

# Development Review Committee Agenda

Chehalis Building and Planning Department

March 6, 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, Carol Ruiz Interim City Engineer with Gibbs & Olson

## **9:00 AM UGA-ST-23-0006; 0 Kennicott Road**

Applicant proposes to install a pad for equipment of PSE, a natural gas regulator rebuild at Lewis County Parcel 010800001000 zoned R-1 – Single-Family, Low Density in the Urban Growth Area.

- The subject project shall adhere to the findings and recommendations of the Geotechnical Report, dated October 27, 2023, authored by Icicle Creek Engineers.
- All exposed soils following construction shall be landscaped with hydroseed or similar best management practice (BMP) for erosion control in order to prevent stormwater sediment runoff.
- Any outdoor lighting shall be shielded downward in order to prevent light pollution onto the adjacent right-of-way and adjoining properties.
- Any perimeter fencing, security fencing and/or gates shall be in accordance with CMC 17.42.040.
- Per CMC 12.04.280 Streets, Table 1 – Minimum Right-of-way width for Kennicott Rd is 60 ft. Current right-of-way width is insufficient. Appropriate right-of-way dedication shall be coordinated and finalized with the Public Works Department prior to the commencement of any development.
- Adhere to the 2019 DOE SWW Stormwater manual.
- Lewis County – Public Works – Engineering: Concrete road approaches are not allowed when there are not adjacent urban improvements, i.e., curb, gutter, sidewalks, etc. Since the road approach is county right-of-way, all right-of-way permitting shall be reviewed and approved by Lewis County. Applicant shall coordinate with Lewis County Public Works prior to the commencement of any development.

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

## **9:30 AM AC-24-008; 1950 Kresky Ave NE**

Applicant proposes the expansion of an existing mobile home park to add 17 new spaces. Lewis County Parcel 021647004003 zoned CG – Commercial General on approximately 5.83 acres.

- Planned Unit Development (PUD) application is required in order to memorialize the land use as a mobile home park and entertain any proposed expansion. PUD involves a public hearing before the City Hearing Examiner. Site is zoned CG- General Commercial.

- Project shall conform to all bulk, performance and development standards stipulated in CMC Title 17 – Appendix Chapter V – Mobile/Manufactured Home Park Development Standards. The Chehalis Municipal Code is available on the City of Chehalis website.
- SEPA – Environmental Checklist is required for any addition greater than 9 dwelling units.
- Project is located in the FEMA 100-year flood plain. A Zero Rise Analysis shall be submitted by a professional engineer in accordance with CMC 17.22.
- A wetland and stream report shall be submitted by a qualified wetlands biologist in accordance with CMC 17.23 and 17.25.
- Due to the hydric soils, a geotechnical report by a professional geo-engineer shall be provided.
- Each mobile home pad shall provide 2 off-street parking stalls. 10% of the parking stalls shall accommodate electric vehicle parking. At a minimum electric vehicle infrastructure shall be provided for at least 10% of the off-street parking.
- Stormwater will need to adhere to the Department of Ecology - 2019 Stormwater Management Manual for Western Washington. Provide engineered plans for treatment and detention of additional stormwater runoff for added impervious surface.
- A fire hydrant capable of providing the required fire-flow shall be located within 600 feet of all portions of all proposed structures. Existing hydrants may be considered if access is within the required distance along an approved fire apparatus access road.
- Water-CFC charges will apply in accordance with CMC 13.04.110 Water Service Connections and Charges. RPBA Backflow Assembly will be required and meter will need to be up-sized to handle new expected demand. Please provide total # of new structures and living space for each unit.
- Sewer- CFC charges will apply for new connections CMC 13.08. If using existing sewer infrastructure, City of Chehalis will need to verify size and existing connection. Sewer currently connects to sewer main on the north side of the property.
- Street Improvements- Frontage improvements on Kresky are mandatory per CMC 12.04.110. Tightline any open ditches, Curb, Gutter, Sidewalks, and Streetlights to be installed. Current right-of-way width may not meet minimum standards per CMC 12.04.280. Access to adjacent property for ingress and egress will require a Shared Access Agreement between the two property owners.

**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.

- Canceled per the request of the applicant. Reschedule to a later date - TBD

**11:00 Interdepartmental staff meeting.**

Join Zoom Meeting

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