

# Development Review Committee Agenda

Chehalis Building and Planning Department

January 18, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

## 9:00 AM Applicant Conference, AC-23-001; 102 Maurin Rd.

Zoning: CG; General Commercial.

- **102 Maurin Rd**, Parcel # 017727001000.
- **1630 Bishop Rd**, Parcel # 017731000000 and 017731001000.

Total parcel size – approx. 3.23 acres, 141,000 sq ft.

Applicant proposes a 5200 square foot convenience store, a covered gas station with 6 fuel pumps, and a high-speed diesel fuel canopy with five fueling lanes, as well as parking and associated storage tanks.

Supporting Documents: <https://www.ci.chehalis.wa.us/building/ac-23-001>

## 9:30 AM Site Plan Review, ST-23-0002; 342 16<sup>th</sup> St SW.

Zoning: OSG, Government Open Space.

- **342 16<sup>th</sup> St SW**, Parcel # 005871031001.

Total parcel size – approx. 20.47 acres, 900,000 sq ft.

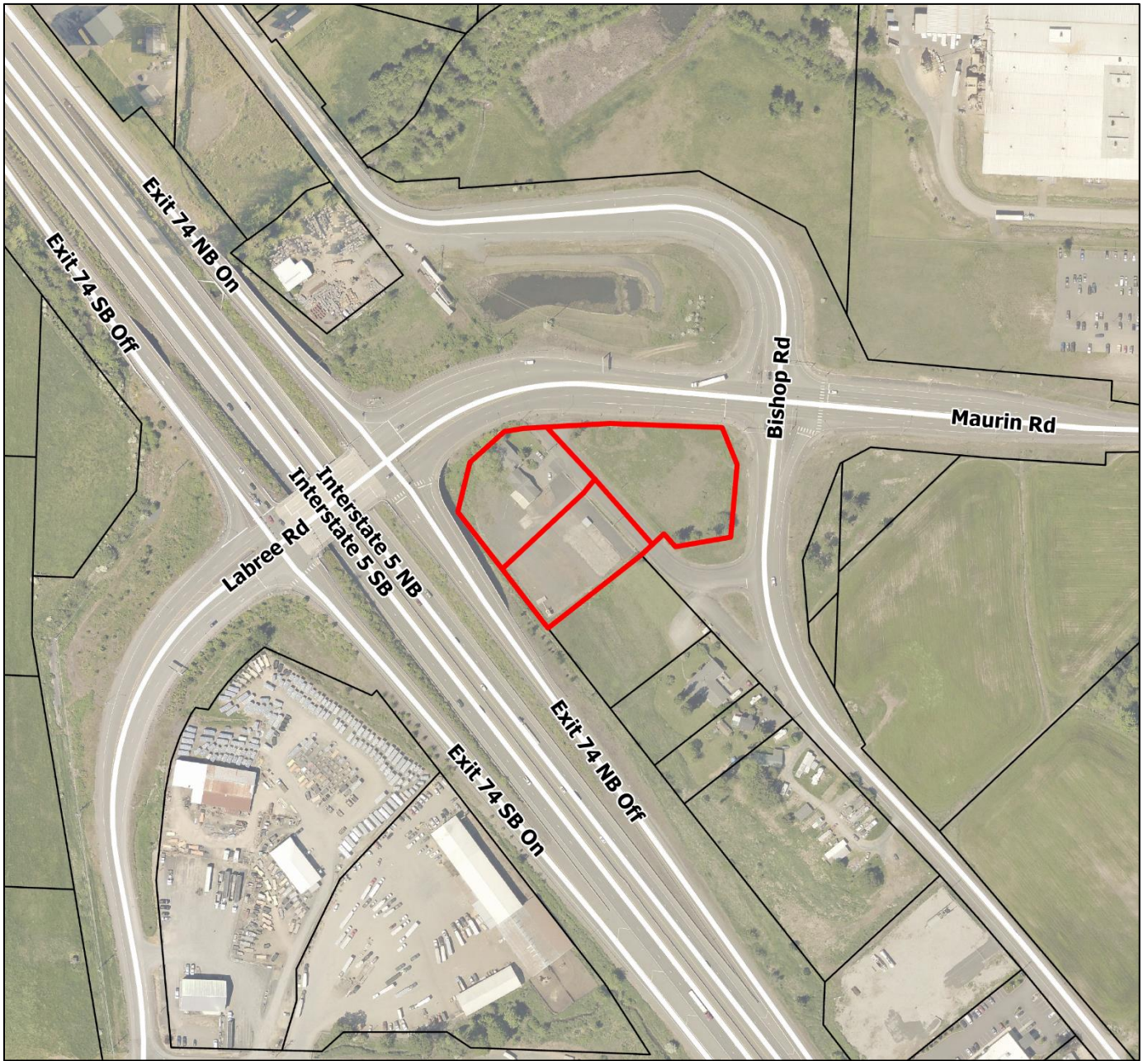
Applicant proposes renovation of WF West Baseball Field, including installation of new artificial turf playfield surface.

