

Development Review Committee is represented by:

Building and Planning | Engineering | Public Works | Fire Department | Police Department | Airport

# Development Review Committee Agenda

Chehalis Building and Planning Department

April 20, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building and Planning Manager, Laura Fisher Permit Technician, Rick Mack Fire Marshal, Devlan Pool Wastewater Superintendent, Jud Riddle Public Works, Angie Elder Police Department, Celest Wilder Public Works, Randy Kaut Police Department, Brandon Rakes Airport Manager, via Zoom Amelia Schwartz, Carol Ruiz Interim City Engineer from Gibbs & Olson

**9:00 AM**

**Plan Review:**

**ST-22-0003; 1201 NW Louisiana Ave.** Modular Mini Storage is proposing the construction of a 14,996 sq ft U-Box Self-Storage building in an existing parking lot. The area is zoned CG. Mini storage facilities are a permitted use in this zone. An MDNS was issued 4/7/22. Lewis County Parcel #005665110003

Applicants Present: Terry Wellner with Modular Mini Storage, Mike General Manager for U Haul

1. T. Wellner - provides brief description of project. Will be built up to proper elevation and will comply with maximum height requirements.
2. T. Baraconi- asks about how much fill will be brought in.
3. T. Wellner- does not know quantity at this time. The building will be sprinklered. No bathroom.
4. D. Pool – no comments.
5. R. Kaut – no comments.
6. B. Rakes – 7460 received from FFA.
7. R. Mack – FDC and valve, typically a PIV protected by bollards need to be remote from the building.
8. Mike – appreciates the information being brought up. Will make sure that wherever they decide to put it, it needs to be out of the fall zone.
9. T. Wellner – in 2 weeks they will have a civil engineer involved to help. They want to make sure the traffic pattern is convenient.
10. J. Riddle – asks about backflow and what size the fire line is.
11. T. Wellner – believes it is at least 6.
12. Mike – probably designed for a 6.
13. J. Riddle – would like to see fire vault on outside of building.
14. Mike – will make sure one is in place and works properly.
15. C. Wilder – no comments.
16. T. Baraconi – with civil plans we need updated storm water plans current with the Western Washington Stormwater manual, an updated parking plan. Also need to make sure property can not be subdivided down the road. The FDC & PIV need to be located outside the collapse zone protected by bollards.
17. J. Riddle – and verify backflow device.
18. R. Mack – a rapid entry box will be required.
19. Group approves with conditions.
20. T. Baraconi – an approval letter will be sent out in the next 10 business days.

## 9:30 AM

**CU-21-004, VR-22-002, ST-21-0014; 135 W Main St.** Ron Wright, on behalf of Cascade Community Healthcare is proposing the remodeling of the existing substance abuse facility to include residential occupancy. This project will also require a variance to connect to an existing water main under a recently paved city street. Previous site plan review was inconclusive, with more documentation requested. A hearing is scheduled for April 28 at 4pm. Lewis County Parcel #003848000000

Applicants Present: via Zoom Ron Wright Architect representing Cascade, Richard, Sandra, Todd

1. D. Pool – no comments, no issues.
2. R. Kaut – no issues.
3. B. Rakes – nothing from the airport.
4. R. Wright – working with the Department of Health and waiting for approval. They are doing a full life safety summary for DOH. Will send this to the city as well when they are ready to submit it to DOH.
5. R. Mack – The FDC needs to be remotely located, providing for collapse area.
6. R. Wright – will work with the department to find a place where it can be located.
7. J. Riddle – wants to make sure the backflow assembly for the fire flow is a vault on the outside of the building.
8. C. Wilder – no comments.
9. T. Baraconi – staff recommends to the hearing examiner an approval with following conditions for the conditional use permit: remote FDC, vault on the outside of the building, building sprinklered. Regarding the variance permit, the code related moratorium prohibits any cutting into Main Street for the next 5 years.
10. D. Pool – no comments.
11. R. Kaut – no comments.
12. R. Mack - conditions remain the same.
13. B. Rakes - no comments.
14. C. Wilder – due to code language, Public Works will recommend denial to the hearing examiner as it is in violation of the code that requires the 5-year moratorium to protect city property.
15. T. Baraconi – applicant will receive staff report 1 week prior to hearing. Hearing Examiner will make a decision on Conditional Use Permit, Site Plan Review Permit, and Variance Permit. Staff recommends denial of Variance as it is in violation of code.

