

Development Review Committee Agenda

Chehalis Building and Planning Department

March 27, 2024, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Malissa Paulsen, Planner; Fritz Beierle, Streets/Stormwater Superintendent; Justin Phelps, Wastewater Superintendent; Mike Thomas, Engineer Technician III; Brandon Rakes, Airport Director; Matt McKnight, Police; Rick Mack, Fire Marshal; Carol Ruiz, City Engineer w/ Gibbs & Olson.

9:00 AM SE-24-005; 3-on-3 Streetball Festival

Applicant proposes a 3-on-3 streetball festival to be held on August 2nd, 3rd, and 4th, 2024 occupying Center St and NW Chehalis Street, leaving access to the post office and all of Pacific from Park to North. Setup would comment on August 2nd, the festival would be held on August 3rd and 4th, and everything would be dismantled on August 4th at 7pm.

Estimated # of Participants: 250

Estimated # of Staff/Volunteers: 50

- *Approved*
- *Minimum 72 hour advance no parking/road closure notices, signs will be provided by City per agreement with Chamber of Commerce. Setup must be completed by the applicant. Coordinate closure/re-opening with Fritz.*
- *If advertising signs are being placed in the TOW, no more than one per block and they cannot be placed in a manner that obstructs vehicular traffic sight lines, any signs placed must be removed within 24 hours of the event closing.*
- *Right-of-Way Occupancy Permit required to be approved prior to event.*
- *Provide notice of event and road closures to surrounding businesses.*
- *Eight Barricades will likely be needed.*
- *DRC recommends shifting the closure of Center Street to North Street, Basketball would be along Pacific.*
- *Applicant shall reach out to Post Office on Center to discuss event and considerations.*
- *DRC recommends that setup occur later Friday towards the evening, possibly assemble the basketball hoops on an adjacent parking lot and setup starting around 6PM.*
- *Per applicant, overnight security will be provided to ensure the safety and security of the area.*

9:30 AM SE-24-006; Seattle-to-Portland Stop @ Recreation Park

Applicant proposes a food and overnight stop for Seattle-to-Portland participants at Recreation Park as a one-day food stop for 2-day riders. The Bike Coral is manned by Army National Guard. The applicant is requesting that the City cones off the parking stalls along William for portable restrooms. The applicant will provide signage stating no parking with 48 hour notice.

Parcel 005605103000 zone CG – Commercial General on 12.16 acres.

- *Approved*
- *Minimum 72 hour advance no parking/road closure notices, signs will be provided by City per agreement with Chamber of Commerce. Setup must be completed by the applicant.*
- *Slow signage by 13th and Market, Reader boards will be provided by Public Works.*
- *If advertising signs are being placed in the TOW, no more than one per block and they cannot be placed in a manner that obstructs vehicular traffic sight lines, any signs placed must be removed within 24 hours of the event closing.*

10:00 AM AC-24-009; 1309 Airport Rd – Multifamily Development

Applicant proposes to construct two triplexes and one fourplex to be constructed in phases with infrastructure to be constructed with Phase 1. The previously existing SFR will be demolished, Sewer and Water service will be from City of Chehalis, Stormwater to be managed onsite.

- *If advertising signs are being placed in the TOW, no more than one per block and they cannot be placed in a manner that obstructs vehicular traffic sight lines, any signs placed must be removed within 24 hours of the event closing.*
- *Must adhere to floodplain development regulations.*
- *Floodplain: Residential structures are required to be +1" above the base flood elevation (BFE), or the flood of record, whichever is greater. No portion of any living quarters may be below the minimum required elevation. The flood of record is around 182.9' (please contact a PLS for exact measurements) A pre- and post-elevation certificate is required for each structure.*
- *A Conditional Use Permit is required.*
- *2 parking spaces per Dwelling Unit*
- *Airport Rd is classified as a Major Collector, Full frontage improvements are required.*
- *Trip Generation Analysis is required.*
- *84' minimum ROW is required; applicant shall dedicate ROW. Please speak to Public Works for more information.*
- *Applicant to complete FAA 7460 – Notice of proposed development and provide to FAA.*
- *Capital Facility Charges for Sewer and Water will apply.*
- *Applicant to work with Fire Marshal and Building department regarding sprinkler and fire flow requirements.*
- *Address numbers shall be 6-inches minimum.*

10:00 AM AC-24-010; 0 Harold Drive – 65 Unit Single Family Detached Plat

Applicant proposes a 65-unit single family detached development on the southern border of Chehalis, the project started construction in September of 2023. The applicant is looking to understand how many model permits are allowed in the jurisdiction and the level of earthwork completion in order to start building the model homes.

- *Proposed model homes must be served by water and sewer.*
- *Building Permit required for each model home, max allowable is equal to max density calculation.*

11:00 Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUI1Ym0rTkt6SHZCZjkxUTRlVDBUUT09>