



Building and Planning Department
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December 14th, 2021

Lisa Lazar, DLR Group
51 University St #600
Seattle, WA 98101

COPY

RE: Site Plan Review ST-21-0012

Dear Lisa Lazar,

As per CMC 17.09.130(C) must find that the following findings of facts can be affirmed for **ST-21-0012, at 375 SW 11th St** 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 project area does not lie within the boundaries of any critical area or floodplain. Staff further finds that 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 Green Hill project 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 as long as conditions are met.

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 the project will adequately address impacts identified through the SEPA review process provided that they follow conditions listed in this Site Plan Approval and MDNS.

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 10th, 2021, the Development Review Committee unanimously approved this site plan with the following conditions, in addition to a fourth condition as discussed with state and tribal agencies and the applicants post-DRC meeting:

1. Fire sprinkler system must meet requirements per IFC 903.3.1.1 and NFPA13.
2. FDC and yard post (Post Indicator Valve) to be located remote from the building a distance equal to the height of the building exterior walls.
3. Fire Alarm System must meet requirements per IFC 907.2.1 and NFPA 72.
4. An updated survey of both historic architecture and archaeological considerations shall be conducted by professional cultural resources consultants to include a review of previous site documentation and a Phase 1 field survey of the project site and Area of Potential Effect. The survey results must be submitted to DAHP and connected Indigenous Tribes' cultural representatives prior to initiation of site disturbance in order to provide time for feedback and potential mitigation. All submittals must meet DAHP requirements.

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