



Building and Planning Department
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May 18, 2022

Barghausen Consulting Engineers
18215 72nd Ave S
Kent WA 98032

COPY

RE: Site Plan Review ST-21-0013

Dear Barghausen Consulting Engineers,

As per CMC 17.09.130(C), the City must find that the following findings of facts can be affirmed for **ST-21-0013, at 2844 Jackson Highway**, 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 further finds that the project's proposed drainage and stormwater plans will minimize any impacts to the area. Staff further finds that the development is compatible with the intended industrial zone of the surrounding area.

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 project has all necessary utility services, environmental issues will be adequately addressed, and this project will not be detrimental to public health and safety as long as conditions are met.

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 buffering will be adequate as long as the listed conditions are met.

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 adequately mitigates possible environmental impacts with the following conditions.

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 May 4, 2022, the Development Review Committee unanimously approved this site plan with the following conditions:

1. A private fire service main shall be installed, with hydrants around the facility to serve the fire pump room. Hydrant spacing will be determined by the required fire-flow.
2. A letter from the Lewis County Fire District 6 approving the proposed fire protection plan must be submitted to the City of Chehalis before further permits can be issued.
3. Lewis County must approve any access onto County roads.
4. Any work in the Right-of-Way must be reviewed by Lewis County.
5. The sewer main must be designed by a licensed engineer and extended to and through the extent of the Jackson Highway frontage.
6. If the project moves forward as proposed for this site plan, then Jackson Highway must be accommodated for truck traffic, such that no vehicles will cross the center line when making a right turn in to, or out of the property. This widening must be indicated on the civil plan, designed by a Professional Engineer, and meet minimum frontage and street improvement requirements as per CMC 12.04.280.
7. Two access points, with 26' access around the building for emergency access.
8. Fire hydrants must be in working order before any combustibles are brought into the construction site.
9. 12" water line for fire service must be installed.
10. Water meters must be located at the roadway, as no public utilities shall be on private property.
11. Depending on water usage, the pump station may require upgrades at the cost of the developer.
12. Once a tenant has been identified, an additional TIA or TIA amendment must be submitted with revisions specific to the tenant's expected use.
13. Fencing will be required along Jackson Highway up to 7 feet without a permit to block headlights and help with sounds as much as possible. Parcel setbacks will need to include noise buffering strategies, such as the addition of arborvitae.
14. Conditions as listed in the April 11, 2022 MDNS must be followed.

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