

Development Review Committee Agenda

Chehalis Building and Planning Department

February 16th, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Lance Bunker Streets/Stormwater Superintendent & acting Public Works Director, Rick Mack Fire Marshal, Tammy Baraconi Building and Planning Manager, Amelia Schwartz City Planner via Zoom, Laura Fisher Permit Technician, Angie Elder Police Department, Celest Wilder Public Works, Jud Riddle Public Works, Devlan Pool Wastewater Superintendent

I. Meeting Agenda for Action Items

9:00 AM

Site Plan Recommendation for Hearing Examiner:

UGA-ST-21-0001, UGA-CU-21-003: 2945 Jackson Hwy. Fuller Designs is proposing the construction of 56 tiny homes with a conservation area. This area is zoned RUGA, manufactured dwellings are permitted in this zone with conditions. Lewis County Parcel #017808001044 and 017808001006. The project has received an MDNS on January 13th, 2022, with no appeals. Fuller Designs has asked that we meet to create a staff recommendation to the Hearing Examiner, but also would like to hold off on scheduling the hearing until confirmation that the project will go ahead due to the potential nature of the parcel (and surrounding parcels) being sold to Tarragon for their multi-family proposal.

Applicant Present: Aaron Fuller with Fuller Design, Dave Cosser with Realty World Cosser & Associates

1. T. Baraconi opens meeting with staff introductions.
2. L. Bunker – streetside curb, gutter, and sidewalks required on Jackson Highway with ½ street improvements.
3. D. Cosser wants clarification on the requirements for curb, gutter, and sidewalks.
4. A. Fuller- disagrees with this decision. Believes there is wiggle room and can be decided on a case-by-case basis.
5. C. Wilder- ½ street improvements are not required.
6. T. Baraconi- the code states ½ street improvements are required.
7. D. Cosser- asks what the purpose is for this.
8. T. Baraconi- explains the process and pulls up 12.04.280 of the code for streets.
9. R. Mack-hydrants need to be spaced out per engineering standards. Access looks good. Sounds like it is going to be private.
10. A. Fuller- access is 24ft, it is going to be private.
11. C. Wilder- pulls up section 12.04.110 of the code under requirements regarding sidewalks and gutters to investigate street improvements.
12. A. Fuller- interprets and understands ½ street improvements are not required.
13. J. Riddle- speaks to the road approach.
14. A. Fuller- our frontage is only 60 feet.
15. T. Baraconi- street lights will be required.
16. A. Fuller- asks about a deferral.
17. T. Baraconi- the city is not deferring. Curb, gutter, and sidewalks as well as streetlights are required.
18. D. Pool- plans to speak to Patrick regarding capacity for that pumpstation.
19. A. Fuller- pump study done for existing station shows it will work. Recommends a watertight lid.
20. D. Pool- explains that whole area floods and our crew can't access the pumpstation to service it during those times.
21. A. Fuller- doesn't think it is a pump issue.

22. D. Cosser- wasn't there a recommendation to swap out pumps?
23. A. Fuller- yes, the back up pump would become the primary and the primary would become the backup.
24. D. Pool- explains that station needs a deragging pump. Discusses strainer options to catch matter from the discharge or a grinder pump. Is working on controls upgrades for that area. Eventually with development that pump will run out of capacity. Patrick wasn't able to come to the meeting today.
25. J. Riddle- the lid is watertight. It is sealed.
26. D. Pool- explains that the trees around the pump station need to be removed. They cause challenges for servicing the pump.
27. J. Riddle- the hydrants have already been addressed but wants clarification about the meters for water out at Jackson Highway.
28. A. Fuller- there will be 4 meters onsite going into each of the lots, then submetering that will go in of which will be private.
29. C. Wilder- doesn't have comments as D. Pool, L. Bunker, J. Riddle have already covered it.
30. J. Riddle- asks for clarification on the sewer plan, on the south end of the plans. Will there be clean outs?
31. A. Fuller- they don't have one. I will put one.
32. J. Riddle- a 3x3x4 inch concrete pad with a lid is required by code.
33. T. Baraconi- you will need utility and access easements for the 2 lots that do not front Jackson Highway.
34. A. Schwartz- asks if there will be 2 parking spots per dwelling unit.
35. D. Cosser- yes as well as additional parking in the back.
36. A. Fuller- yes, a driveway fits up to 4 cars.
37. A. Schwartz- the preliminary plats need to be approved before we start construction, and the final plat has to be approved before occupancy.
38. A. Fuller- saw that in the MDNS.
39. T. Baraconi- it will have to go to the Hearing Examiner for final approval. Asks staff what they recommend.
40. R. Mack- recommends approving this per the discussion.
41. L. Bunker- I second that.
42. T. Baraconi – will send this off to the Hearing Examiner.
43. A. Fuller- there will be up to a 4-month delay but feel free to write up your staff report now. If Terragon backs out, we will plan to go to the Hearing Examiner.

9:30 AM

II. Inter-department staff meeting

III. Informational Reports