Supporting Documents: <https://www.ci.chehalis.wa.us/building/sepa-22-008>

## 10:00 AM Interdepartmental meeting.

Join Zoom Meeting

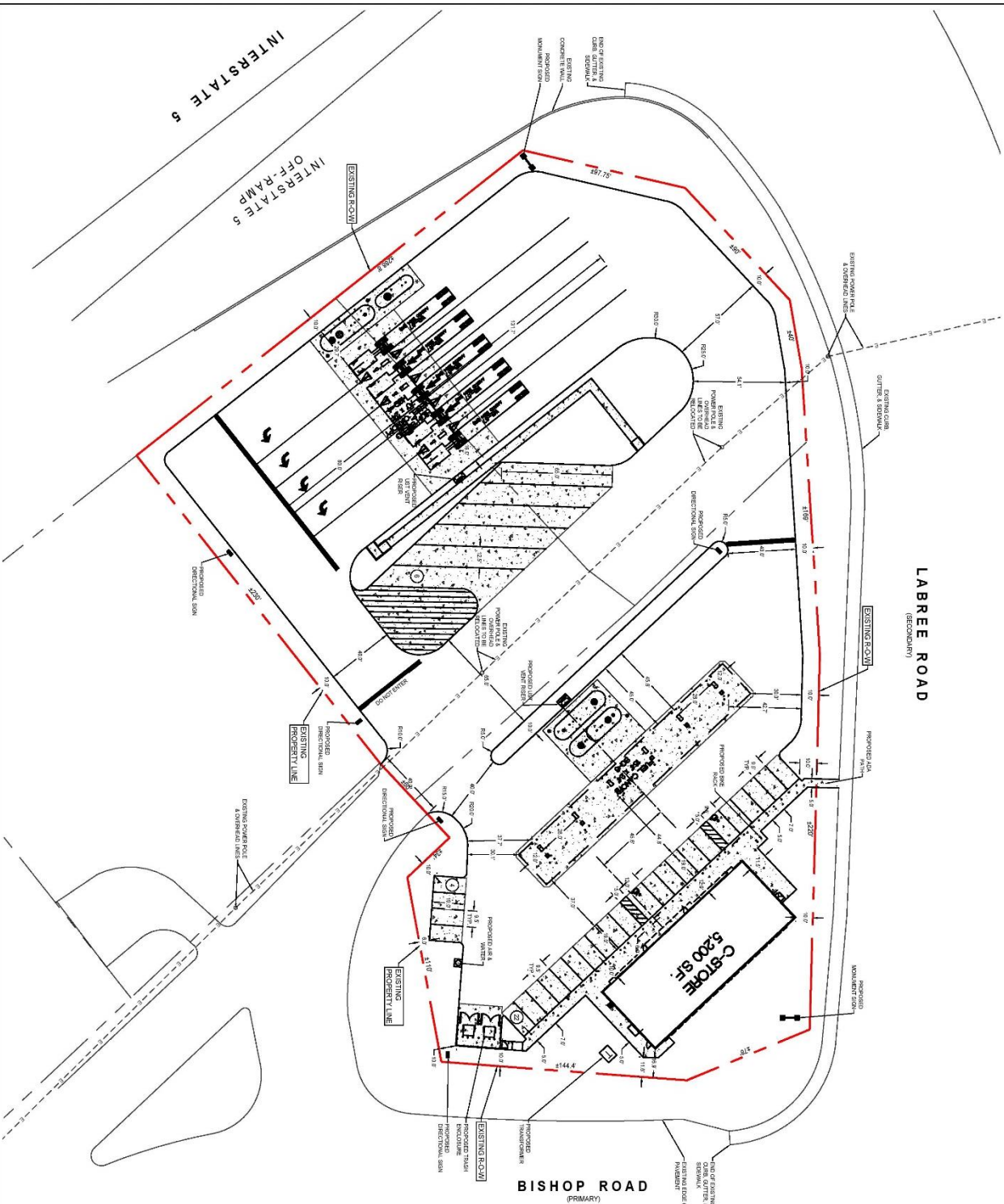
<https://us06web.zoom.us/j/88604981047?pwd=T1hvTXREK2c5V1RtaUJRMFNuNE5QQT09>



