

1 **Hearing's Examiner Meeting**

2 **Minutes for June 10, 2021**

3 Staff Present: Erin Hillier, Tammy Baraconi, Ashleigh Cox. Hearing's Examiner: Kevin Nelson. Applicant's
4 Present: Robert Balmelli representing R&B Engineering and Karl Werner representing K & W Properties.
5 Citizens Present: none.

6 Kevin Nelson begins meeting at 5:30 pm by explaining applicant's variance proposal.

7 Tammy Baraconi requests the staff report be entered into the record.

8 K. Nelson asks if there are any objections. There are not. It is entered as Exhibit 1.

9 T. Baraconi presents a summary of the staff report and scope of the project to the room.

10 K.Nelson asks if the city is comfortable with the amount of parking stalls and the ratio of parking stalls to
11 dwelling units. T. Baraconi states the City is comfortable with what has been proposed.

12 T. Baraconi states that staff does recommend approval of this conditional use permit with the eight
13 conditions shown in the staff report.

14 T. Baraconi does want to emphasize that if a Boundary Line Adjustment (BLA) is not done the City does
15 want to make sure an easement is granted for the storm water and access.

16 T. Baraconi states there is one additional condition she would like to add. City would like applicants to
17 sign and record an annexation agreement before they receive utility services. This is a standard practice
18 for all of Urban Growth Area (UGA).

19 K. Nelson calls Karl Werner to the stand.

20 Karl Werner states his name and address as 148 Rosewood Dr. Chehalis, WA.

21 K. Nelson states he has reviewed the application and is admitting the application to the record as Exhibit
22 2 if that has not been done already.

23 K. Werner states there is additional parking on the west side of phase 1.

24 K. Werner states they do plan on doing a BLA and making it all one parcel.

25 K. Werner states the house they plan to dismantle is in disrepair and by dismantling it, it will be an
26 improvement to the area.

27 K. Nelson asks what will be done to take privacy into consideration. K. Werner states the buildings are
28 on the North side of the lot and there will be parking stalls and a driveway on the South side to provide
29 some room between the new buildings and the four existing homes. K. Werner states the homeowners
30 do have fences in place now, but they plan on putting a chain-link fence with slats on the North side and
31 West side like they did with Phase 1. K. Werner states if there are further concerns with privacy, they
32 could also use landscaping materials.

33 K. Nelson asks what the height of the chain-link fence will be. K. Werner asks Robert Balmelli. T.
34 Baraconi states the height of the fence is 7 feet without a permit. K. Werner states they will do whatever
35 the max height is.

36 K. Nelson asks for clarification on the play structure. K. Werner states there is a small playground in
37 Phase 1 and states it can be utilized by all tenants. K. Werner states they own the five acres to the West
38 and that will be a part of Phase 3 and they have discussed plans of a community garden.

39 K. Nelson asks when they plan on doing the BLA. K. Werner states they will do it as soon as it needs to
40 be done.

41 K.Nelson states doing a BLA before development begins makes the most sense to him. K. Werner states
42 they are willing to do it at any time. K. Werner suggests making it a condition to have a BLA before final
43 occupancy and that way the permits can be issued, and the process can get started. K. Nelson agrees.

44 K. Nelson asks will be done during construction to ensure privacy to the existing homes. K. Werner
45 states they will be working during regular business hours. K. Werner states they did not have any
46 complaints during their construction of Phase 1.

47 K.Nelson asks if there will be construction fences. K. Werner states no, there will be standard silt fences
48 in place.

49 K.Nelson asks if there will be additional access to Jackson Highway from Phase 2. K. Werner states Phase
50 2 will have access to Jackson Hwy. There will be ingress/egress at both entrances. The driveways will
51 connect in the back in a 'U' shape.

52 K. Nelson calls Robert Balmelli to the stand.

53 Robert Balmelli states his name and address as PO Box 923 Chehalis, WA.

54 R. Balmelli asks if everyone has a current copy of the site plan with access to the West. The reason this is
55 mentioned is because this site plan reduces the parking count from what the report has in it.

56 T. Baraconi states no.

57 R. Balmelli hands out copies of current site plan. It doesn't change anything with the building structures.

58 K. Nelson asks what the current number of parking stalls are with this site plan. R. Balmelli states 32 with
59 the 7 garages. R. Balmelli states that tenants will still be able to park in front of their garages so even if
60 they don't park in them, there will still be a place for them to park.

61 R.Balmelli states since purchasing the 5 acre lot, which will be Phase 3, the main access to Phase 3 will
62 be off of 21st St.

63 T. Baraconi states this was not taken into consideration during the review process and did not show up
64 on the traffic study. T. Baraconi asks if the traffic study identified the potential of having access off of
65 21st St. R. Balmelli states no.

66 T. Baraconi states she is hesitant to approve that access. She is willing to be open to it.

67 K. Nelson asks if that issue is before us for the particular piece that is being examined today. T. Baraconi
68 states no. T. Baraconi wants to make sure the City has had a chance to fully review the potential plan of
69 Phase 3 and doesn't want to inadvertently approve something.

70 R. Balmelli steps back up to the stand.

71 R. Balmelli states there will be a traffic study during Phase 3. R. Balmelli asks for conditional approval for
72 the access to Phase 3 during construction of Phase 2.

73 T. Baraconi states to K. Nelson that Phase 3 will have to come back for a conditional use permit as well.
74 T. Baraconi would be willing to approve through another conditional use permit. T. Baraconi asks if that
75 is acceptable to everyone.

76 K. Nelson asks for clarification on the point of accesses from Jackson Highway.

77 R. Balmelli states there is one point of access with Phase 2, but there was already a point of access with
78 Phase 1, so there will be two point of accesses total.

79 K. Nelson asks for clarification on point of access from Phase 3 to Phase 2. R. Balmelli steps up and
80 points out points of access on the site plan. K. Nelson asks what is currently in place between the two. It
81 is a retaining wall.

82 R. Balmelli states if the new design will hold up approval they could go back to their original design.

83 K. Nelson asks if the site plan were to be approved as it is, would R. Balmelli and K. Werner agree to
84 blocking the second access point temporarily until a decision were made and an additional permit was
85 issued for/during Phase 3. R. Balmelli states yes.

86 K. Werner steps up to the stand and states during Phase 1 they temporality blocked access with eco-
87 block and therefore he agrees to temporarily block access during this phase as well.

88 K. Nelson asks if a BLA will be done during Phase 3. K. Werner states no, they plan on keeping it
89 separate.

90 K. Nelson asks what the purpose is of having double access going into Phase 3 besides convenience for
91 residents. K. Werner states they have designed a utility building in the back corner and plan on storing
92 machinery there. They would like access to all Phases.

93 K. Nelson asks if a traffic study has been done on 21st St. R. Balmelli states no.

94 K. Nelson ask if the traffic study will be done on 21st St. for Phase 3 or will it be done on the existing
95 entries to fulfill the requirements so improving roadways does not become an issue. R. Balmelli states
96 21st St. would be the main access.

97 K. Nelson asks if the City has further questions. T. Baraconi states no. K. Nelson asks if R. Balmelli or K.
98 Werner has further questions. R. Balmelli or K. Werner state no.

99 K. Nelson asks if the City Attorney has anything to add. Erin Hillier states no.

100 K. Nelson will issue a formal written order within the next 10 business days. In the meantime, K. Nelson
101 states he is thinking of approving with the nine conditions from the City and allowing the most recent
102 site plan with the condition the other access point be blocked off.

103 K. Nelson concludes the hearing at 5:54 pm.

104
105 Recorded by:  _____
106 Ashleigh Cox, Recording Secretary