

# Development Review Committee Agenda

Chehalis Community Development Department

September 10, 2020 at 9 o'clock A.M.

Meeting location: Chehalis-Centralia Airport, 900 Northwest Airport Road, Chehalis, WA

Staff Present: Celest Wilder, Brandon Rakes, Rick Mack (via Zoom), Chelbi Browne and Tammy Baraconi

Applicants Present: Trevor Westlund, Aaron Fuller and Jeff Pantier

## I. Meeting Agenda for Action Items

### a. Pre-Application Conference

- i. AC-20-009 – 0 Jackson Highway – Residential Subdivision & Retail Shops: Newaukum Ventures, LLC. Is proposing to build 90-100 dwelling units near the frontage of the golf course. The development intends to provide a mix of sing-family homes, duplex, and 4-plex lots with a small amount of commercial buildings.
  - C. Wilder comments that she will need a traffic impact analysis with minimum of level 2. Minimum level 1 for SEPA.
  - A. Fuller confirms there is a 60' right-of-way.
  - T. Baraconi informs T. Westlund and A. Fuller that Lewis County will need to be apart of the permitting processes because some of the proposed land development is zoned RDD-5.
  - C. Wilder asks for clarification on multi-family units. T. Westlund says development will consist of a mx between rentals and private ownership. C. Wilder says metering will play a factor depending on type of ownership. She states individual meters for condos as they are considered single-family units.
  - C.Wilder will need a full stormwater. A. Fuller comments that the site may be flow control exempt.
  - T. Baraconi confirms that this will be a phase development and the City is asking for it to be delineated. She asks for clarification on water availability. T. Westlund confirms there is ample water. T. Baraconi and T. Westlund briefly discuss the idea of sharing water rights with the City. T. Westlund and his partner are open to the idea but want to ensure it doesn't prevent the development from moving forward.
  - T. Baraconi does inform T. Westlund that the current zoning only allows for SFR but says he can apply for a conditional use permit. The conditional use permit will need to go to the Hearing's Examiner for decision before issuance. She also states the plat will need to go to the Board of County Commissioners for final approval. T. Baraconi states she best zoning for this area would be Master Plan Development, like Raindrop Properties.
  - A. Fuller asks about frontage improvements. C. Wilder refers him to the County.
  - A. Fuller also addresses Sewer District No. 4's capacity. There are currently 61 spots open, but this plan is proposing 98 units.
  - R. Mack provides final comment by stating there needs to be fire hydrants installed according to code and all buildings shall be constructed under IBC need to have sprinkler system.

**b. New land use and building applications for review**

- i. UGA-PLAT-20-001 – 0 Harold Drive – 69-Lot Subdivision: Homestreet Development, LLC. is proposing a 69-lot single family homes with 3,031 linear feet of new public roads with sidewalks and landscaping.
  - T. Baraconi needs preliminary approval from County for lot layout and ROWs before she can take it to the Hearing's Examiner.
  - C. Wilder comments that Trent is not in favor of approving plat without HOA or 20-year or longer financial guarantee for stormwater maintenance. Jeff responds that there are systems and laws in place that will solve Trent's concerns.
  - C. Wilder asks for full stormwater report, traffic impact analysis and flow analysis for water and fire. She comments that main stormwater tract is to remain as-is.
  - J. Pantier says that he submitted drainage report.
  - R. Mack comments that fire hydrants are to be installed according to city code.
  - T. Baraconi needs 3 hard copies and an electronic copy of preliminary plat.
- ii. SEPA-20-0004 – 207 Maurin Road – Southwest Washington Grain: Construct Phase 1 through 4 of the Southwest Washington Grain project to include grain storage and loading, associated retail and commercial and management facilities.
  - R. Mack comments that fire hydrants are adequate. Says there is some more research that he needs to do but will get it completed ASAP.
  - C. Wilder comments that Trent would like to see an updated stormwater report. The use of the land has changed since previous stormwater approval. PW would like confirmation that the pond is adequate for level of buildout being proposed.

**II. Public Works Applications**

- a. Right-of-Way Occupancy
  - i. RWO-20-010 – 543 Northwest Pacific Avenue
  - ii. RWO-20-011 – 325 Southwest 8<sup>th</sup> Street
  - iii. RWO-20-012 – cancelled
  - iv. RWO-20-013 – 122 Interstate Avenue
  - v. RWO-20-014 – 915 Northwest State Avenue
  - vi. RWO-20-015 – 759 Northwest Ohio Avenue
  - vii. RWO-20-016 – 2110 Southwest Salisbury Avenue

**III. Weekly Informational Reports**

- a. Applications under review
- b. Issued permits – past week only