

Development Review Committee Agenda

Chehalis Building and Planning Department

February 9th, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building and Planning Manager, Angie Elder Police Department, Lance Bunker Streets/Stormwater Superintendent, Rick Mack Fire Marshal, Jud Riddle Public Works, Laura Fisher Permit Technician, Devlan Pool Wastewater Superintendent, Amelia Schwartz City Planner via Zoom, Rich Gushman Engineer with Gibbs & Olson Inc via Zoom

I. Meeting Agenda for Action Items

9:00 AM

Applicant Conference:

AC-22-001,2945 & 2951 Jackson Hwy, 121 Yates Rd. Applicant proposes “garden-style” multifamily community (<280 units), with onsite management, amenities, maintenances, and open/park space. Parcel #: 017808001006, 017808001044, 017855001001, 017855001002

Applicant Present: via Zoom Yeoryia Anastasiou, Tarragon Development Manager, Brianne Kelsey, Tarragon Senior Director of Development, Drew Davis, Tarragon Transactions Manager, Bayard Blair, Tarragon Acquisition & Development Specialist, Dave Henline, Tarragon Director of Construction, David Vincent, Milbrandt Project Architect, Dan Balmelli, Barghausen Civil Engineer

1. Amelia Schwartz City Planner opens meeting and asks Yeoryia to introduce team. Applicants present via zoom introduce themselves.
2. Tammy Baraconi Building and Planning Manager starts off city staff introductions. City staff introduce themselves.
3. Yeoryia Anastasiou provides visuals along the lines of conceptual plans stating that Tarragon is an influential real estate developer in the Puget sound. Tarragon has long term investors that pay special attention to the quality of construction with sustainability. They endeavor a unique project, garden style development. The acquisition team identifies areas that are growing which brings them to this project that they envision to be a good site. Yeoryia provides examples of similar garden style communities developed by Tarragon. These developments provide walkability, with a network of pathways, walkways, tailored to its orientation and community. All together these parcels total roughly 23 acres they are looking to acquire. Ten and a half acres don't appear to be buildable. They will be concentrating plans on the western half of the property on the lower portion with potentially up to 280 rental units, 3 stories, plus a small clubhouse that provides onsite leasing and maintenance staff, with additional open spaces, connecting walking paths, and outdoor amenities. The northwest corner will be reserved for drainage with a stormwater pond. The community would be gated. Residents would have remote access. It would be a phased development for occupancy, section off for separate areas of construction allowing some residents to move in. Where site is located it is zone unincorporated Lewis County, UGA. Understands a conditional use permit is needed. Asks for a timeline for rezoning.
4. Amelia Schwartz City Planner provides that the city is working to up zone to R4 to accommodate this level of density. There will be clear evidence to bring to the council that this is what is desired for our area.
5. Tammy Baraconi Building and Planning Manager adds that tentatively around March or April staff plans to bring the updated comprehensive plan to the Planning Commission. The maps are in place, most chapters are in place. The goal being to take them to the public hearing.
6. Yeoryia Anastasiou with Tarragon asks how their density aligns with an R3 or R4. What zoning would be required?