# CITY OF CHEHALIS

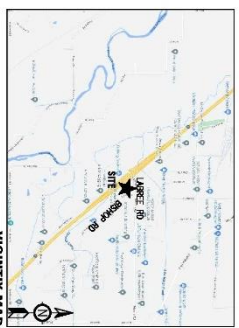
## AC-23-001

**CIRCLE K STORE  
SITE PLAN**  
SWC LABREE ROAD & BISHOP ROAD, CHEHALIS, WA



LABREE ROAD  
(SECONDARY)

BISHOP ROAD  
(PRIMARY)



**OWNER:**  
SUNBELT ENERGY SERVICES, INC.  
2001 S. BROADWAY, SUITE 500  
FARMERSVILLE, TEXAS 77834  
CHEHALIS, WA 98514  
CONTACT: WILLIAM SCHROEDER

**OWNER REPRESENTATIVE:**  
SUNBELT ENERGY SERVICES, INC.  
2001 S. BROADWAY, SUITE 500  
FARMERSVILLE, TEXAS 77834  
CHEHALIS, WA 98514  
CONTACT: WILLIAM SCHROEDER

**ARCHITECT:**  
DRELLER & HANCOCK  
1000 1/2 AVENUE S.W.  
SEASIDE, WA 98582  
PHONE: (360) 882-1100  
FAX: (360) 882-1100  
WWW: WWW.DRELLERANDHANCOCK.COM  
CONTACT: JAMES COOPER

**PROJECT INFORMATION**

**PROJECT NAME:** CIRCLE K CONVENIENCE STORE

**PROJECT ADDRESS:** SWC LABREE ROAD & BISHOP ROAD, CHEHALIS, WA

**PROJECT DESCRIPTION:** PROPOSED CONVENIENCE STORE WITH ASSOCIATED BIKE STORAGE AND BIKE REPAIR STATION. BIKE STORAGE AND BIKE REPAIR STATION TO BE LOCATED ON THE EAST SIDE OF THE BIKEWAY. BIKEWAY TO BE LOCATED ON THE WEST SIDE OF THE BIKEWAY.

**ZONING INFORMATION**

**EXISTING ZONING:** CITY OF CHEHALIS, WASHINGTON  
CG (GENERAL COMMERCIAL)

**PROPOSED ZONING:** CG (GENERAL COMMERCIAL)

**MAX. LOT HEIGHT ALLOWED:** 35'

**STREETS:** 30'

**BIKE:** 3'

**ALERT:** 0'

**SITE DATA**

**PROJECT:** APR. 01/23/2024 (004) 01/23/2024 (01/23/2024) 01/23/2024 (004) 01/23/2024 (01/23/2024)

**OWNER:** SUNBELT ENERGY SERVICES, INC.

**OWNER ADDRESS:** 2001 S. BROADWAY, SUITE 500, FARMERSVILLE, TEXAS 77834

**OWNER PHONE:** (360) 882-1100

**OWNER FAX:** (360) 882-1100

**OWNER WWW:** WWW.SUNBELTENERGY.COM

**OWNER CONTACT:** WILLIAM SCHROEDER

**BUILDING AREA**

**CONVENIENCE STORE BUILDING AREA:** 3,300 SF

**FUEL CANOPY AREA:** 1,888 SF

**HIGH SPEED DIESEL CANOPY AREA:** 1,888 SF

**BIKE STORAGE:** 1,888 SF

**BIKE REPAIR STATION:** 1,888 SF

**TOTAL BUILDING AREA:** 10,852 SF

**PARKING REQUIREMENTS**

**PARKING REQUIRED:** 28 SP

**CONVENIENCE STORE IS 3,300 SF**

**PARKING PROVIDED:** 28 SP

**STANDARD PARKING SPACES:** 24 SP

**ACCESSIBLE PARKING SPACES:** 2 SP

**TOTAL SPACES (STANDARD/ACCESSIBLE):** 26/2

**BIKE STORAGE PROVIDED:** 2 SP

**BIKE REPAIR PROVIDED:** 2 SP

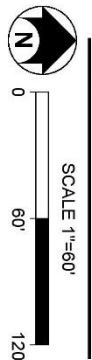
**TOTAL BIKE SPACES:** 4 SP

**GENERAL NOTES**

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.

