

1 **Development Review Committee**

2 **Meeting Minutes – September 3, 2020**

3 Staff Present: Angie Elder, Rick Mack, Tammy Baraconi, Chelbi Browne, Brandon Rakes, Celest Wilder.

4 Applicants Present: Aaron Fuller, Devan Hawes, Adam Kugel, Kevin Hubbard.

5 Tammy Baraconi begins meeting at 9:00 a.m. by describing the new processes moving forward for DRC.

6 First agenda item to be discussed, Hawes RV Park.

7 Angie Elder comments that while this project is located outside of the City of Chehalis jurisdiction, it is
8 important that the alarm systems installed be integrated with the 911 system.

9 Rick Mack addresses the fire flow issue. He states that there needs to be a hydrant installed within 400'
10 of the furthest building. R. Mack also states that if the park is going to be gated that there be a keypad,
11 Opticom system or Knox Box for entry.

12 Brandon Rakes has no comment.

13 Celest Wilder is requesting a traffic impact analysis, full utility plan, full drainage and erosion control
14 report, and RPBA. She mentions that there will need to be individual down spout hookups that flow to
15 common collection area that filtrates into city sewer.

16 Aaron Fuller asks C. Wilder if there was any concern for water capacity issues. C. Wilder said no.

17 T. Baraconi comments that a wetland delineation will need to be completed. She also informed the
18 applicant that a SEPA and site plan will be needed at time of application. She is requesting a civil plan be
19 provided and noted that it only need to be a minimum of 30% completed.

20 Second agenda item to be discussed, adult family home located at 165 Taylor Road.

21 Devan Hawes describes the proposed project as a 4-bedroom, 4,000 square foot adult family home on
22 septic. Home will be ADA compliant, and have ample parking for employees, residents, and visitors.

23 A. Elder has no comment.

24 R. Mack states that the existing 4" line will not support fire flow. D. Hawes follows-up by stating he will
25 be installing fire sprinkler system in the home. R. Mack acknowledges that sprinkler system is
26 acceptable.

27 B. Rakes has no comment.

28 C. Wilder states that there will need to be an easement written for D. Hawes' proposed shared access
29 driveway. She also mentions the site plan is to include parking with identifiable material used. C. Wilder
30 wants to know backflow for main water connection as well.

31 T. Baraconi addresses the valuation of the project. States that value needs to include cost of both labor
32 and materials. D. Hawes gave her the okay to place the value at \$110 per square foot.

33 Third agenda item to be discussed, Glint Car Wash located at 625 Arkansas Way.

34 A. Elder states that the police department's main concern is the traffic overflow. She states that there
35 will be no stacking on the street.

36 R. Mack wants to ensure there is a hydrant within 400' of the back lot.

37 B. Rakes says the proposed car wash does comply with FAA requirements. He also addresses the trees
38 between parcel and i-5. States that they can be removed if on parcel owned by airport.

39 C. Wilder states that there is water and sewer available for this site. She does want to see specs
40 specifically pertaining to water recirc system, needs RPBA, water application and confirmation that it is
41 ADA compatible. C. Wilder also states that the retaining wall be engineered.

42 T. Baraconi comments that SEPA needs to be done prior to civil plan. She did mention that while the
43 SEPA is going through its 30-day process, the applicant is welcome to submit civil and building plans. T.
44 Baraconi would like the landscaping identified, will need as-built, and an application for the business
45 sign.

46 Fourth agenda item to be discussed, 3,500 square foot SFR at 150 My Own Lane.

47 A. Elder has no comment.

48 R. Mack states that the project will require fire flow. He suggests fire sprinkler in home due to potential
49 water pressure issue.

50 B. Rakes has no comment.

51 C. Wilder states that she will need to inspect sewer connection but confirms there is existing water for
52 parcel.

53 T. Baraconi states that it will need to have an engineered foundation.

54 Fifth agenda item to be discussed, 12-unit condominium located at 3040 Jackson Highway.

55 A. Elder has no comment.

56 R. Mack suggests that a fire sprinkler system be installed for each condominium. He also addresses that
57 there may be lack of hydrants in that area and one would need to be installed. A. Fuller comments that
58 there are two existing hydrants.

59 B. Rakes has no comment.

60 C. Wilder confirms sewer is in District 4. She needs to see stormwater analysis and erosion control plan.

61 T. Baraconi states that per the zoning code, each condominium will need an individual water hookup.
62 Kevin Hubbard states that he is concerned that this requirement was brought to him late in the
63 application and development processes. K. Hubbard also mentioned that he may have an open
64 application approval with the one water hookup. A. Fuller asks if it is possible to do a variance
65 application or if there are any other alternative routes that can be taken. T. Baraconi states that she
66 would like to investigate further and open this up to our City Attorney before making a final decision on
67 requirement.

68 T. Baraconi gives K. Hubbard to okay to bring in dirt for grading but asks that no concrete be placed yet.

69 Meeting is adjourned at 10:50 a.m.

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71 Approved by: _____

72 Tammy Baraconi, Planning Manager

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74 Recorded by: _____

75 Chelbi Browne, Permit Technician