7. T. Baraconi answers that you are allowed to calculate this based off of the full site.
8. Brianne Kelsey with Tarragon asks of the timing on the workshop going to the Planning Commission.
9. T. Baraconi replies that the public hearing would be roughly around March or April when the city has the draft ready for the comprehensive plan.
10. Dan Balmelli with Barghausen asks what the maximum density for R4. Does it allow multifamily outright?
11. T. Baraconi answers yes, it will allow it outright.
12. Yeoryia Anastasiou moves on to site plan questions to make sure they are compliant with road standards. What is the minimum interior road width/requirements?
13. Lance Bunker Streets/Stormwater Superintendent answers it is a minimum of 20 feet paved surface, sidewalks are 5 feet.
14. Dan Balmelli with Barghausen asks with double parking will it be closer to 24?
15. Yeoryia Anastasiou with Tarragon states they have 26 feet.
16. Dave Henline with Tarragon states that they will stay at 24 feet ideally.
17. Y. Anastasiou with Tarragon shares those 24 feet would be helpful. Asks staff about the onsite turning radii.
18. Rick Mack Fire Marshal answers 28 feet.
19. Y. Anastasious with Tarragon asks where in the code is there general interior road standards.
20. Lance Bunker Streets/Stormwater Superintendent states it is in our engineering code 12.04 under subsection F for private streets.
21. Y. Anastasious with Tarragon asks about parking and would like to confirm the requirements on site.
22. T. Baraconi Building and Planning Manager provides it is CMC 17.78 under the residential occupancy chart.
23. Y. Anastasious with Tarragon shares that at this point they have plans for 1.75 parking spaces per unit.
24. T. Baraconi states that would be considered an administrative variance if it is off by 10%. Anything more than that would have to go to a public hearing.
25. Y. Anastasious asks what will be required along Jackson Highway for right of way improvements.
26. T. Baraconi responds that because it is in the UGA, the permits will need to be submitted with Lewis County. Turn lanes would be determined by a traffic impact analysis. Lewis County will use city standards to make determinations.
27. Y. Anastasious with Tarragon states that Lewis County's notes say 150 feet away from the intersection.
28. Rick Mack Fire Marshal says it is well over 150 feet away.
29. Y. Anastasious explains there are two access points required, one of which is for fire. Are there any entry way turn around requirements?
30. T. Baraconi doesn't know if there are any for entry gate requirements.
31. Lance Bunker shares that there is a 30-foot maximum driveway width.
32. Rick Mack Fire Marshal states the fire department will need to have immediate access to the gated entrance with a knox box or Opticom system.
33. Dan Balmelli with Barghausen states that a traffic impact analysis will be required to determine if any turn lane will be necessary.
34. T. Baraconi states that curb gutter and sidewalk improvements will be required halfway. You may need to do curb, gutter, and sidewalk improvements on Yates as well.
35. Brianne Kelsey with Tarragon asks if there are requirements for frontage improvements.
36. T. Baraconi responds, our code is vague in that area. We will need to have an internal conversation. I can't definitively say, but it may be a possibility.
37. Amelia Schwartz City Planner shares that a Washington state licensed landscape architect is required for landscaping. The sewer district is directly south of the proposed project. There is stormwater overflow on that site. The stormwater plans should make sure that you are not adding more.
38. T. Baraconi adds that plans for fencing etc is driven by the SEPA comments. It is possible that you may be able to get away with just vegetation along the edges, but fences may be required.
39. Y. Anastasious with Tarragon understands that the plans are to heavily landscape the site. Asks to clarify, that there should be no net changes to the discharge to stormwater.
40. T. Baraconi replies that yes that is correct.
41. Y. Anastasious understands that the sewer is run by the County and the water system is run by the city. Asks what the capacity is.
42. Devlan Pool Wastewater Superintendent states that the pump station is owned by Lewis County sewer district 4. The contact for that department is Patrick Wiltzius. It will require that ERU's be purchased from us/the city.
43. Rich Gushman with Gibbs & Olson pulls up the map of the sewer district to share the boundaries he has found online. States that the city will talk this over with the sewer district and will get back to Tarragon.

