

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 25, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

## 9:00 AM Applicant Conference, AC-23-002; 0 Rush Rd.

Zoning: IL; Light Industrial.

- **0 Rush Rd**, Parcel # 017800014003.

Total parcel size – approx. 34 acres, 1,500,000 sq ft.

Port of Chehalis proposes to drain and/or excavate identified wetlands on the site (utilizing wetlands credits) in preparation for future development project.

Supporting Documents: <https://www.ci.chehalis.wa.us/building/ac-23-002-0>

## 9:30 AM Interdepartmental meeting.

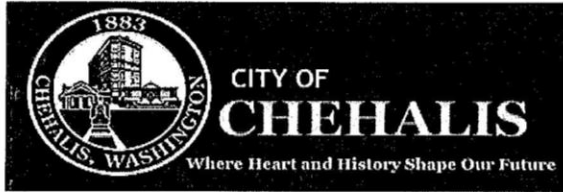
Join Zoom Meeting

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



# CITY OF CHEHALIS

## AC-23-002



Return your conference application to Community Development Department  
 1321 S Market Blvd. Chehalis, WA 98532  
 (360) 345-2229  
 www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

JOB SITE ADDRESS: O RUSH RD PARCEL #: 017800014003

APPLICANT / CONTACT PERSON: BILL TEITZEL

NAME: PORT OF CHEHALIS

ADDRESS: 321 MAURIN RD

CITY/ST/ZIP: CHEHALIS

PHONE#: (360) 748-9365

EMAIL: bteitzel@portofchehalis.com

CELL: (360) 880-5411

CONSULTANT:

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: ECOLOGICAL LAND SERVICES

CONTACT NAME: MARA MCGRATH

ADDRESS: 1157 3<sup>RD</sup> AVE #220B, LONGVIEW

PHONE #: (360) 578-

EMAIL: mara@eco-land.com

CONTRACTORS L&I #: \_\_\_\_\_

Is the property owner the same as the contact person? Yes  No

DETAILED PROJECT DESCRIPTION: SEE ATTACHED PROPOSED SCOPE OF WORK

REQUEST DRL DATE FEB 25<sup>TH</sup>, IF AVAILABLE

Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

<u>Signature:</u> 	<u>Date:</u> 1/6/2023
<u>Name (print):</u> WILLIAM B. TEITZEL, OPERATIONS MANAGER	<u>Telephone #:</u> (360) 748-9365

<b>Office use only</b>	
Received by: LF	Date Received: 01/09/2023
Parcel #: 017800014003	
Permit #: AC-23-002	
Zoning: IL	
Flood Zone: Yes <input type="radio"/> No <input checked="" type="radio"/>	
Zone Classification:	

**PRELIMINARY SCOPE OF WORK**

**Chehalis DRC Application**

Rush Road Industrial Sit (RRIS) Wetland drainage/removal

Standard notes and Best Management Practices (BMP's):

- OWNER: Port of Chehalis  
 Regulatory jurisdiction(s)
- Development – City of Chehalis (UGA)
  - US Corp of Engineers
  - Washington State Dept of Ecology

1. No exposed bare soil shall remain unestablished for a period of 7 days during the period of May 1 through September 30.
2. When feasible, no more than 500 feet of trench shall be open at one time.
3. In the event of dewatering, devices shall be trapped or into the vegetative grassy field. No sediment shall reach the street or any storm water system without approval.
4. Any soil debris transported onto roadways and sidewalks shall be completely removed by shoveling and/or sweeping. Washing will not be utilized unless specifically approved.

**Project location** – 0 Maurin Road, Chehalis, Tax Parcel 017800014003 34.07 acres Zoned 1L (Light Industrial/UGA). Estimated timeframe for project – June-September 2023

Other notes:

**Project narrative:**  
 The Port of Chehalis is in the process of developing a port project for future development consisting of a proposed warehouse and distribution complex. Wetland studies have identified approximately 132,254 square feet (3.01 acres) of category IV wetland.

- 1) There will be a mandatory pre-bid meeting for all contracting firms wishing to bid on the project.
- 2) The project is slated to be performed during June- September 2023. BMP's for rain events will be in place.
- 3) Project requires permit/approval from ACOE and WSDOE.
- 4) Field will be mowed or hayed prior to construction.
- 5) Spoil material to be transported to approved site by contractor, or existing spoil are at 273 Maurin Rd (Port of Chehalis)

Under the Port of Chehalis' Regional General Permit #9 issued by the US Army Corp of Engineers (USACE), the Port of Chehalis intends to utilize wetland credits to offset the removal of wetlands from this port project.

