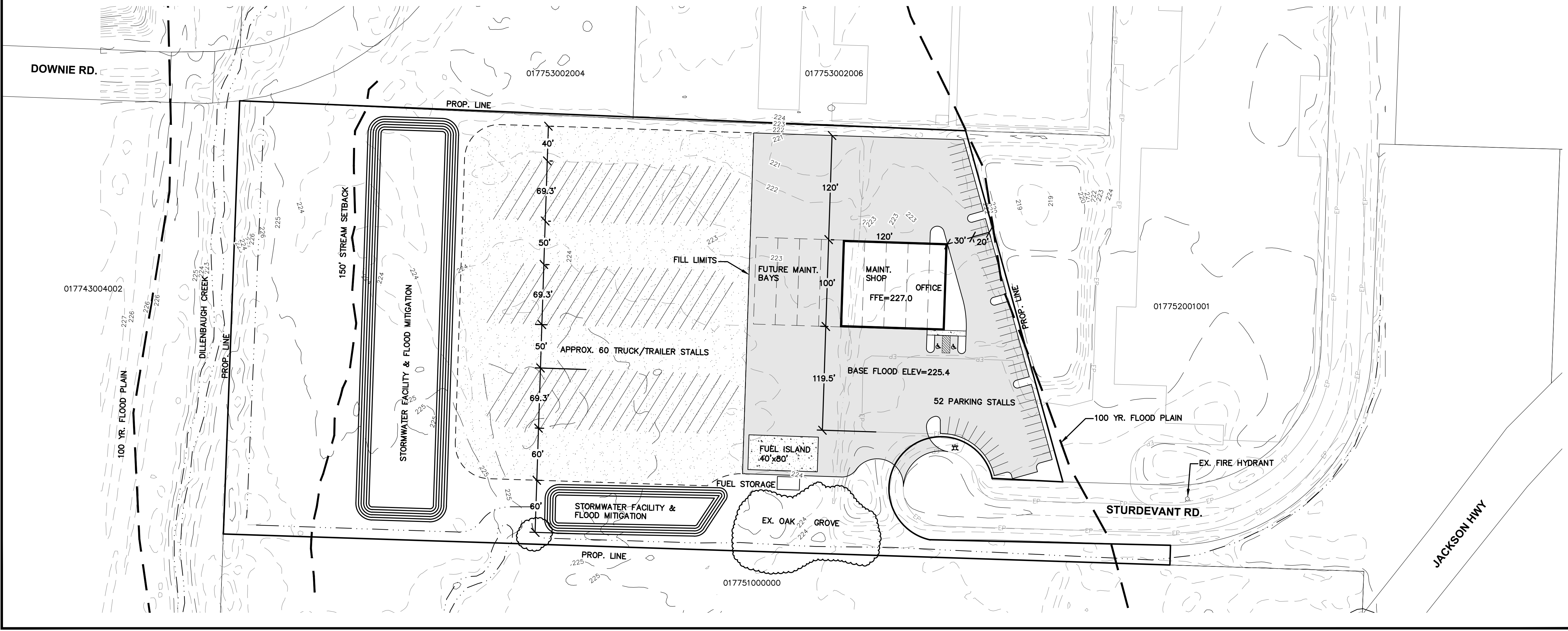
PRELIMINARY SITE PLAN

CITY OF CHEHALIS, WA.

RB Engineering
DESIGN → PERMIT → MANAGE

OFF: (360) 740-8819
P.O. Box 923
CHEHALIS, WA 98532
EMAIL: Chehalis@RBEng.com

JOB NUMBER: 22046
DRAWING NAME: 22046_PSP
C0.1
1 OF 1





DESIGN → PERMIT → MANAGE

September 30, 2022

Tammy Baraconi
City of Chehalis Community Development
1321 S Market Blvd
Chehalis, WA 98532
tbaraconi@ci.chehalis.wa.us

Re: Dietrich Trucking Maintenance Yard – Site Feasibility
RBE No. 22046

Project Description:

The project site would support a trucking line parking and maintenance facility, located in Chehalis Industrial Commission zoned Light Industrial (IL). The facility would include a 12,000 square foot maintenance shop with administrative office space; the maintenance bays could eventually expand another 10,000 square feet. Parking would be provided for 50 employees, with roughly 60 spaces for truck/trailer staging. The truck parking surface would be gravelled; higher traffic areas at entrance and around the maintenance building would be paved. A fueling station is proposed for fleet trucks only.

Buildings:

The maintenance building would be a single story metal framed clear spanned structure 100'x100' with multiple bays. An estimated 2,000 square feet would be dedicated for office, admin, employee support and parts. No hazardous material storage is proposed in the building other than oils for recycle. Floor drains would route to sanitary sewer. Fire sprinklering requirements are anticipated.

Site Access:

The site currently is served from Studevant Road from existing cul-de sac. A single access from the street may be modified, including a culvert, to orient access with the improvements. Sturdevant is improved to a local standard, no frontage improvements are anticipated.

Critical Areas:

Floodplain The parcel is located nearly entirely within the FEMA 100 yr floodplain for Dillenbaugh Creek. Fill is proposed to site the building and fueling station 2 feet above the base flood elevation (~225'). Remaining areas of the site would be kept at roughly the existing elevations to minimize floodplain impact. Removal of material in the southern portion of the site would offset the fills. These areas would also serve as stormwater treatment and storage facilities for new impervious surfaces. A zero-rise flood analysis is anticipated to assess impact of grading on the site.

Stream Dillenbaugh Creek is located immediately south of the parcel. Dillenbaugh is a Type F stream with buffer setbacks of 150 feet. No stormwater pond or flood mitigation is proposed in the buffer, although existing runoff channels may be routed for dispersion in support of buffer vegetation.

Wetland NWI data suggests portions of the site adjacent to Dillenbaugh are categorized wetland. Reconnaissance indicates only wetted perimeters at the creek, not through the site. The site has had several ditches created to facilitate drainage in the past. The ditches are not jurisdictional wetlands.

Stormwater:

Runoff from paved and gravelled areas will be routed, treated and stored in one or two shallow stormwater facilities. These ponds would be deep enough to offset site fills and provide flood mitigation. Depending on the depth they will likely have a permanent constructed-wetland component.

Utilities:

Site is served by City of Chehalis water and sewer located in Sturdevant Road. A fire hydrant exists at the site entrance. Extension of water main to support fire protection is undetermined. New domestic water service is anticipated. No truck-washing is currently proposed. Building would connect to sanitary sewer. Sewer main extension is undetermined. Floor drains within maintenance building would be routed through oil/water separators prior to sewer connection. Connection to LCPUD for electrical service is proposed.

Sincerely,



Chris Aldrich, RLA
Planning Manager

cc: Project file, Client
Enclosure: Preliminary Site Plan