

Development Review Committee Agenda

Chehalis Building and Planning Department

March 8, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building & Planning Manager, Lance Bunker Public Works Director, Justin Phelps Wastewater Superintendent, Rick Mack Fire Marshal, Matt McKnight Deputy Chief Police Department, Angie Elder Police Department, Laura Fisher Permit Technician, Celest Wilder Engineer Technician Public Works, Jud Riddle Streets/Stormwater Superintendent & Interim Water Superintendent, Michael Thomas Engineer Technician Public Works, Carol Ruiz Interim City Engineer with Gibbs & Olson, Brandon Rakes Airport Operations Manager

9:00 AM Site Plan Approval, UGA-ST-22-0002; 211 and 215 Hamilton Road

Zoning: CG, General Commercial. Lewis County parcel # 017725005010, et al. Total project size – approx. 18 acres; 784,080 sq ft.

Applicant proposes a three building warehouse complex totaling 225,000 gross floor area.

- Comments prepared for Phase I of the project.
- Occupancy usage of building will help determine Capital Facilities Charges for sewer.
- 2 hydrants on site at minimum. Required within 400 feet of all structures.
- 1 inch meter existing to be moved by city staff. Fireflow assessment to be updated by city staff for Phase II & Phase III.
- If there is a gated entrance, Knox box required for emergency response.
- Site Plan Approval for building #1 with conditions as follows:
 - 1 inch meter to be moved by city staff.
 - Final approval of civil plans required.
 - Road approach to be improved to the greatest extent possible.
 - Maximize driveway width.
 - NPDES permit required.
 - Future development of phases II & III will come back to DRC.
 - If there is a change of use in the warehouse and updated TIA is required.
 - Approval is for warehouse use only of building #1.

9:30 AM Boundary Line Adjustment, UGA-BLA-23-02; 137 Wallace Rd

Zoning: R1, Low Density Residential. Lewis County parcel # 010808009000, et al. Total parcel size – approx. 2.1 acres; 91,476 sq ft.

Applicant proposes moving boundaries for three lots, ending with three lots.

- Applicant required to demonstrate utilities can be provided to both lots.
- Keep one access point for both lots. Lewis County will require a joint access agreement recorded.
- Lewis County to review application documentation further.
- Water & sewer may need to be extended at time of development. Future development of structures may have to be sprinkled.
- BLA will come back to DRC when ready for final approval.

10:00 AM Special Event Application, SE-23-001

Applicant proposes a three on three street ball festival. Prindle to Whitworth to Front St, Chehalis Ave, Park to Center St.

- Public Works staff to put out signage on Friday.
- Road shall be open to through traffic for all times outside of active event progression.
- Soft gates for access required throughout for fire department and police department.
- Chamber to be responsible for picking up signage after event Saturday evening and move off of streets.
- First aid stations required as well as water stations.
- Dumpsters to be removed by Monday.
- Provide a minimum of 72 hours advance notice to business owners and homeowners within the area for road closures and no parking notification.
- Onsite contact person required for Police Department.

10:30 Interdepartmental staff meeting.

Join Zoom Meeting

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