

Development Review Committee is represented by the City of Chehalis:

Building and Planning | Engineering | Public Works | Fire Department | Police Department | Airport

Development Review Committee Agenda

Chehalis Building and Planning Department

January 31, 2024, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Malissa Paulsen Interim Building & Planning Manager, Laura Fisher Permit Technician, Josh McDrummond Building Official, Rick Mack Fire Marshal, Lance Bunker Public Works Director, Matt McKnight Deputy Police Chief, Fritz Beierle Streets/Stormwater Superintendent, Riley Bunnell Water Superintendent, Justin Phelps Wastewater Superintendent, Mike Thomas Engineer Technician III, Carol Ruiz Interim City Engineer with Gibbs & Olson

9:00 AM Pre-Application Conference AC-24-002; 195 Ribelin Rd, Sound Wood Products LLC Office Building

Applicant proposes to construct a new single story 2,224 square foot slab-on-grade office building on Lewis County Parcel 017753004000. Approximately 4.810 acres in the Urban Growth Area, zoned IL – Light Industrial.

- Parking requirements for office building to include the infrastructure in place to accommodate for 1 Electric Vehicle charging station. 7 spaces in total required. Parking and loading must comply with CMC Chapter 17.84. This shall include ADA parking.
- Site Plan Review permit required to include landscaping plans. Nonresidential parking lots shall construct and maintain continuous border at least three feet in width consisting of any type of evergreen plants to visually enhance the site. Such border shall not create any visibility obstruction on any public way or any internal driveway. Driveways, pedestrian walkways and storm water management devices may penetrate such a border.
- All regulated parking lots shall provide for on-site storm water management consistent with development engineering standards.
- Any new or additional signage on the property or face of proposed office building will need to comply with CMC Chapter 17.86 Signs.
- The buildings placement will need to comply with the bulk standards of the zone, including setbacks. The proposed site plan does appear to comply with the bulk standards for the light Industrial zone.
- Any work being done in the right of way will need to be permitted through Lewis County.
- No frontage improvements required.
- Adhere to the 2019 DOE SWW Stormwater manual and meet the minimum requirements 1-5.
- RPBA (Reduced Pressure Backflow Assembly) may be required for water service. Capital Facilities Charges apply.
- 6-inch minimum sewer lateral is required. Capital Facilities Charges will apply. Adhere to the City of Chehalis Municipal Code, Chapter 13.08 Sewer Systems to ensure compliance with the minimum requirements for new installations or alterations. In absence of coverage, refer to the Department of Ecology Orange Book.
- 1 ADA accessible restroom required.
- Proposed size of building is beneath the threshold requirement for sprinklers. Hydrant at street will supply adequate fire flow.
- A Geotechnical Survey will be required if applicant decides to further infiltrate existing stormwater.

9:30 AM Pre-Application Conference AC-24-003; Experience Chehalis request for conference.

Applicant requests conference to discuss upcoming Chehalis Fest to add a potential street dance and Friday night cruise.

- Applicant to provide a copy of the participant rules upon application of Special Event Permit pertaining to the street dance and Friday night cruise.
- Police cannot guarantee adequate staff to cover all proposed areas of the cruising locations.
- Applicant to supply an updated map where the placement of the signs, street dance, and cruise are proposed.
- Applicant to provide signage for the residents in the nearby apartments so as not to block accessibility of parking lot.
- Provide emergency access, soft gates in fenced off areas for emergency response personnel.
- Coordinate with Streets Superintendent Fritz Beierle on the placement of road closures/street signs.

11:00 Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUIlYm0rTkt6SHZCZjkxUTRlVDBUUT09>