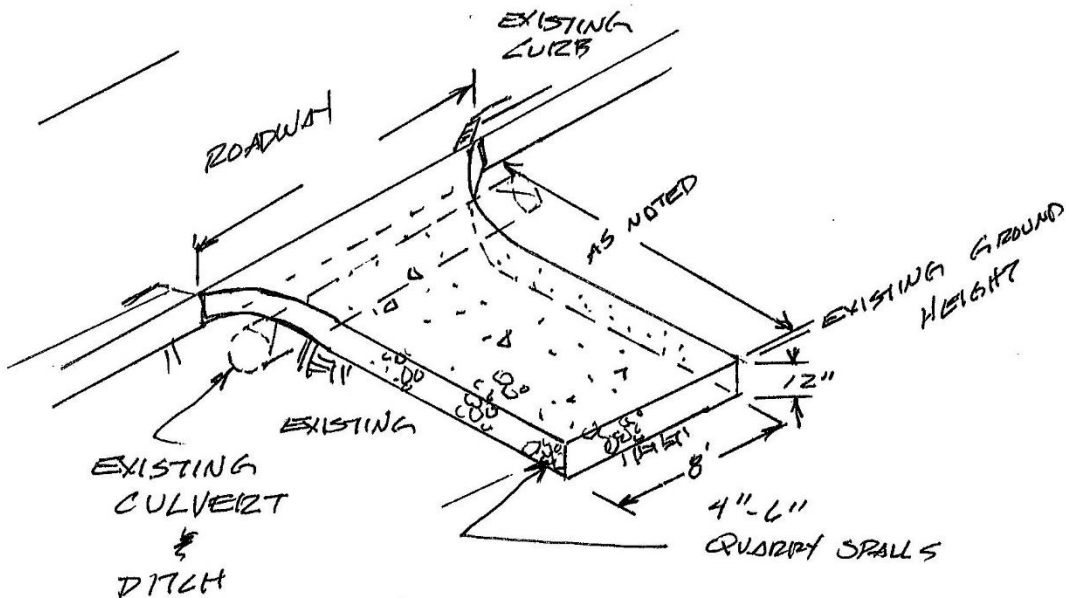
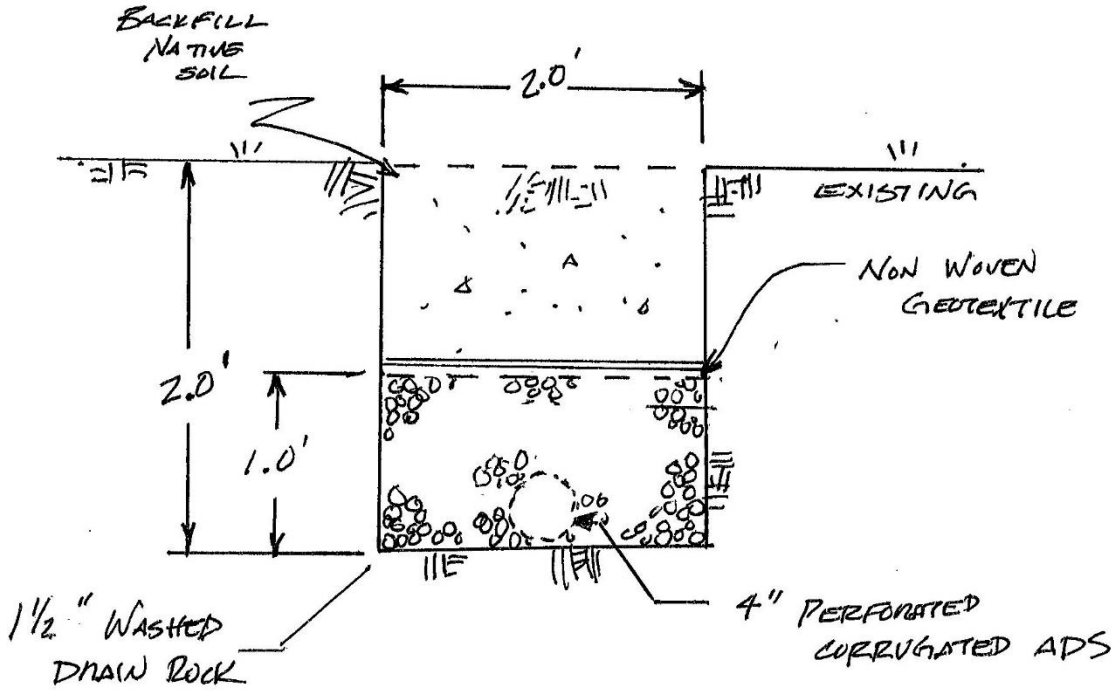
The intent of this application is to drain and/or excavate identified wetlands on the site once the USACE has approved the wetland boundaries submitted by consulting agencies.

**SCOPE:**

- 1) Install approximately 2,100 LF (295 cubic yards excavation) of 4" perforated drain tile, backfilled/drain rock in identified category IV wetland areas A, B, and C to drain wetland soil to existing drainage ditch system.
- 2) Minimum slope for drain lines is 0.5 percent.
- 3) Excavate approximately 200 cubic yards of soil from identified category IV wetland D and backfill with non-native minimally compacted fill (track walked) or river pit run gravel. Excavated soil to be disposed at port owned spoil pile located at MRIS, 207 Maurin Rd, parcel 017743004001, covered by a general construction stormwater permit and associated sediment retention system.
- 4) Port consultant to identify locations for installation of piezometers for monitoring
- 5) Access improvements at two separate locations will require improvements.

TYPICAL DRAINAGE TILE

NTS



CONSTRUCTION  
ENTRANCE  
IMPROVEMENTS

TYPICAL  
NTS

RRIS WETLAND  
REDUCTION.

01780014003

1/2023

WBT