2. THIS SITE PLAN IS BASED ON INFORMATION OBTAINED FROM LEMS COUNTY GIS WEBSITE AND AERIAL PHOTOGRAPHS.

3. ALL ACCESSIBILITY REQUIREMENTS TO BE DERIVED WITH JURISDICTION.





## **Project Narrative (excerpt)**

### Project Description.

The conceptual development plan features the new construction of a 5200 square foot convenience store, a fuel canopy with 6 dispensers, and a high-speed diesel fuel canopy with five fueling lanes. The site design provides for 26 vehicular parking spaces, 6 truck parking spaces, and wide drive aisles to provide ample vehicular circulation through the development. Access to the development will be provided through the existing access point off of Bishop Road. A 6-pump fuel canopy is located near the center of the project site to provide ample fueling positions and safe site circulation for vehicle fueling. The diesel canopy will be located on the southern portion of the site to provide safe site circulation for diesel vehicle fueling. Underground storage tanks will be used to store and dispense fuel through a state-of-the-art and environmentally protective system, which includes a number of leak detection mechanisms. The retail facility will operate 24 hours per day, 365 days per year. The facility will offer for sale to the general public a wide variety of packaged and fresh goods, as well as fountain soft-drinks, coffees, teas, bottled beverages, tobacco, beer, and wine.

### Requested Information and Review from City Staff

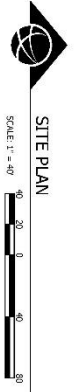
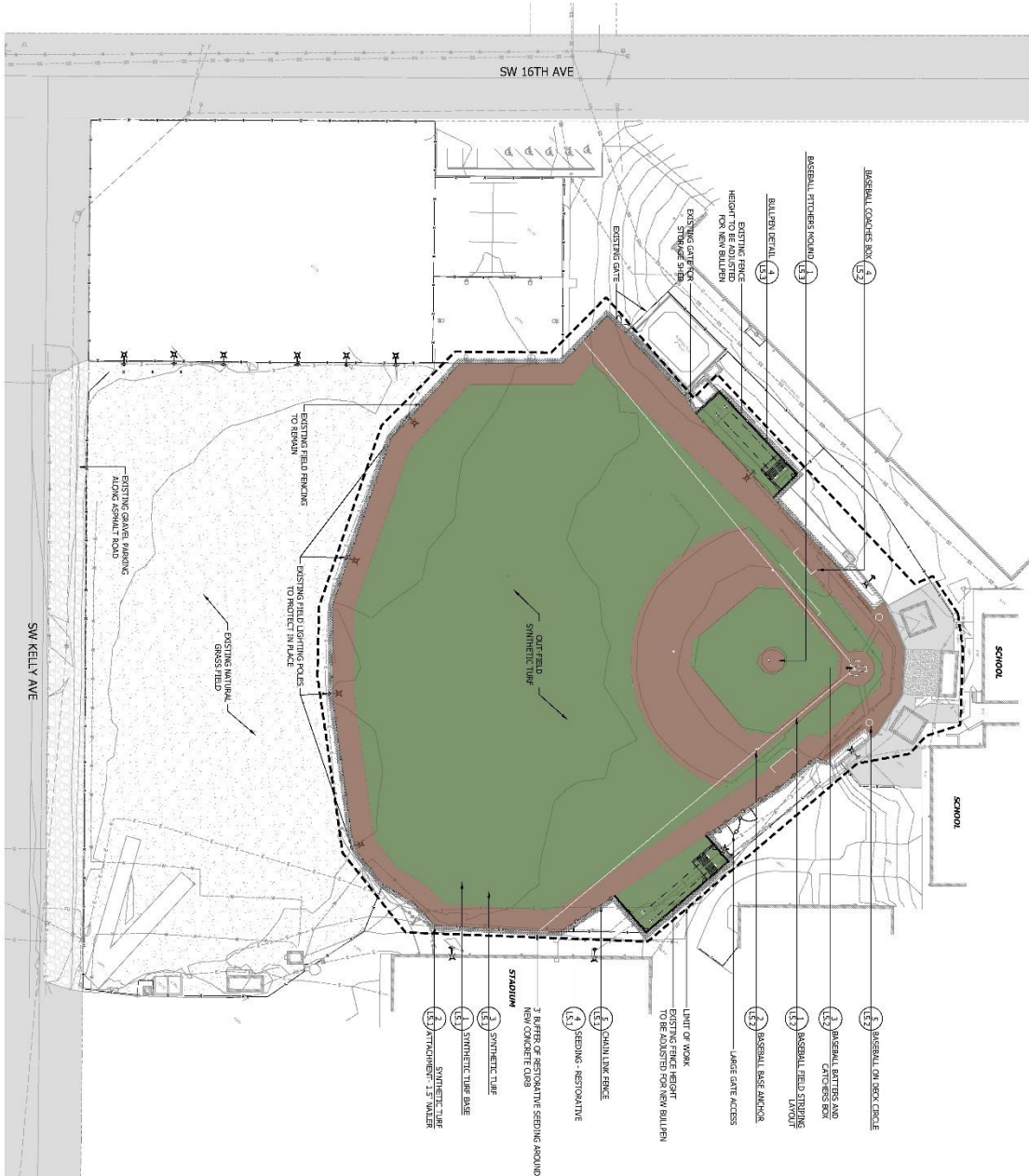
The following are questions to which the Applicant requests responses from City staff and/or reviews of the submittal documents requested by the Applicant:

