

Development Review Committee Agenda

Chehalis Building and Planning Department

January 24, 2024, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Ron Buckholt City Planner, Laura Fisher Permit Technician, Rick Mack Fire Marshal, Lance Bunker Public Works Director, Angie Elder Police Department, Fritz Beierle Streets/Stormwater Superintendent, Michael Thomas Engineer Technician III, Riley Bunnell Water Superintendent, Carol Ruiz Interim City Engineer with Gibbs & Olson

9:00 AM Pre-application Conference AC-23-039; 1692 Bishop Road

Applicant proposes to construct an 88 x 48 stick built two story building on parcel 017762000000. The first story use will be commercial, and the second story use residential. The address is zoned CG, Commercial General on 0.310 total acres.

- Single Family Residence requires a minimum of 2 parking spaces.
- Professional Office requires 5 stalls for every 1,000 sq ft.
- 10% of the parking requires infrastructure for Electric Vehicles installed.
- Site Plan review permit required. Landscaping plan required for all areas not paved or containing structure. Parking lots perimeter require 3ft wide landscaping. 20% of parking lot landscaped.
- Height max for commercial is 50'. Maximum lot coverage is 100%. Frontage setback 10'. Rear and side yard setbacks 3'.
- An ADU is permitted in Commercial General zone.
- Planning will provide further comment for multifamily use and guidelines for sign parameters. See CMC 17.63.110 and 17.86 for sign regulations.
- Multifamily in the Commercial General zone requires a Conditional Use Permit.
- 6 inch minimum lateral for sewer required all the way around from the main to the cleanout at the edge of the footprint for commercial.
- Grease trap/interceptor may be required dependent on commercial application.
- Capital Facility Charges will apply for both water and sewer. Existing well on site will need to be abandoned and capped. RPBA is required for domestic water service. Adhere to the city of Chehalis Municipal Code chapter 13.08 for Sewer Systems to ensure compliance with minimum requirements for new installations or alterations of sewer lines. In the absence of coverage, refer to the Department of Ecology Orange Book.
- Frontage improvements required- curb, gutter, sidewalk on Bishop Rd.
- Right of way to be extended (dedicated) to meet requirements for arterial street.
- Outdoor lighting required to be shielded downward so as to avoid light pollution.
- Stormwater plans shall follow all minimum requirements according to 2019 Stormwater manual.
- Fire sprinklers required throughout for a mixed-use building of commercial and residential. Rapid entry box required for sprinklers for Fire Department.
- Alarm system in accordance with 911 system.
- Commercial addressing required at 12-inch character height on face of the building.

9:30 AM SP-23-001; 116 Yates Road 4 lot Short Plat

Applicant proposes a 4-lot short plat on parcel 017854011002. The address is zoned R1, Single-Family, Low Density on 2.310 total acres.

- Planning recommends approval with the following conditions: correct street frontage for lot #1. The minimum requirement is 75' of linear frontage for lot #1 (note* flag lot requires 12' in lot #2), address Gibbs & Olson comments dated 12-27-2023. Note* Lot #1 & 2 shall be pipestem lots to Jackson Hwy at 12.5' each.
- Frontage improvements required on Jackson Hwy- curb, gutter, sidewalk.
- Fireline on Yates with hydrant within the required distance will be adequate. Hammerhead turn around required on flag lots for fire.
- Capital Facilities Charges will apply for water. Water connections will need to be placed off of Jackson Hwy. The minimum pressure provided will be greater than 20 PSI at the meter.
- Sewer will be required through Lewis County Sewer District 4. Applicant to provide proof of payment through LCSD4 upon development.
- Stormwater to meet Stormwater Manual guidelines upon development.
- Existing right of way needs to be widened to 84'-104'.
- Mike Thomas motions to approve. Ron Buckholt seconds the motion. Motion carried unanimously.

10:00 AM BLA-23-004; 1176 SE Washington Ave Boundary Line Adjustment

Applicant proposes a boundary line adjustment for parcel 005853001000, 00549000000, 005490001000, 005492002000, and 005604192001. The parcels are zoned MRC, Mixed-Residential Commercial on a total of approximately 2.81 acres combined.

- Planning recommends approval for residential use with the following conditions: Add note to the face of the BLA -proposed residential development shall be subject to the R-3 standards until the MRC standards are adopted, Geotechnical report required prior to BLA approval and recording.
- Public Works requires city utilities are shown on the face of the BLA map.
- Mike Thomas motions to approve with conditions. Ron Buckholt seconds the motion. Motion carried unanimously.

11:00 Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUI1Ym0rTkt6SHZCZjkxUTRlVDBUUT09>