

Development Review Committee Agenda

Chehalis Community Development Department

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

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

Staff Present: Rick Mack, Celest Wilder, Jud Riddle, Angie Elder, Tammy Baraconi and Chelbi Browne
Applicant's Present: Aaron Fuller and Dave Cosser

I. Meeting Agenda for Action Items

a. Applicant Conference:

- i. AC-20-014 – 2945 Jackson Highway – Proposal to develop 62 tiny homes: Applicant is proposing to build sixty-two (62) single family tiny homes in the UGA. Lewis County TPN 017808001004, zoned R-UGA (Residential-Urban Growth Area).

1. Celest Wilder for Public Works – Sewer Dist. No. 4 will be the entity providing sewer hookup. The easement proposed will need to be 60' wide and not 50' wide. Aaron w/ Fuller Design is proposing a couple of 3" water meters. If rate study can be provided, capital facilities charges can be adjusted, but typically 1 ERC per SFR.
2. Rick Mack for Fire Dept. – Aaron proposes stacking hydrant near stormwater pond. Rick finds that to be sufficient. No on street parking due to driveway width, so he is suggesting a gravel pad for additional parking.
3. Angie Elder for Police Dept. – no comment from P.D.
4. Tammy Baraconi for Planning Dept. – Concerned about water capacity. Suggesting possible phase development depending on availability from Sewer Dist No. 4. Individual house numbers will need to be assigned. She would also like to see small amenity for residents. Will need to see conservation easement for sloped area, especially if PUD. If PUD is the decided route, the city will need to review the entire site. Also, public hearing will be required for PUD. If phased, it needs to be made clear on the permit application. Either route will need to go to the Hearing's Examiner.

b. New land use and building applications for review:

- i. CP-20-005 – 1336 Southwest McFadden Avenue – commercial site development: Applicant is requesting to develop commercial office building containing coffee shop with associated access, stormwater, utility, and parking improvements. Lewis County TPN 005411010000, zoned CO (Commercial Office).

1. Celest – Need clarification on 2nd entrance. Would like to see sidewalk on McFadden side of lot.
2. Rick – commercial address numbers on building. No additional fire protection needed.
3. Tammy – SEPA will be needed. She wants to see ADA access from sidewalk on 13th Street. Parking analysis for useable space within building. As-builts for sewer.

- ii. SEPA-20-0007 & CP-20-006 – 215 N Hamilton Road – Fill & cut for commercial site development: Applicant is requesting to add 1,795 cubic yards of fill and cut 925 cubic yards to prepare gravel area for large equipment storage.

II. Public Works Applications

a. **Right-of-way applications** – none to review

III. **Weekly Informational Reports**

a. Issued permit – November 25 through December 4