

# Development Review Committee Agenda

Chehalis Building and Planning Department

June 12, 2024, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

**Staff Present:** Ron Buckholt - City Planner, Lance Bunker- Public Works Director, Anne Feldman- Permit Technician, Michael Thomas- Engineering Technician III, Mark Gernlein- Engineering Technician II, James Joyner- Engineering Technician I, Fritz Beierle- Streets/Stormwater Superintendent, Rick Mack- Fire Marshall, Angie Elder- Community Service Officer Police, Matt McKnight- Deputy Chief Police Dept, Todd Turner- Water Superintendent, Justin Phelps- Wastewater Superintendent, Carol Ruiz-Contracted City Engineer.

## **9:00 AM ST-24-0020; 1162 NW State Ave**

Applicant proposes to construct a 20 x 40 metal carport on Lewis County Parcel 004333001000 which is zoned IL- Light Industrial.

**Planning-** Must meet zoning performance/bulk standards. All lighting shall be shielded downwards to prevent light pollution.

**Public Works-** Must meet the minimum requirements for #2 in the 2019 Storm Water manual.

Matt McKnight motions to approve, Rick Mack Seconds- all vote- Approved with conditions.

## **9:30 AM SEPA-24-005/ST-24-0009; 0000 Bishop Rd**

Applicant proposes to construct a new 4,480 square foot warehouse shop with associated parking. Located on Lewis County Parcel 017760002000 which is zoned CG- General Commercial.

**Engineering-** Plans show underground retention release to current wetland- Will need to meet requirements for treatment of ground water.

**Planning-** Wetland report created by a Biologist that is not meeting the minimum required qualifications- report will need to be validated by a qualified biologist with a 4 year degree. The landscaping plan will need to be validated by a qualified biologist with a 4 year degree as well. Project will require a fill and grade permit- all grading within the wetland buffer shall be assessed and mitigated for. The proposed stormwater discharge within the buffer shall be assessed and mitigated for. All lighting shall be shielded downwards to prevent light pollution.

**Public Works-** The parcel has a latecomers fee of \$6,864.92. Capital Facilities charges will apply for water and sewer and may vary based on warehouse user, plus restoration charges for Bishop as utilities are located on the other side of the road. 6" side sewer, and depending on the building use, a grease trap may be needed Adhere to City of Chehalis Municipal Code 13.08 Sewer Systems- Treatment and Detention per ecology. 2019 Stormwater manual minimum requirements must be met. Bishop Road has mandatory frontage improvements- gutter, curb, sidewalk- will have to work with county on those plans. If needed- must obtain right of way permits from Lewis County.

**Water-** Assure it is up to code, water meter to be installed in the Right of Way.

**Fire-** Fire hydrant to be located within 400 feet of all portions of the building, Commercial 12" address numbers required.

Michael Thomas motions to approve with conditions, Matt McKnight Seconds- all vote. Approved.

**10:00 Interdepartmental staff meeting.**

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUI1Ym0rTkt6SHZCZjkxUTRlVDBUUT09>