1. Please outline the application/submittal processes for any necessary entitlements.
2. Please review the attached development plan and provide comments related to compliance with applicable codes, ordinances, design guidelines and related governing processes.
3. Please identify any entitlements or special review processes required for the proposed development.
4. Please identify any environmental/geological/archeological studies or protocols that will be required for the development.
5. Please identify any traffic and access related issues that may affect the development and the need for a Traffic Study or other traffic analysis.
6. Please identify any drainage requirements for the proposed development.
7. Please identify any current or future dedications of right-of way that may be required of the development and any pending or planned improvements to roadways adjoining the project site.
8. Please identify any applicable plans, codes or ordinances that may affect or restrict signage at the development site.
9. Please provide any other information that may be relevant to the proposed development or land use.



# CITY OF CHEHALIS

## ST-23-0002



**SITE PLAN**

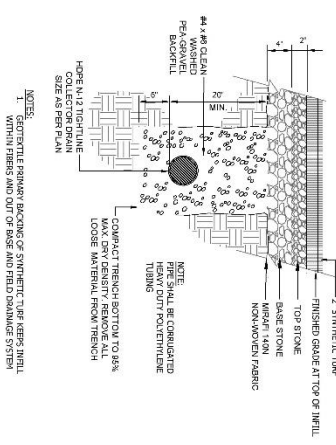
**SEPA LEGEND**

- LIMIT OF WORK
- NEW FENCELINE
- EXISTING FENCELINE TO REMAIN
- EXISTING LIGHT PILE
- SYNTHETIC TURF - BROWN
- SYNTHETIC TURF - GREEN
- EXISTING ASPHALT PAVING
- RESTORATIVE SEEDING

**GENERAL NOTES**

1. TOTAL SQUARE FOOTAGE OF AREA TO BE INSTALLED WITHIN EXISTING FENCE: 119,915 SF
2. TOTAL SQUARE FOOTAGE OF NEW TURF: 117,700 SF
3. TOTAL VOLUME OF MATERIAL EXPORT: 2,880 CY OF TOP 5 FIELD AGGREGATE
4. TOTAL CONCRETE EXPORT: 1,980 CY
5. EXISTING FIELD LIGHTING TO REMAIN WITH NEW LED FIXTURES.
6. EXISTING FIELD LIGHTING TO BE REPLACED WITH NEW LED FIXTURES.
7. NEW FENCELINE SHALL BE INSTALLED ALONG STADIUM SEATING.
8. NEW FENCELINE SHALL BE INSTALLED ALONG STADIUM SEATING.
9. EXISTING STADIUM SEATING SHALL BE RESTORED AND REPAIR.
10. EXISTING STADIUM SEATING SHALL BE RESTORED AND REPAIR.
11. CONSTRUCTION SITE WORK SHALL BE DURING AUTHORIZED WORK HOURS PER THE CITY.

