

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

February 7, 2024, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Ron Buckholt City Planner, Laura Fisher Permit Technician, Josh McDrummond Building Official, LG Nelson Commercial Building Inspector/Plans Examiner, Lance Bunker Public Works Director, Todd Johnson Contract Planner, Mike Thomas Engineer Technician III, Rick Mack Fire Marshal, Brandon Rakes Airport Director, Celest Wilder Capital Project Manager, Matt McKnight Deputy Police Chief, Angie Elder Police Department, Fritz Beierle Streets/Stormwater Superintendent, Justin Phelps Wastewater Superintendent, Malissa Paulsen Interim Community Development Manager, Carol Ruiz Interim City Engineer

9:00 AM Pre-application Conference AC-24-001

Applicant proposes to redevelop existing industrial site with 16 buildings and numerous structures to 2 new rear load Class A industrial facilities of approximately 451,980 sq ft and 40,000 sq ft. Lewis County Parcel # 005610005000 on approximately 44.910 total acres, zoned IH, Heavy Industrial.

- Rezone process timeline can take 4-6 months. Will go to Planning Commission then Council. The commercially zoned portion of the property would also require a comprehensive plan amendment. This city is currently in process with the 2023 requests and those are scheduled for hearing by planning commission on March 5th. If the applicant desires to rezone the commercially zoned portion of the property and desires to be included in the 2023 process, we would need information on that request in the next week. The 2024 comprehensive plan annual review has been suspended in favor of including any request received in the 2025 Comprehensive Plan Periodic Update process.
- "Spot Zoning" is a concern with the requested rezone. The property would be the only property in the area to be designated as Light Industrial. This needs to be addressed as City planning policies and state regulations discourage spot zoning.
- A Site Plan Review and rezone request can be processed concurrently, although the site plan review is quicker.
- Applicant to provide a narrative to Planning staff with further information on how they plan to address the land use criteria for a rezone. Planning will require specific documentation with regards to the comprehensive plan amendment if the commercial property is to be included in the rezone request.
- Critical Areas will need to be addressed on site through a critical areas permit application. This would be reviewed concurrently with a site plan application.
- The site is within a floodplain and would require a critical areas/ floodplain permit application. This could be processed concurrently with the site plan review. Must follow DOE 2019 Stormwater manual to meet minimum requirements.
- The FAA form 7460 is required which is a notice of proposed construction or alteration.
- Traffic Impact study required.
- Larger building will trigger review for emergency responder communication system.
- Speak to Lewis County PUD regarding power source.
- Electric fire pump is acceptable.
- Fire loop must be private.
- 2B building type required to be fully sprinkled. Requirements for the buildings will be based on occupancy.

- Final occupancy can be granted for the shell of the building. Separate tenant improvement permits will be required for the interior office space and future tenants in the building.
- Sewer available on National. Sewer extension may be required. The Wastewater Superintendent can supply applicant with maps. May require a study to determine the flow required.
- Dry wells can be used. Can run detention if that works for the facility.
- Water is available on National. Capital Facilities Charges apply. DCDA required on site for fire protection. RPBA required for domestic.
- Frontage Improvements required – curb, gutter, sidewalk. Contact Mike Thomas to discuss major arterial minimum street standards.
- 10% of parking required to accommodate for EV which includes the infrastructure in place.
- Wetland and habitat analysis required to determine the presence of any onsite wetlands and the classification of the stream and associated buffer.

9:30 AM – 10:15 AM Rezone Requests: RZ-23-002, RZ-23-003, RZ-23-004, UGA-PFA-2023-001

The City of Chehalis is considering applications for multiple Comprehensive Plan Map amendments as a part of the 2023 annual comprehensive plan update.

9:30 AM RZ-23-002; 167 Kirkland Rd on parcel 017873003000 requesting to be brought into UGA and designated as MRC (Mixed Residential Commercial)

- Applicant to provide narrative to Planning staff with further information on how they meet the standards to address the Mixed Residential Commercial zoning (found in both the R3 residential zone and the CG commercial zone). This additional information will assist staff in reviewing the request.
- Staff also will include the parcels included in UGA by Lewis County but not included in this specific request. It is required that the City include properties designated by Lewis County in their UGA, but the absence of the required covenant protecting flood plains for the properties not included in this request makes them ineligible for urban use at this time. This will be discussed with the planning commission in the upcoming hearing. It is unclear how this will impact this request for a portion of the parcels.
- Comprehensive Plan Amendments are first reviewed by Planning Commission who make a recommendation to City Council for final action.
- Motion to recommend approval made by Mike Thomas. Justin Phelps seconded the motion. Motion carried unanimously.

9:45 AM RZ-23-003; 201 Hannah Lane on parcel 017875055031 requested MRC from R1 zoning.

- Applicant to provide narrative to Planning staff with further information on how they meet the standards to address the Mixed Residential Commercial zoning (found in the R3 residential and CG commercial zone). This additional information will assist staff in reviewing the request.
- Comprehensive Plan Amendments are first reviewed by Planning Commission who make a recommendation to City Council for final action.
- Applicant to provide more information on the parcels existing use and potential to support future development. The parcel has an existing stormwater facility and is designated for stormwater treatment and flow control for the neighboring housing development. The information should demonstrate how the stormwater facility and existing stormwater would be managed with the development of the parcel for Mixed Residential Commercial development. This information is needed to determine if it is useable for the intended zoning.
- Matt McKnight made motion to approve with above conditions. Mike Thomas seconded the motion. Motion carried unanimously.

10:00 AM RZ-23-004; 1737 Bishop Road including parcels: 017767002000, 017769033001 requested change from CG to IL

- Applicant to provide narrative to Planning staff with further information on how they meet the standards to address the Light Industrial zoning and comprehensive plan Industrial designation standards. This additional information will assist staff in reviewing the request.

- Comprehensive Plan Amendments are first reviewed by Planning Commission who make a recommendation to City Council for final action.
- Matt McKnight motions to approve. Justin Phelps seconds the motion. Motion carried unanimously.

10:15 AM UGA-PFA-2023-001; Located on Bishop Road including parcels : 017857003006, 017857003005 Requested change from R3 to IL

- Applicant to provide narrative to Planning staff with further information on how they meet the standards to address the Light Industrial zoning and comprehensive plan Industrial designation standards. This additional information will assist staff in reviewing the request.
- Comprehensive Plan Amendments are first reviewed by Planning Commission who make a recommendation to City Council for final action.
- Matt McKnight motions to approve. Justin Phelps seconds the motion. Motion carried unanimously.

11:00 Interdepartmental staff meeting.

Join Zoom Meeting

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