

# Development Review Committee Agenda

Chehalis Building and Planning Department

May 24, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building and Planning Manager, Laura Fisher Permit Technician, Lance Bunker Public Works Director, Randy Kaut Police Chief, Angie Elder Police Department, Rick Mack Fire Marshal, LG Nelson Building Official, Brandon Rakes Airport Operations Manager, Josh McDrummond Building Inspector, Justin Phelps Wastewater Superintendent & Interim Water Superintendent, Carol Ruiz with Gibbs & Olson Interim City Engineer

## **9:00 AM BLA-23-002, Boundary line adjustment, 350 SW Riverside Dr.**

The applicant proposes a boundary line adjustment to accommodate an additional commercial structure at the Roof Doctor. The property is zoned IL, Light Industrial. Lewis County parcel ID # 004810003001, 004810003001, and 004810002000. The property is approximately 2.3 acres; 98,663 sq ft.

- Add the I-L (light industrial zone classification to the face of the BLA
- Add project number (BLA-23-002) to the face of the BLA
- Please provide accurate lot sizes of the reconfigured lots on the face of the BLA. Note: the lot size indicated for "Parcel B" does not appear to be accurate, please address.
- Please provide the use and associate number of parking stalls for each parcel to demonstrate conformance with the parking stall requirements stipulated in CMC 17.84 and 17.78.
- Provide signature blocks to Auditor (Lewis County and city engineer)
- Depict the location and sizes of all public and private utilities related to the property, i.e., water, sewer, storm, hydrants, power lines, etc.
- Final BLA shall provide signatures from all relevant owner(s) on the face of the BLA.
- Final BLA shall provide be stamped and signed by the licensed surveyor preparing the final BLA map.
- Preliminary Approval to be issued by Planning Department.

## **9:30 AM AC-23-015, Secure Toy Storage, 110 Sturdevant Road**

The applicant proposes 62 enclosed storage spaces and 92 non-enclosed storage spaces that will be covered with a standing canopy. The existing structures will be demolished. The property is zoned CG, General Commercial and IL, Light Industrial. Lewis County parcel ID # 017703004001. The property is approximately 4.2 acres; 183,952 sq ft.

- Water available on Sturdevant. Bishop access will be available after loop is connected. Backflow preventer required. Sewer ends at Sturdevant & Haben. Gravity main extension to and through property frontage, terminating at the intersection of Sturdevant and Bishop is required. It must be determined infeasible for a gravity main line to exist prior to discussion of contemplating force main installation.
- CFC will apply for both water and sewer. Applicant to provide estimated usage calculations.
- Wash bay must have oil/water separator and must connect directly to sanitary sewer.

- Egress depicted on site plan is wider than allowed. CMC 12.04.280 (L)(8)(a)- a maximum driveway width for a single driveway onto an arterial or collector is 35 feet where there is more than 75 feet of frontage width. If there are 2 public driveways, maximum width is 24' each. If 2<sup>nd</sup> access is for emergency only. 35' is acceptable. 12.04.280(L)(8)(f) – a wider driveway may be approved by the director or designated consultant when a substantial percentage of oversized vehicle traffic exists, when divisional islands are desired, or when multiple ingress/egress lanes are needed.
- Frontage improvements along Sturdevant and Bishop. Both Sturdevant and Bishop have existing 60' ROW width (30' half width). Bishop is a Minor Arterial – full half street improvements to 12.04.280 Table 1 will be required, including ROW width expansion. Standard minimums for half street width: 42' ROW, 24' Pavement, No parking lane, Curb, Gutter, Sidewalk.
- Sturdevant is a commercial collector – full half street improvements to 12.04.280 Table 1 will be required, including possible ROW width expansion. Standard minimums for half street width: 33' ROW, 20' Pavement, 8' Parking (not advised in an industrial area), Curb, Gutter, Sidewalk. Street lights are required wherever determined applicable by code.
- Onsite stormwater must be designed to the 2019 SWMMWW. Any open ditched stormwater conveyance must be hard piped and appropriately sized.
- Road approach permits must be obtained through Lewis County.
- Approval to occupy the ROW for frontage improvements must be obtained through Lewis County.
- Property is split zoned. West half is zoned CG and the east half is zoned IL. A Conditional Use Permit (CUP) will be required for the proposal, in order, to allow the proposed use to be placed on the entirety of subject split zoned site. A CUP would be subject to the special review criteria of CMC [17.09.185](#). In general, the project site will need to conform to the IL zoning performance and bulk standards. Maximum Coverage: 100%, Maximum Height: 110ft, Minimum Street Setback: 10ft, Minimum Adjacent Lot Setback *none*
- Parking - Off-street parking standards. Please reference CMC 17.78. Professional sales office is required to be parked at 3 stalls per 1,000 square feet of sales/lease office space. Off-street parking lots, associated stalls and drive aisles shall conform to the related size, dimensions and orientation standards pursuant to CMC 17.84.
- Landscaping - All areas of the property not being utilized by buildings, parking, driveways, etc. shall be landscaped in accordance with CMC 17.72.070. Parking lots are required to be landscaped per CMC 17.84.040.
- Fences or hedges - Perimeter fencing shall adhere to the standards listed in CMC 17.72.040, in terms of height restrictions. Fences within the regulated building setback can only be 42 inches to 48 inches in height depending on if said fence is greater than or less than 50% sight obscuring. Fences located outside of the regulated building setback, may have a maximum height of 7 feet.
- Wetlands - southeastern half of the project site contains a potential regulated wetland according to City GIS. The applicant indicates that a wetland report and an off-site mitigation plan was previously prepared for the site, please provide a copy for our consideration. Typically, wetland reports and mitigation plans of a shelf live of 5 years, depending on when the wetland report and mitigation plan was conducted and authored, an updated wetland report and mitigation plan may be required, as well as demonstrating that the wetland analysis and mitigation is in conformance with the adopted City of Chehalis critical area regulations in CMC 17.23, since it appears that the reference wetland study and mitigation plan mentioned in the project narrative was developed using Lewis County regulations. Please be advised.
- SEPA - The applicant indicates that a SEPA DNS was issued for the property through Lewis County, please provide. Note: if the proposed project exceeds the scope of work identified in the previous SEPA DNS, a new or amended SEPA process will likely be required.

- [Outdoor lighting](#) - Outdoor wall, roof or pole mounted light fixtures need to be shielded downward to prevent the spilling of light onto adjoining properties and right-of-way.
- Submittals required: Copy of SEPA DNS (or a possible new or amended SEPA process); Conditional Use Permit Application (including site plan, landscaping & irrigation plans); and possible updated Wetland Report and Mitigation Plan

#### **10:00 AM SE-23-007, Lewis County Special Olympics Law Enforcement Torch Run**

Lewis County Law Enforcement is proposing a torch run for this years Special Olympics. The run will begin on Bishop Road and wind it's way through Chehalis and eventually along Market Blvd. The event is scheduled to take place on June 2, 2023 between 8AM and 3PM.

- [Special Event Permit approved](#)

#### **10:30 AM Discussion with Lewis County regarding redevelopment**

The applicant would like to discuss the proposal to convert the old WSECU and County Community Development building into an animal shelter and night by night shelter. The applicant is not seeking approval at this time, merely seeking input from staff as to concerns or conditions that they need to be aware of. A preliminary site plan has not been created yet.

#### **11:00 Interdepartmental staff meeting.**

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUIlYm0rTkt6SHZCZjkxUTRHVDBUUT09>