

# Development Review Committee Agenda

Chehalis Building and Planning Department

June 28, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building & Planning Manager, Ron Buckholt City Planner, Laura Fisher Permit Technician, Rick Mack Fire Marshal, Lance Bunker Public Works Director, Mike Thomas Engineer Technician II, Fritz Beierle Streets/Stormwater Superintendent, Celest Wilder Engineer Technician III, Just Phelps Wastewater Superintendent & Interim Water Superintendent, Carol Ruiz with Gibbs & Olson Interim City Engineer

## **9:00 AM AC-23-014 Nine Lot Subdivision, Prospect Street**

The applicant proposes a nine (9) lot subdivision on Prospect Street. The property is zoned R-1, Single Family Residential. Lewis County parcel ID # 021848001004 and 010840102000. The property is approximately 26.1 acres; 1,135,740 sq ft.

- Water main runs through parcel. Be cognizant of its location when designing roads and parcel layouts. Any portion of water main residing on newly created parcels must run with a 30' utility easement. Some main extension(s) may be required dependent upon above.
- Sanitary Sewer available on Prospect. A force main may be required to pump effluent to main. Grinder pump systems recommended.
- Dedicated Right-of-Way is required for this project. CMC 12.04.280 (F)(1)- Private streets may be allowed when serving not more than four dwelling units or businesses on private parcels.
- The street shall be developed to at least "local access" standards, as outlined in CMC 12.04.280(B) Table I. 60' ROW, 28' pavement width, 7' parking strip on one side. Curb/gutter/sidewalk on both sides. Street storm drainage, streetlights required. Ensure adequate sight distance can be achieved for vehicles exiting the development. No on street parking. See CMC 12.04.120 section on Variance authorization due to hardships.
- Provide Trip Generation Letter to determine whether a full TIA is required. If thresholds outline in CMC 12.04.330(B)(2) are exceeded, a full TIA will be required.
- Service line check valve required at Right of Way. Road approach approval through the County.
- Domestic water is available but there are challenges with fire flow. Sprinklers will be required. This shall be documented on the face of the plat. Turning radius for fire apparatus is 28 feet.
- Permitting submittal requirements: Geo Tech Report as per CMC 17.24, Subdivision permit as per CMC 17.09 greater than or equal to 5 lots or more, SEPA, Landscape plan done by Landscape Architect. 10 lots or greater a 10% open space is required.
- Zoned R1: 4-6 dwelling units per acre, Minimum 7500 sq ft lot size, 12' pan-handle, 75' street frontage, 50% maximum lot coverage, 35' maximum building height, 20' front setback, 5' side and rear yard set back
- Lot #6 required to be a dedicated stem "flag lot".

### 9:30 AM AC-23-023 Phase 2 of Kennicott Villa, 2505 Jackson Hwy

The applicant proposes the creation of a 16-unit apartment complex on an existing foundation. The property is zoned R-1, Single Family. Lewis County parcel ID # 017466001001. The property is approximately 4.1 acres; 179,772 sq ft.

- Water main is located on Jackson Highway. The city cannot supply any new water connections from 18<sup>th</sup> Street South for new development in the Urban Growth Area. The timeline for the pinch point project completion to be done looks to be more towards 2025. Once project is completed the city will then be able to supply water.
- Sewer is available on Jackson Highway.
- Current full right of way width is 60'. Full half street improvements are required. Minimum 42' to centerline of Jackson Highway. Minimum 24' paved. No street parking. Continuation of curb/gutter/6' sidewalk, streetlights. Street storm water drainage where necessary. Upgrades may be required to Hossanna Lane. Staff has reached out to the County.
- Trip Generation Study required. If thresholds outlined in CMC 12.04.330(B)(2) are exceeded, a full TIA will be required.
- Zoned R4 multifamily: 10-24 dwelling units per acre.
- Community Center will require Conditional Use Permit with Hearing process. If applicant wishes to request rezone to Mixed Residential Commercial, a letter of request must be submitted to Planning by the end of the week. MRC rezone allows Community Center outright.
- Parking requirements for SFR is 2 per dwelling unit. The Community Center parking ratio is 1:4 occupants.
- Geotechnical Report required.
- Stream/Wetland Report required justifying stream type and proposed 100 ft buffer as well as buffer averaging to demonstrate a no loss in value and function in terms of habitat and hydrology with mitigation plan for enhancement areas.
- Landscaping plan required done by licensed Landscape Architect per CMC 17.51.070.
- SEPA Permit required. Site Plan Review Permit required. Conditional Use Permit required. Boundary Line Adjustment required.
- Staff encourages plans for loading and unloading zones/ drop off zones for Community Center.
- Staff recommends developer agreement (referencing RCW 36.70b.170) between property owners and the city which will have to go to before the Council and a Public Hearing.
- Per RCW 19.27.540 requires that any new construction include parking to dedicate 10% to accommodate Electrical Vehicle Charging.
- Knox box entry required to gated entrance for emergency access.
- Fire sprinklers required. Additional hydrant required. 26ft wide path all around buildings required for arial access. Commercial addressing required.

### 10:00 Interdepartmental staff meeting.

Join Zoom Meeting

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