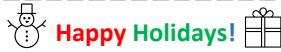


Development Review Committee Agenda

Chehalis Building and Planning Department

December 21, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room



Staff Present: Tammy Baraconi Building and Planning Manager, Nick Swanson City Planner, Laura Fisher Permit Technician, Brandon Rakes Airport Operations Manager, Celest Wilder Engineer Technician, Rick Mack Fire Marshal, Angie Elder Police Department, Matt McKnight Police Department, Judd Riddle Streets & Stormwater Superintendent, Lloyd Gruginski Interim Water Superintendent, Bobbi Boone Interim Wastewater Superintendent, Lance Bunker Public Works Director, Carol Ruiz Interim City Engineer with Gibbs & Olson
Lewis County- Time Fife, Geoff Soderquist
Port of Chehalis – Bill Tietzel

9:00 AM Applicant Conference, AC-22-034; 0 Jackson Hwy

Zoning: CG / General Commercial. Lewis County Parcel # 017791000000. Total parcel size – approx. 10.26 acres, 447,000 sq ft.

Applicant proposes an RV Park, coffee shop, mixed-use building and commercial building for RV storage.

- Sewer main extension required.
- On site resident management required for emergency responders.
- Short term stay versus long term stay will affect the TIA.
- Frontage improvements required along Jackson Highway built to meet City code. Curb, gutter, sidewalk & streetlights. Right of way permitting required through Lewis County.
- Port of Chehalis has concerns about long term occupancy versus short term.
- RV Park residents can stay no longer than 30 days in a calendar year.
- Long term occupancy would require mobile home park permitting requirements.
- Gridded roads on interior of park need a minimum of 20ft width for Fire Department apparatus. Turn radius needs to be indicated at 28 feet width. The multi use building needs to be fully sprinklered. Hydrant locations can be discussed at a later date.
- Water infrastructure is at capacity at this time. Future infrastructure improvements required in order for adequate water supply to proposed development. Improvements expected to begin potentially within a few years. Until then there will not be adequate fire flow.
- Wetland categorized delineation required.
- Archeology study required.
- Stormwater to meet current 2019 Ecology Stormwater manual requirements.
- Land use permitting first. SEPA permit to include TIA, Archeology Study, Wetland Study, preliminary Landscape plans done by Landscape Architect. Then Site Plan Review permit to include preliminary civil plans to at least 30%. Site plan to show utilities, access points, turn radius, landscaping done by Landscape Architect, stormwater etc. Time line for SEPA permit process is roughly 3-4 months. The Site Plan review comes back to meet at DRC. Civil plan review time line 2-3 weeks. Building plan review expect first set of comments back within 2 weeks.

9:30 AM Interdepartmental meeting.

Join Zoom Meeting

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