

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
January 18, 2023, 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, Lance Bunker Public Works Director, Justin Phelps Wastewater Superintendent, Rick Mack Fire Marshal, Bobbi Boone Wastewater Department, Matt McKnight Police Department, Angie Elder Police Department, Judd Riddle Streets/Stormwater Superintendent, Celest Wilder Public Works Engineer Technician, Carol Ruiz with Gibbs & Olson Interim City Engineer

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.

- Decommission well on site and inspect prior to connecting to city water.
- Water main available on Bishop and Labree Rd.
- Oil & water separator required for fueling stations discharge. Discharge to go directly to wastewater.
- Standpipes for venting to be as far away from the public as possible. Not right next to where people will be fueling.
- Grease trap required.
- Hydrant required within 400 feet necessary near entrance of facility to provide coverage to all structures along the drive path.
- Fire safety permit required to install underground storage tanks.
- Fire safety permit required for install of type 1 hood.
- Sprinkler system not required.
- Commercial addressing at 12-inch character height and 2-inch font on front of building facing the street.
- Work with city staff on fire lane criteria.
- Stormwater plans required to follow 2019 Ecology Stormwater manual. Account for frontage improvements with calculations in stormwater plans.
- Full Traffic Impact Analysis required.

- Frontage improvements required for curb, gutter, sidewalk, and streetlights.
- Road widths must meet City of Chehalis standards. CMC 12.04.280
- Work being done in the Right of Way on Bishop Road will require Right of Way permit to be pulled through Lewis County.
- Punch through on Labree is not feasible for second entrance. Access from Labree Road will depend on WSDOT ROW limitations. Recommend right in only or right out only.
- Boundary Line Adjustment required for 3 parcels. Start this process at SEPA stage of permitting.
- SEPA checklist permit to include Wetland Delineation Study and Archeological Survey.
- SEPA will be routed to WSDOT and SWW Clean Air Agency.
- Licensed Landscape Architect required for Landscaping Plans.
- CFC applies. Provide 12-month history of utility invoices from similar facility to Public Works for estimate on utility charges.
- Permitting in order: Land Use first. SEPA then Site Plan Review (elevation drawings helpful). Provide 30% Civil Plans at this time and all studies. Fill & Grade, Civil Permit submittal then Building.
- Mitigation fees associated with project may occur.

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

9:30 AM Site Plan Review, ST-23-0002; 342 16th St SW.

Zoning: OSG, Government Open Space.

- **342 16th 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.

- Staff approves Site Plan with the following conditions: Request that an easement be placed (or a copy of the easement) for the existing sewer main located on the property for this project.

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

10:00 AM Interdepartmental meeting.