

Development Review Committee Agenda

Chehalis Community Development Department

September 24, 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, Angie Elder, Chelbi Browne and Tammy Baraconi

Applicants Present: Ryan Clark and Brad Clark

I. Meeting Agenda for Action Items

a. Pre-Application Conference

- i. AC-20-010 – 1756 S. Market Blvd – Proposed Tri-plex: The Clark brothers propose a tri-plex on an existing lot. Each unit will be approximately 1200 sq ft with an attached garage.
 - A. Elder has no comments.
 - R. Mack verifies that there is a hydrant within 600' of the proposed building. He mentions that the Building Official stated he would be using the International Residential Code when reviewing the building plans. A sprinkler system for fire safety is not required so long as the applicant builds a 1-hour separation wall between units. R. Mack also notes that they will need to plan for a turnaround for any emergency vehicles.
 - C. Wilder would like to see trash receptacle on the site plan. She also makes the applicant's aware that they will need to build the driveway to commercial standards, which means 24' wide. C. Wilder also asks that they maintain frontage improvements of the property. Water and sewer are both available.
 - B. Rakes has no comments.
 - T. Baraconi says their proposed project meets the setback requirements. She would like to see a more detailed site plan that will show utility laterals and stormwater plan. She recommends a civil engineer for planning. T. Baraconi also states that a Geotech report will be needed to know whether or not soils are stable and/or whether or not the applicant will need an engineered foundation. She reiterates that the driveway will need to be built to handle a fire truck. Again, she suggests contacting a civil engineer will be able to assist in the preparation of civil plans to make sure road is built to standards. She also mentions that the enclosure for trash be something masonry.
- ii. AC-20-011 – 2915 Jackson Highway – Three duplexes: The Clark brothers have purchased and will be developing 3 duplexes on a lot that has already received a Conditional Use Permit. (UGA-CU-18-002) The proposed units are 2 story and will have approximately 1300 sq ft and an attached garage.
 - A. Elder has no comments.
 - R. Mack would like to see the driveway 20' wide to accommodate fire trucks. He does confirm there is a hydrant within 600' of the furthest building on the lot. R. Mack will go out to verify that fire flow is sufficient. He suggests removing two of the proposed turnarounds to make for a larger turnaround toward the back of

the property. Sprinklers are not required for the duplexes but will need 1-hour separation walls between the units.

- C. Wilder refers the applicants to the county for verification the road approach permit. She does verify that water and sewer are available. She does make the applicants aware that if one meter goes in to supply water for each unit, they will not be able to see off individual duplexes without adding individual water hook-ups.
- T. Baraconi makes note that she will be investigating the previously approved conditional use permit for this property. She again states that she would like to see civil plans from an engineer. In civil plans she wants to see pre-treatment options for stormwater. Again, trash receptacle with masonry closure on at least 3 sides. She also suggests having a dedicated play area outside for children. It doesn't have to be large or over the top, but at least something that allows children to have a safe place to play outside.

II. Public Works Applications

- a. Right-of-Way Occupancy
 - i. RWO-20-014- 915 NW State Ave: Work by PSE
 - [Issued 9/21/2020](#)
 - ii. RWO-20-015- 759 NW Ohio Ave: Work by PSE
 - [Issued 9/21/2020](#)
 - iii. RWO-20-016-2110 Salsbury Ave: Work by PSE
 - [Issued 9/21/2020](#)

III. Weekly Informational Reports

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