## 10:00 AM

### Special Event Permit:

**SE-22-002; 456 N Market BLVD.** Sound Dragon Events is proposing a high school dance event (Ages 16-20), that will be privately funded, and expects to include pickup and drop-off sites for limousine service, as well as a “red carpet” area on the public ROW. They are requesting parking restrictions to be put in place on Market Boulevard and will have amplified sound. The event will be on June 11, with setup and take-down happening on June 10 and 12. Lewis County Parcel # 004593000000.

Applicant Present: Cameron Bluhm

1. D. Pool – no comments.
2. J. Riddle – no concerns from the water department.
3. B. Rakes – nothing from the airport.
4. R. Mack – will go into the facility and do a walk through to evaluate means of egress. Need to calculate occupancy load of building.
5. C. Bluhm – was told it is somewhere between 250 and 350.
6. R. Mack – suggests someone is tracking the head count as people file into the building and when or if at a max to hold off on any more admittance.
7. C. Bluhm – the ticket sales will be tracked.

8. R. Mack- plans to make a visit to the facility.
9. C. Bluhm – can give the phone number to Scott the owner to arrange a meeting.
10. C. Ruiz – no comments.
11. R. Kaut – asks about security measures and if this is school sponsored.
12. C. Bluhm – he can hire Pierce County Private Security but plans to have volunteers, parents, and members of community there as well. No, it is not sponsored by the schools.
13. C. Wilder – A Right of Way Occupancy permit will be required for closing off a number of parking stalls. This needs to be permitted ahead of time. A traffic control plan is required that clearly marks how the flow of traffic will be managed, closure signs, which lanes will be blocked off etc.
14. C. Bluhm- impeding of traffic will not be a problem. There won't be stopping in the middle of traffic. The volunteers and company will monitor traffic.
15. C. Wilder – asks if sidewalk will remain open.
16. C. Bluhm – yes. They do plan to lay out a 12ft by 60 ft red carpet. The sidewalk will be open, not blocked off. The velvet rope will be between parking stalls and the street.
17. C. Wilder – sidewalks need to be open for pedestrian traffic. Please provide pictures, noting the persons out with the ropes monitoring the corner.
18. C. Bluhm – they won't be unloading anyone in the roadway.
19. C. Wilder – the parking signs for no parking need to be placed 72 hours in advance with dates and times indicated. Recommends 3 signs that are clear and ledge able.
20. T. Baraconi – city will not provide any signage.
21. C. Bluhm – the event will be on the evening of June 11<sup>th</sup>, 2022, roughly between 5pm and 1 am.
22. R. Kaut – the PD won't be towing cars at 5 pm. Enforcement will not be able to clear the area. With low staffing, priority will be to other calls.
23. R. Mack- asks to be provided the owners phone number to arrange walk through.
24. A. Elder – asks for clarification on the number of attendees.
25. C. Bluhm – there are 300 tickets available. 237 of the 300 are remaining which adds to roughly 60 tickets sold.
26. A. Elder – explains that waiver is still listed as Great Wolf Lodge as to be released from any sort of liability. It needs to be listed as Chehalis.
27. C. Bluhm – believes that has been edited.
28. A. Elder – sound amplification is limited in that area.
29. C. Bluhm – amplification will be upstairs in ballroom. The sound system is the same as often in used previously in local bars. Plans to bring the music down around 1am.
30. R. Kaut – there are people downtown that live right next door to that building. Typically, that sound is restricted to certain times.
31. C. Bluhm – most school dances end around 11pm so he is thinking roughly 12 am.
32. R. Kaut – concerns about providing adequate security. Suggests ending music at 12am.
33. T. Baraconi – staff recommends approval with the following conditions: apply for Right of Way permit with traffic control plan and 72-hour notice of emptying out parking stalls, adequate security is provided, turn the music down at midnight, Fire Marshal to do a walk through of facility for means of egress.
34. R. Kaut – recommends hired security.
35. C. Bluhm – will get hired security.

**10:30 AM**

- 1. Interdepartmental meeting**
- 2. Informational reports**

Join Zoom Meeting

<https://us06web.zoom.us/j/88064775734>