44. Y. Anastasious with Tarragon asks how long the approval process will take.
45. T. Baraconi responds that her best answer is an estimate, anticipating it could happen in a couple of months.
46. Rich Gushman with Gibbs & Olson thinks that the city and the sewer district asks for that change.
47. Dan Balmelli with Barghausen has questions about the sewer. Understands that there will need to be a capacity analysis completed. The previous study done for the Jackson Highway tiny home project within the last year concluded that 62 , 2 bedroom units would have sewer capacity. The study had been reviewed and approved.
48. Rich Gushman with Gibbs & Olson has not seen it yet for approval. Wonders if it did not account for any I & I analysis.
49. Devlan Pool Wastewater Superintendent states that the area floods. The city can't get into it to service it. He recommends deragging pumps. This will help and the city won't have to wait for the flood waters to recede to service that pump. This will mitigate as much as possible.
50. Dan Balmelli with Barghausen shares with the group that the previous capacity report did not use I & I.
51. Y. Anastasious with Tarragon states they will need to investigate the pump station further. It will likely need to be upgraded.
52. Devlan Pool Wastewater Superintendent recommends that Tarragon work with Patrick and the city to provide the resources.
53. Dan Balmelli with Barghausen replies that they will coordinate with Patrick.
54. Jud Riddle Public Works states that water is available at the edge of Jackson Highway. The CFC hasn't been determined. A 4-inch meter may be enough for you. They will need paperwork that provides the usage per unit to determine this.
55. Dan Balmelli with Barghausen adds that Tarragon has information on similar projects they can provide to compare for water flow usage.
56. Y. Anastasious can provide data of the water usage.
57. T. Baraconi shares that the average household size in our area is 2.4 people and that is what the 300 gallons is based off of.
58. Y. Anastasious asks if for multifamily is it 1 ERU per unit?
59. T. Baraconi and J. Riddle both replies, yes.
60. Dan Balmelli asks what size water line is on Jackson.
61. J. Riddle thinks it is 12 or 18.
62. Y. Anastasious with Tarragon says that they have questions related to sewer extensions throughout the site ie. The maximum length of size sewer connection line.
63. Devlan Pool Wastewater Superintendent says they will look it up. For side sewer he has seen 300 feet.
64. Jud Riddle with Public Works thinks its 300 feet between structures.
65. Y. Anastasious asks if the water line extension can be designed by their civil engineer.
66. T. Baraconi Building and Planning Manager answers yes, we would just review it.
67. Dan Balmelli asks what the available fire flow from the watermain is and what the minimum is.
68. Rick Mack Fire Marshal responds to Dan it is 1500 gallons a minute minimum. The line comes from the water tower along Bishop Road. Testing it will be tricky but a test on the Bishop road side can be done.
69. Jud Riddle with Public Works- anything water inside the development would need to be private.
70. Dan Balmelli- that means a master meter at the road, meter at the right of way.
71. Dave Henline- we will need to discuss that with Dan Balmelli offline.
72. Dan Balmelli asks if there needs to be more discussion on the option.
73. Rick Mack Fire Marshal agrees there needs to be more discussion as well as T. Baraconi.
74. Y. Anastasious brings up fire sprinkler requirements including FDC's or post indicator valves.
75. Rick Mack replies to Y. Anastasious that FDC's are not a requirement. They are however a tool for helping the fire department. The option could be for a single fire meter.
76. Dave Henline- typically there are small fire sprinkler systems in each building with double checks. We can show you different systems we've used in the past.
77. Rick Mack – you will have water table issues. Who will be responsible for up to the double check? We don't require post indicator valves. Tamper switches work well high and dry.
78. Dan Balmelli asks what the height of spacing requirements will be.
79. Dave Henline- 33 feet.
80. Rick Mack- less than 35 feet.
81. Milbrant Project Architect confirms gable height won't be above 35 feet.
82. Rick Mack Fire Marshal- the hydrant spacing is found in the engineering standards.

83. Y. Anastasious with Tarragon asks staff if there are any design guidelines.
84. T. Baraconi responds that the city does not have any guidelines. We want to see the offset rooflines. Follow the IBC for all the structures. The 2018 Washington Energy Code need to be done as commercial.
85. Dan Balmelli wants confirmation of the specific current standards of the city are, is it current with DOE specific requirements for the project based on location of the site.
86. T. Baraconi confirms that the city uses the current DOE for stormwater. I don't know of the critical areas on site. There is hydric soil. It is hard to tell if there is wetland on site. There is a seasonal creek on site so please be aware.
87. Dan Balmelli asks if the city wants a critical areas study.
88. T. Baraconi answers yes.
89. Dan Balmelli wants to know what the water quality should be.
90. Carol Ruiz with Gibbs & Olson believes it is enhanced.
91. Dan Balmelli wants confirmation.
92. Carol Ruiz with Gibbs & Olson will clarify and follow up on that.
93. Dan Balmelli shares that they were provided with information from the tiny house project they were getting long term infiltration for the site. We have to confirm that.
94. Carol Ruiz adds that the DOE has specific guidelines we will look at.
95. Dan Balmelli states that infiltration is recommended.
96. Carol Ruiz thinks that there is potential for it to have partial not 100% infiltration.
97. Dan Balmelli says that it is a good time to be out there looking at the ground water.
98. Y. Anastasious asks for clarification on the permitting process.
99. T. Baraconi Building and Planning Manager explains that the city would like to see at the time of land use application preliminary stormwater plans and preliminary civil plans at approximately 30% completion.
100. Y. Anastasious wants to know what the civil permit review process is.
101. T. Baraconi explains to submit the civil plans to the city which will be routed to Gibbs & Olson for review. There needs to be a dual submittal with the city and the county for right of way frontage improvements.
102. Y. Anastasious asks what to expect for timeline.
103. T. Baraconi answers that the building permits 1st set of comments come back within 2 to 3 weeks. The civil permits has a new process for the city. Your first set of comments come back within 2 to 3 weeks. The notes from this meeting will be available online within a few days.
104. Drew Davis, Tarragon Transactions Manager asks T. Baraconi if it is in the UGA, in order to rezone it to be fully adopted will an annexation be required?
105. T. Baraconi replies that it will remain in the UGA. The city would require you to sign an annexation agreement.
106. Y. Anastasious will coordinate directly with Patrick more of their questions.
107. T. Baraconi states that the city does not have any further comments. Housing is definitely needed in this area.

9:30 AM

II. Inter-department staff meeting

III. Informational Reports