**1 SEPA FIELD SECTION**  
N.T.S.

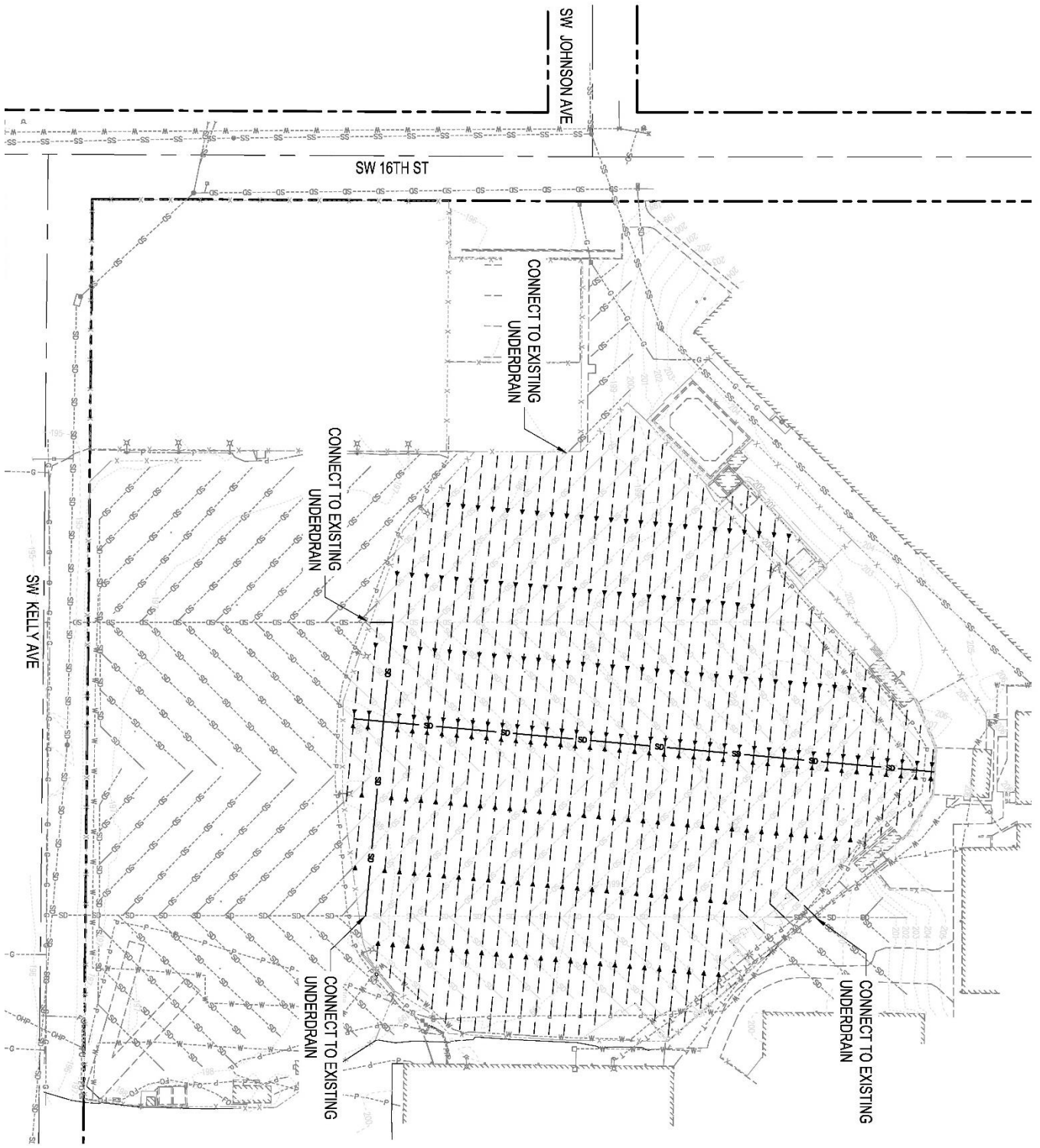


**NOTES:**  
1. CONTRACTOR SHALL VERIFY SEPA FENCE LINE WITH CITY ENGINEERS AND CITY OF BSC AND FIELD DAMAGE SYSTEM.

**PRELIMINARY - FOR REVIEW**



<b>ULC</b> URBAN LAND COMMUNITY CALL BEFORE YOU DIG JAMES W. HARRIS, P.E. CIVIL ENGINEER 1100 1st Ave, SE TUMWATER, WA 98512 253-833-7777	<b>SANDERSON STEWART</b> Enduring Community Design	WF WEST BASEBALL FIELD TURF INSTALLATION 342 SW 16TH ST CHEHALIS, WA 98532	<b>JSA CIVIL</b> Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98512	APPROVED DATE: _____ BY: _____
		SITE PLAN	DATE: _____	SCALE: _____



- STORM LEGEND**
- EXISTING STORM DRAIN PIPE TO BE REMOVED
  - EXISTING STORM DRAIN PIPE TO REMAIN
  - 6" DIA. PVC PERE PIPE
  - 4" DIA. PVC UNDERDRAIN PERE PIPE