

Development Review Committee Agenda

Chehalis Building and Planning Department

May 10, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi- Planning & Building Manager, Laura Fisher- Permit Technician, Lance Bunker- Public Works Director, Michael Thomas- Engineer Tech II, Celest Wilder- Engineer Tech III, Angie Elder- Police Department, Justin Phelps- Wastewater Superintendent & Interim Water Superintendent

9:00 AM ST-22-0008 RE Bennett and Cascade Elementary Schools Apartments

The applicant proposes 84-unit multi-family development in the historic structures of RE Bennett and Cascade Elementary School. Lewis County parcel ID # 004236002001 and 004236002002. The property is approximately 3.81 acres; 165,964 sq ft.

- Police Department wants to ensure there is adequate parking. 2 parking spaces per unit required.
- Keep loading spaces on 2nd & 3rd with proper signage for loading zone and curbed & striped properly.
- Utility service application required for change in Capital Facilities Charges.
- Frontage improvements required on 2nd street. Repaving from Market to Cascade. Sidewalks repaired.
- Frontage improvements required on 3rd street – curb, cutter, sidewalks repaired where needed.
- Landscape plan required to be done by licensed landscape architect.
- Applicant to check on stormwater modeling done previously to be sure it is compliant with 2019 Stormwater Manual.
- Sprinklers required.
- Knox box required for emergency access.
- Commercial addressing facing the street on 2nd street and Market.
- Parking cannot back into 2nd street.
- Civil plans need to show appropriate striping and parking.
- Permit required for permanent sign for apartment building.
- Development agreement prior to occupancy.
- J. Phelps motions to approve site plan contingent of Police Chiefs approval of parking plan. L. Bunker seconds the motion. Motion carried unanimously.
- Planning will follow up with Police and City Manager regarding parking requirements.

9:30 Interdepartmental staff meeting.

Join Zoom Meeting

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