



Community Development Department
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March 17, 2023

Fuller Design
1101 Kresky Avenue
Centralia, WA 98531

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RE: Site Plan Review ST-21-0011

Dear Fuller Design,

On January 11, 2023 the Development Review Committee meet to hear your request for site plan approval of four (4) two (2) story fourplexes and four (4) two (2) story duplexes on Washington Avenue. Site plan approval can now be issued.

As per CMC 17.09.130(C) must find that the following findings of facts can be affirmed.

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 there are no critical resources on site to be impacted by this development and that the development is compatible with 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 proposed development has all necessary utility services, environmental issues have been 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 with the conditions identified below.

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.

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

Staff finds that a SEPA threshold determination was made on February 15, 2022, and conditions were included to mitigate concerns.

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

Staff finds that the placement of the temporary fire apparatus bay is not detrimental to the public interest, health, safety, or general welfare.

Staff finds that this site plan meets all the requirements of CMC 17.09.130 and is approved with the following conditions.

- Applicant must submit updated site plan for review prior to work to ensure consistency with DRC approval.
- Half street frontage improvements required from property line to property line.
- All utilities to connect on Washington and or sewer capacity analysis to show otherwise.
- BLA must be applied for before work begins. The BLA must be finalized prior to final occupancy on the structures.
- Single family homes on Aust Manor are required to be on their own lots.
- All buildings must be within 400 feet of a hydrant.
- Sprinklers required. This does not apply to the single-family homes.
- All water meters must be in the Right of Way, or a master meter must be installed.
- Interior road must be a minimum of 20 feet wide.

The approval of this site plan is based on the applicant developing the site in accordance with the site plan approved and enclosed with this document. 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.

If there is anything else I can do to assist you please feel free to reach out to me at 360.345.2227.

Sincerely,



Tammy S. Baraconi, CFM
Building and Planning Manager

cc: Jill Anderson, City Manager via email
Lance Bunker, Public Works Director via email