



Community Development Department
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November 8th, 2021

COPY

PO Box 1227
Chehalis, WA 98532

RE: Site Plan Review ST-21-0010

Dear Heidi Pehl,

As per CMC 17.09.130(C) must find that the following findings of facts can be affirmed for ST-21-0010, at 2080 NW Louisiana Avenue before site plan approval can be issued.

1. The project is consistent with the Chehalis Comprehensive Plan and meets the requirements and intent of the Chehalis Municipal Code, including the type of land use and the intensity/density of the proposed development.

Staff finds that the proposed development is consistent with the Chehalis Comprehensive Plan and the requirements and intent of the Chehalis Municipal Code.

2. The physical location, size, and placement of the development on the site and the location of the proposed uses within the project minimize impacts to any critical resource or floodplain area to the greatest extent possible or are compatible with the character and intended development pattern of the surrounding properties.

Staff finds that this property lies within the adopted special flood hazard area and there are no other critical resources to consider. Staff further finds that the fill brought to the site minimizes threat to human safety and the plans for development are compatible with the character and intended development pattern of the surrounding properties.

3. The project makes adequate provisions for water supply, storm drainage, sanitary sewage disposal, emergency services, and environmental protection to ensure that the proposed project would not be detrimental to public health and safety.

Staff finds that the dealership and service center site has all necessary utility services, environmental issues will be adequately addressed, and this project will not be detrimental to public health and safety.

4. Public access and circulation including nonmotorized access, as appropriate, are adequate to and on the site.

Staff finds adequate public access and circulation for all vehicles and pedestrian traffic.

5. Adequate setbacks and buffering have been provided. Any reduction to setbacks or buffer widths is the minimum necessary to allow for reasonable economic use of the lot and does not adversely impact the functional value of the critical resource area or adjoining land uses.

Staff finds that adequate setbacks are in place and will not adversely impact the functional value of the adjoining land use.

6. The physical location, size, and placement of proposed structures on the site and the location of proposed uses within the project are compatible with and relate harmoniously to the surrounding area.

Staff finds the placement of the structures to be harmonious with the surrounding area.

7. The project adequately mitigates impacts identified through the SEPA review process, if required.

Staff finds that a SEPA threshold determination was made on **October 21st, 2021**. To assist in preventing environmental impacts, staff requests that the developer only implements landscaping

according to landscaping plans designed and signed by a Washington state-licensed landscape architect as referenced in RCW 18.96.

8. The project would not be detrimental to the public interest, health, safety, or general welfare.

Staff finds that the placement of the proposed project is not detrimental to the public interest, health, safety, or general welfare.

On November 3rd, 2021, the Development Review Committee unanimously approved this site plan with the following conditions:

1. Landscaping must be done by a Washington state licensed landscape architect
2. A Right-of-Way permit will be required for the new driveways accessing Louisiana Ave.
3. A traffic study must be submitted to the City for review.
4. A right of way permit will be required prior to the installation of the northerly driveway.
5. Changes to the structure footprint must meet all setbacks and approved square footage.
6. If installing a combustible-material tank of more than or equal to 500 gallons, a permit is required.
7. A variance must be applied for to install wider-than-allowed driveways.
8. All fire department connections shall be within 50' of hydrants.
9. All portions of the structure must be within 400 feet of an installed fire hydrant.
10. A Knox box will be required near the riser room.
11. The site addressing shall be visible from NW Louisiana Ave, with 12-inch-high characters and with contrast to the structure.
12. A fire sprinkler system is not required but a fire flow notification system is required. This must be applied for and approved by the City prior to occupancy.
13. Storage of 660 gallons or more of contaminants will require additional permitting from the City of Chehalis.
14. A Geotech report will be required for the building permit.

On **November 4th, 2021**, the comment period for the **Mitigated Determination of Nonsignificance** pertaining to the **proposed dealership and service center** closed. No appeals were received. Staff finds that this site plan meets all the requirements of CMC 17.09.130 and is approved.

The approval of this site plan is based on the applicant developing the site in accordance with the site plan approved with conditions met. Site plan approval does not replace the required building and civil permits. Site plan approval is valid for one (1) year from the date of this letter. A one (1) year extension can be granted if the site plan does not substantially change from the original approval. If an extension is needed, please make a written request at least 30 days in advance of the expiration. The request for the extension is the sole responsibility of the applicant and reminders are not provided. (CMC 17.09.130(D))

Aggrieved applicants can appeal this decision within 14 days from the date of this letter. All appeals of Type 1 permits are heard by the hearing examiner. (CMC 17.09.160) To appeal, contact staff at the Building and Planning Department for assistance.

Amelia Schwartz

Amelia Schwartz
City Planner

cc:
Trent Lougheed, City Engineer