



5/17/21

City of Chehalis Community Development
Tammy Baraconi
1321 S Market Blvd.
Chehalis, WA 98532

RE: Jackson Hwy Tiny Homes
Project: Single Family Homes
Parcel #: 017808001004 and 017808001006

Tammy,

Please accept this cover letter along with applications and plans for preliminary review. The following cover letter is intended to provide an overall direction of the development and help address any issues that might arise over the course of the project.

Existing Conditions

This project consists of 1 parcel listed above and is located in Chehalis. The site currently is undeveloped land used for pasture. The site has access from Jackson Hwy.

Wet utilities (water and sewer) are currently adjacent to the site located along Jackson Hwy. Water is from City of Chehalis. Sewer is provided from Lewis County Sewer District 4.

Dry utilities (electric and communications) are adjacent to the property. Overhead services are located adjacent to the site along Jackson Highway. Lewis County PUD is electric provider and Hughes Net/Comcast is communications.

Proposed Improvements

This project proposes to build 56 single family tiny homes. Project area will be split via short plat process into 4 lots. Each lot will contain 13-15 dwellings. Private road access will be brought in from Jackson Highway. Parking will be provided adjacent to each residence and in a parking area in the eastern portion of the property. A plat area and conservation tract will be provided in the eastern portion of the project as well.

Zoning

The project is in the City of Chehalis UGA. Zoning is R-UGA. Per the DRC meeting minutes this use type is allowed under the PUD and short plat processes.

Water

Public water will be extended through the development from the existing City of Chehalis water mains. Each of the four individual lots created will have a 2" water meter which will distribute to the homes on the lot. All 4 water meters will be located adjacent to the Jackson Highway Right of way. The project may consider sub metering each residence however all sub meters will be privately owned.

Sewer

Sewer will be extended through the development from the existing Lewis County Sewer District 4 pump station located adjacent to Jackson Hwy. During the DRC meeting District #4 indicated connection are available however that a pump capacity study would be required to verify if the lift station could handle the increase in peak and sustained sewer flows. During the preliminary design phase of this project, as-builts were obtained and pump station inspection was performed. Initial analysis indicates an additional capacity for 80+ homes can be assumed. A full pump study will be prepared at a later stage of design. We request that a pump study confirming this be a condition of Civil approval rather than Land Use approval.

Stormwater

A full drainage report will be provided at final submittal. A preliminary drainage report has been provided with this submittal. Increases in drainage will be mitigated using standard practices from the 2019 DOE drainage manual. Mitigation structures include underground detention piping and media filter devices. A small value for infiltration was also proven through soils analysis to reduce overall runoff leaving the site.

Critical Areas

A drainage ditch has been identified on the South property line. This drainage ditch is mapped in the Lewis County GIS Maps however it does not have any buffer associated with it. Steep slopes are located on the Eastern portion of the project site. This area will remain undeveloped. No further critical areas are located on site.

Dry Utilities – Power/Communication

Existing overhead facilities are expected to be brought underground and then extended through the project site to each lot. We will work with Lewis County PUD to develop an appropriate plan on how to properly extend these facilities.

Roads/Access

The site currently has direct access from Jackson Hwy. A private road network will be extended throughout the development to serve the proposed structures. The road layout can be seen in the conceptual plans.

Buildings

Any future building permits will be applied for and approved before building construction begins. 3 Separate homes have been chosen to provide variability to the site.

Thank you for accepting this application for Land Use Review. We look forward to receiving your comments and preparing the project for Final submittal. Feel free to call or email if you have any questions.

Sincerely,
Aaron Fuller, PE
Fuller Designs
(360) 807-4420 Office
afuller@fullerdesigns.org