

# Development Review Committee Agenda

Chehalis Community Development Department

October 29, 2020 at 9 o'clock A.M.

Meeting location: Chehalis-Centralia Airport, 900 Northwest Airport Road, Chehalis, WA

Staff present: Tammy Baraconi, Rick Mack, Celest Wilder, Brandon Rakes, Angie Elder and Chelbi Browne

Applicant's present: Cassie & Aaron Fuller, Dan Hawes and Fred Lofgren

## I. Meeting Agenda for Action Items

### a. Pre-Application Conference

i. UGA-AC-20-005 – 0 Jackson Highway – 42 Multi-Family Units: Dan Hawes is proposing to build a total of 42 multi-family units in the UGA.

- Dan and Aaron describe proposed project. Mapped wetland in middle of site so will be doing a wetland delineation. There are existing utilities, sewer and water. D. Hawes mentions the units will be identical to Jackson Villa townhomes. 21 buildings, 42 units.
- C. Wilder states that this property will tie into the city sewer. If irrigation, please provide backflow. Street improvements will be deferred to the county. Road approach and right-of-way permits will also be through the county. C. Wilder suggests a commercial road approach. Energy code checklist will be required for permits on this project.
- R. Mack says fire separation walls are okay if units are side by side vs. stacked top and bottom. He also says the turn-around space for emergency vehicles does look sufficient per the preliminary site plan provided.
- T. Baraconi states that if wetlands are to be filled, mitigation will need to be discussed. She would also like to see a designated amenity space outside for residents. Will need garbage enclosures and she would prefer to see masonry. Stormwater calculations. Currently the area is zoned single-family homes. If choosing to do multi-family, will need conditional use permit. SEPA and public hearings can take 3-4 months. Will need separate permits for each building. A geotechnical report is needed but does not have to be the full report. Windshield survey should be suffice.

b. New land use and building applications for review – no applications to review

II. Public Works Applications – no applications to review

III. Weekly Informational Reports

a. Issued permit – last week only