

Development Review Committee Agenda

Chehalis Building and Planning Department

March 1, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building and Planning Manager, Laura Fisher Permit Technician, Justin Phelps Wastewater Superintendent, Lance Bunker Public Works Director, Michael Thomas Engineer Technician Public Works, Celest Wilder Engineer Technician Public Works, Angie Elder Police Department, Jud Riddle Streets/Stormwater Superintendent & Interim Water Superintendent

9:00 AM Applicant Conference, AC-23-007; 0 Hamilton Rd

Zoning: CG; General Commercial. Lewis County parcel # 017897024003. Total parcel size – approx. 4.9 acre; 213,444 sq ft. Applicant proposes new 8,000 sf enclosed equipment wash rack building.

- Commercial wash racks are required to connect to sanitary sewer.
- Existing well on site must be abandoned. Follow up with Sue Kennedy for Lewis County to confirm.
- Boundary Line Adjustment required.
- Permitting required: Site Plan Review permit to include location of utilities and Civil Plan permit. SEPA permit to be determined based off amount of dirt moved or how large of pipes placed in the ground.

9:30 AM Applicant Conference, AC-23-008; 1600 National Avenue

Zoning: CG, General Commercial. Lewis County parcel # 005609005000. Total parcel size – approx. 2.3 acres; 100,188 sq ft.

Applicant proposes a new 3 story building with roof deck for commercial retail use.

- At time of building permit submittal, apply for utilities.
- Capital Facilities Charges dependent upon occupancy of the building and usage amount.
- Parking requirements estimated at 1 spot for every 250 square feet until it is known what the actual use will be.
- Civil permit to be amended to fit expanded footprint of parking lot before pipes go in the ground. Stormwater conveyance to show how it will connect to the rest of the system and how or if it will impact the pond.
- Preliminary landscape plan at time of building permit from licensed landscape architect.
- If any portion of the building touches any part of the flood plain an elevation certificate is required.

10:00 AM Applicant Conference, AC-23-009; 100 Veterans Way

Zoning: CG, General Commercial. Lewis County parcel # 005813003001. Total parcel size – approx. 2 acres; 87,120 sq ft. Applicant proposes a 9,000 sq ft expansion of their existing facility.

- Frontage improvements required curb, gutter, sidewalk on Newaukum and on Sylvenus.
- Depending on the amount of fill brought in a SEPA permit may be required. Be sure to identify the three phases of this project in SEPA permit. Site Plan Review permit to follow with preliminary civil plans. Flood plain permit part of the site plan process. SPR permit is good for one year. Can ask for an extension if necessary.
- Landscaping to be done by licensed Landscape Architect.
- Fire hydrant required within 400 feet of all structures including the RV lots. 2 exits are sufficient.
- Fencing along rail line recommended.
- Per code RV tenants can stay for a maximum of 30 days in a 12-month period.
- Option for fee in lieu of compensatory storage not in place yet.

- Capital Facilities Charges based on usage estimation for utilities.
- Wastewater Superintendent to review with DOE how RV sites discharge into sanitary sewer versus dump station. Oil water separator required.
- May require half street improvements depending on the number of parking stalls.
- Building and Planning Manager to discuss No Net Rise study further with DOE. For a restroom facility it is recommended to use cinder block or concrete.

10:30 AM Site Plan Approval, UGA-ST-22-004; 211 and 215 Hamilton Road

Zoning: CG, General Commercial. Lewis County parcel # 017725005010, et al. Total project size – approx. 18 acres; 784,080 sq ft.

Applicant proposes a three-building warehouse complex totaling 225,000 gross floor area.

- Cancelled

11:00 Interdepartmental staff meeting.

Join Zoom Meeting

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