

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

March 20, 2024, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Ron Buckholt City Planner, Lance Bunker Public Works Director, Fritz Beierle Streets/Stormwater Superintendent, Riley Bunnell Water Superintendent, Justin Phelps Wastewater Superintendent, Mike Thomas Engineer Technician III, Brandon Rakes, Airport, Matt McKnight Police, Rick Mack Fire, Carol Ruiz Interim City Engineer with Gibbs & Olson

9:00 AM ST-24-0002; 375 SW 11th Street

Applicant proposes an unoccupied exterior canopy structure over a portion of the Northwest Recreation Yard at the Green Hill School Willow Living Unit. Parcel 005871071121 zoned OSG – Open Space Government on 66.30 acres.

- Any proposed outdoor lighting shall be shielded downward in order to prevent light pollution onto the adjacent right-of-way and adjoining properties.

Project was unanimously approved pursuant to the conditions stipulated above. An official approval letter will be issued formalizing the applicable conditions.

9:30 AM ST-24-0003; 151 Hampe Rd NE

Applicant proposes to install a secure location for fiber optic communications equipment. Parcel 005605103000 zone CG – Commercial General on 12.16 acres.

- Any work in the right-of-way shall require a Public Works Right-of-Way permit prior to the commencement of any work.
- The property is located within the FEMA 100 year floodplain. A zero-rise analysis report shall be provided and approved in accordance with CMC 17.22 prior to the commencement of any development.
- Proposed project displaces 7 parking stalls. A parking stall inventory shall be provided demonstrating that the entire site will be in conformance with the overall parking ratio standards in accordance with CMC 17.78.020. Said parking analysis shall be provided and approved prior to the commencement of any development.
- Any decorative or security fencing shall be in conformance with the adopted fencing regulations stipulated in CMC 17.63.040.
- Any proposed outdoor lighting shall be shielded downward in order to prevent light pollution onto the adjacent right-of-way and adjoining properties.

Project was unanimously approved pursuant to the conditions stipulated above. An official approval letter will be issued formalizing the applicable conditions.

10:00 AM AC-24-007; 841 NW Prindle

Applicant proposes to construct a 97-room extended stay hotel directly west of Holiday Inn Express Hotel. Lewis County Parcel 005780005000 zoned CG- Commercial General on 0.97 acres.

- Site is zoned CG – General Commercial. CG zoning bulk and performance standards apply. Site plan submittal is required.
- Provide updated Wetland and Stream Report & Mitigation Plans. Wetland and Stream reports and mitigation plans are typically valid for 5 years.
- FEMA 100-year floodplain zero rise analysis is required in accordance with CMC 17.22.
- Fences and retaining walls shall be in accordance with CMC 17.63.040.
- Due to hydric soils, a geotechnical report will be required.
- SEPA Environmental Checklist is required. The tribes will likely request an archeological survey.
- Formal Landscaping Plan, per the CMC landscaping standards, is required by a licensed landscape architect.
- Parking requires one off-street parking stall per each unit proposed. 10% of off-street parking stalls shall be for electric vehicles. No parking stalls are allowed with the 10 ft street building setback. Standard parking stall dimensions are 9ft X 19ft. Reference CMC 17.84 for parking lot standards.
- Due to the close proximity to the airport, a FAA 7460 Form is required.
- Hotels exceeding 20 units require a transit stop within 300 ft. from the main entrance of the hotel.
- Fire and life safety systems shall be installed in accordance with the current city of Chehalis Fire and Building codes.
- Class 1 wet standpipes required in both stairwells shall be interconnected. Connections shall be positioned at the landing between flights of stairs.
- FDC locations will be remote and approved by the fire code official in the field.
- A fire hydrant must be located within 100 feet of FDC.
- Aerial apparatus access must be 26 feet of clear width around the building. Deviations to this requirement must be approved by Chehalis fire chief, Adam Fulbright 360-748-3394.
- CFC charges will apply per 13.04.110 Water Service Connection Fees & Charges. An RPBA will be required for all domestic service connections and a DCVA will be required for all irrigation service connections per 13.04.070 Cross Connections.
- CFC Charges apply. Coordinate work in the roadway with city to work on Murphy sewer.
- Follow 2019 Stormwater Manual. Geotech required to provide information on groundwater and infiltration. Provide calcs showing existing pond is sized correctly will pond need to be modified for additional flow.
- ¾ street improvements on Prindle. Currently substandard road, will need complete rebuild. Curb, gutter, sidewalks, streetlights on property side. City of Chehalis ROW, will need permit through the City.

11:00 Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUI1Ym0rTkt6SHZCZjkxUTRHVDBUUT09>