

Development Review Committee Agenda

Chehalis Community Development Department

January 28, 2021 at 9 o'clock A.M.

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

Staff Present: Angie Elder, Rick Mack, Ashley Cox, Celest Wilder, Tammy Baraconi and Chelbi Browne

Applicants Present: Aaron & Cassie Fuller w/ Fuller Designs and Tom Nicholas

I. Meeting Agenda for Action Items

a. Applicant Conference:

- i. AC-21-001 – 1176 SE Washington St – Proposal to build multi-family complex: Applicant is proposing to build a multi-family complex consisting of four (4) fourplexes and one (1) duplex.
 1. Aaron introduces the project by explaining they would like to do a residential binding site plan. The existing structure that was once on the parcel has since been demolished. Their proposal is to do a minimum of 18 dwelling units with an associated play area.
 2. Tammy w/ Planning Dept – binding site plan would mean the project would be one development. Currently the parcel is zoned R-1, which only permits duplexes and does not allow for fourplexes. If fourplex is the route that the applicant would like to take, the process would be a PUD. Condominiums would be an alternative route as they are considered single family homes. Another option would be to adjust the boundary lines of the parcels to a minimum of 10,000 square foot lots and zero lot line duplexes could be permitted. Either process would be a conditional-use permit with how the zone currently is. Tammy also states that she likes that an amenity area would be provided for children. Masonry enclosures are needed for trash. Aaron asks what the possibilities are for ROW vacation coming off of the property. Tammy recommends he refer to the original plat to assist in determining the best route forward. She also states that she is in the process of updating the Comprehensive Plan and rezoning the property to a higher density zone may be an option, but not guaranteed.
 3. Angie w/ Police Dept – proposed parking is contained on-site so there are no comments from the police department.
 4. Rick w/ Fire Dept – fire hydrants are sufficient. Fire sprinkler mitigation will be required due to new building code being adopted.
 5. Celest w/ Public Works – water and sewer are available. There is a sewer main that runs through the ROW that the developers will need to be aware of. If the applicant chooses to take the condominium route for development, a meter bank will be required.

b. New land use and building applications for review: none to review

II. Public Works Applications

a. Right-of-way applications – none to review

III. Weekly Informational Reports

- a. Applications in review – January 5th through January 22nd