

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

June 14, 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, Lance Bunker Public Works Director, Celest Wilder Engineer Technician III, Angie Elder Police Department, Rick Mack Fire Marshal, Fritz Beierle Streets/Stormwater Superintendent, Justin Phelps Wastewater Superintendent & Interim Water Superintendent, Carol Ruiz with Gibbs & Olson Interim City Engineer

## 9:00 AM AC-23-020 New logistics building, 1737 Bishop Road

The applicant proposes a new 96,000 sq ft logistics building, new 10,200 sq ft office building, parking and driveway areas and associated stormwater facilities. The property is zoned IL, Light Industrial and CG, General Commercial. Lewis County parcel ID # 017769033001, 017767002000. The property is approximately 15.0 acres; 649,697 sq ft.

- Fire flow to be determined based off of type of construction and use of building.
- 2 hydrants may be sufficient. Must be within 400 feet of all portions of the building.
- If height of the building exceeds 30ft, arial access will be required all the way around entire building. Riser room required. FDC location to be determined at a later date. Will need to be remote.
- Commercial addressing will apply.
- Southern portion zoned Commercial General.
- Northern portion zoned Light Industrial.
- Storage building permitted by right in Industrial Light, but Conditional Use Permit required for General Commercial.
- Office building permitted by right in both Industrial Light & Commercial General
- IL – max coverage 100%, street setback 10 ft, height 100 ft, rear & side yard setbacks 0
- CG- max coverage 100%, height 50 ft, street setback 10 ft, rear & side yard setbacks 3 ft
- No critical areas. Size of the building triggers requirements for SEPA.
- Parking for storage/distribution is 1:1,000 and for office 5:1,000. Borders around parking lots require 3 ft wide screening per CMC 17.84.040.
- Permitting submittals required: SEPA, Site Plan, Landscaping plan done by licensed landscape architect.
- All areas not paved need to be landscaped. Formal landscaping plan required through SEPA. Landscaping shall adhere to CMC 17.72.070 and 17.84.040.
- Water available on Bishop Rd. Capital Facilities Fees apply. Appropriate backflow required. Hydrants to be private. DCVA backflow.
- Sanitary sewer is available at the eastern property frontage. Connection proposed is not depicted on the map.
- Applicant to provide estimated usage report to determine fees.
- Bishop Rd is a minor arterial. Full Half-Street improvements are required. ROW is currently 60' which is deficient. 84'-104' is acceptable ROW width for this road classification, streetlights required. 4'-60' pavement width. No parking lane. Curb/Gutter/6' sidewalk. Any open-air roadside ditches must be hard piped.
- Max driveway width is 35'. Wider may be approved by Public Works Director when a substantial percentage of oversized vehicle traffic exists, divisional islands are desired, or when multiple entrance/exits needed.
- Road approach and approval to occupy the ROW for construction must come from Lewis County Public Works.
- Stormwater must be designed to the minimum requirements of the 2019 Stormwater Manual.

- Full TIA required if separate.
- Note RCW 1927.540 requirements for electrical vehicle parking.
- If applicant is interested in rezone request, staff requires written letter request identifying parcels ASAP.

**9:30 AM AC-23-021 Subdivision, 2118 Jackson Hwy**

The applicant proposes subdividing lots into 18 lots creating 16 single family lots, one storage lot, and one open space lot. The property is zoned MRC, Mixed Residential Commercial. Lewis County parcel ID # 005605069022, 005605069024. The property is approximately 11.0 acres; 480,902 sq ft.

- Zoned Mixed Residential Commercial. Commercial General/R3 requirements. Single Family Residential Subdivision requirements. R3 minimum lot size 5,000 sq ft, density is 6-18 dwelling units per acre, minimum lot frontage is 50' or 16' panhandle. Max lot coverage is 80%, max building height is 35', street setback 20', rear & side yard setback is 5'.
- Subdivision code calls for required open space. Greater than 10 lots equal 10% open space.
- Permitting submittals required: SEPA with landscaping plan, Subdivision application, Geotechnical report. Decision will be made before a Hearing Examiner. Applicant to provide CCR draft at time of hearing. May need to apply for a variance through the PUD process for the private road.
- Stems of flag lots cannot be easements. They need to be part of the lot.
- Landscaping plan to include street trees, open space, active recreational areas, screen, and stormwater ponds.
- Water and sewer available on Jackson Highway. Capital Facilities Charges apply. Water may require booster pump. Restricted capacity at the moment.
- Jackson Highway is a minor arterial. ROW width required is 80', except for approximately 45' on the south end of the frontage where the ROW is 75'. 84-104' is acceptable ROW width for this road classification. 48-60' pavement width. No parking lane. Curb/Gutter/6'sidewalk/streetlights required.
- CMC 12.04.280(F)(1)(a) Private streets may be allowed where a permanently established tract or lot providing legal access to serve not more than four dwelling units or businesses on separate parcels, or unlimited dwelling units or businesses situated on a single parcel and sufficient to accommodate required improvements. Dedicated ROW is required.
- Private Street Requirements: 40' ROW and 10' adjacent easement, 20' pavement, no parking, 5' sidewalk, maximum grade is 15%. A private road will require an easement for access to utilities.
- Local Access Street Requirements: 60' ROW, 36' pavement width, 7' parking one side, curb/gutter/5' sidewalk both sides. Maximum grade is 15%.
- All right of way permitting will be done through the city.
- Stormwater must be done to meet 2019 Stormwater Manual.
- TIA that has already been done will need to be updated.

**10:00 AM SP-22-005 Eklund Short Plat, 437 SW 19<sup>th</sup> St**

The applicant proposes a two lot short plat. The property is zoned R-2, Single Family Medium Density. Lewis County parcel ID# 005604038000. The property is approximately 1.3 acres, 56,541 sq ft.

- Short Plat approved. Planning Department will issue decision.

~~**10:30 AM BLA 21 007 Ribelin and Jackson Hwy Boundary Line Adjustment**~~

~~The applicant is proposing a four lot boundary line adjustment. The property is zoned IL, Light Industrial. Lewis County parcel ID # 010682000000, 017475003001, 01745003002, 017475001000. The property is approximately 13.6 acres; 592,677.4 sq ft.~~

**11:00 Interdepartmental staff meeting.**

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