

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

February 22, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building & Planning Manager, Lance Bunker Public Works Director, Laura Fisher Permit Technician, Brandon Rakes Airport Operations Manager, Rick Mack Fire Marshal, Michael Thomas Engineer Technician Public Works, Celest Wilder Engineer Technician Public Works, Angie Elder Police Department, Matt McKnight Police Department, Judd Riddle Streets/Stormwater Superintendent & Interim Water Superintendent, Justin Phelps Wastewater Superintendent, Carol Ruiz with Gibbs & Olson Interim City Engineer

9:00 AM Site Plan Approval ST-22-0010; 2510 and 2520 Kresky Ave NE

Zoning: CG; General Commercial. Lewis County parcel # 005606039002. Total parcel size – pprox.. 1 acre; 43,560 sq ft.

Applicant proposes new 11,700 sq ft professional office building.

- Both stormwater regulations and TIA to be addressed prior to issuance of Civil Permit. There may need to be a reconfiguration of stormwater because it encroaches on the creek buffer.
- Striped access required from Kresky to the front door of the building.
- Licensed Landscape Architect required for landscaping plans.
- Sewer available on Hampe Way.
- Hydrant existing within vicinity. If north of the north access, will need a second hydrant.
- Commercial addressing to match other preexisting buildings.
- Staff moves to approve site plan with conditions.

9:30 AM Applicant Conference, AC-23-006; 0 Rush Road

Zoning: IL; Light Industrial. Lewis County parcel # 017800014003. Total parcel size – pprox.. 34 acres; 1,873,080 sq ft.

Applicant proposes a 551,551 sq ft warehouse with fill and utility installation.

- Required wetland environmental assessment. Will go to Fish & Wildlife for further review because of Berwick Creek.
- Provide 12-month equivalent water usage history to help with estimate ERU's of similar typical buildings.
- If the buildings are on separate parcels, utilities will be separate.
- Driveways must be separated by 20 feet of straight curb.
- Maximum driveway width 24 feet.
- A request for a wider approach must be submitted in writing to Public Works.
- Curb, gutter, sidewalk, streetlights required on Jackson.

- Road approach permits obtained through Lewis County.
- Possible traffic signal required depending on TIA.
- SEPA permit requirements: TIA (take into consideration new development going in along Jackson Hwy), Geotech, Archeological Study, Wetland Report, Preliminary Site Plan with 30% of Civil Plans.
- Fire Marshal will wait to comment in follow up meeting.
- In person meeting to be arranged with stake holders with full set of plans

10:00 AM Site Plan Approval UGA-ST-21-004; 2988 Jackson Hwy

Zoning: MRC; Mixed residential commercial. Lewis County parcel # 017856001000 Total parcel size – approx. 1 acre; 43,560 sq ft.

Applicant proposes a new coffee stand co-located with the Newaukum Valley Store.

- Applicant must show how traffic circulation is going to work inside the lot and getting on and off of Jackson Hwy.
- Setbacks on site plan need to be clearer. Plans should address turning radius.
- Grease trap required for discharge.
- If it is to be a permanent structure – frontage improvements required. Curb, gutter, sidewalk.
- For a mobile structure – a water holding tank is required, can not be connected to sewer, must have current tabs/license plates, good tires, must identify where to dump discharge.
- 80 continuous lineal feet where cars can stack in que so none obstruct through traffic.
- Applicant to submit new site plan and revised building plans for temporary structure vs permanent.