

Development Review Committee Agenda

Chehalis Building and Planning Department

May 15, 2024, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Meeting Minutes:

Staff Present at the meeting: Ron Buckholt- City Planner, Anne Feldman- Permit Technician, Michael Thomas- Engineering Technician III, Matt McKnight- Deputy Police Chief, Rick Mack- Fire Department, Fritz Beierle- Streets/Stormwater Superintendent, Angie Elder-Community Service Officer Police Department.

9:00 AM AC-24-012; 0 Jackson Highway

Applicant proposes to create a contractor yard to include clearing, gravel, fencing and adding a parking lot with a surveillance system. Lewis County Parcel 017791000000 in the Urban Growth Area is zoned CG- General Commercial.

- Zoned CG- Conditional use permit required for a contractors yard/municipal storage facility – which would go in front of the Hearing Examiner for this project.
- If earth work is greater than 500 yards/paved areas equivalent to park 40 automobiles, SEPA may apply.
- Fencing heights shall meet CMC 17.63.040 (max height of 7')
- Outdoor lighting to be shielded downward in order to prevent light pollution onto adjacent parcels and Jackson Highway.
- *Lewis County Comment* Portions of the property are located in SFHA zone A, Any work in this area will require a floodplain development permit from Lewis County. - Lewis County Building Official- Doyle Sanford.
- Zero rise analysis/ wetland report classification/ Geotech report for floodplain
- Water: CFC Charges, Cross connection control required
- Sewer: CFC Charges, Sewer Extension if needed (Sewer is 141' away)
- Storm: 2019 Stormwater Manual, all min requirements, parking lot to be asphalt/concrete
- Jackson Highway at this location drains to the NW to Dillenbaugh Creek. I believe there have been issues with the Dillenbaugh, particularly at the crossing under Jackson Highway, so flow control will be extremely important for this project, and improvements to the Jackson Highway drainage system will be important. If the City requires frontage improvements on Jackson Highway, the closed system drainage will need to be designed for the 25-year storm and will need to include any upstream runoff that will be conveyed in the closed system and a downstream analysis may be warranted for this project.
- Streets: Trip Generation Study, Lewis County ROW, Current ROW 68' Arterial required to be 84'-14', Full frontage improvements?
- Fire- if any permanent structures are built over 500 sq feet- fire codes will apply, 20-foot height limits.
- Parking EV compliant

9:30 AM AC-24-013; 0 Jackson Highway

Applicant proposes an RV Park with gated entrance and all the amenities. Project to include a game room, internet, walking trails, pickleball courts, and community fire pit/barbecue area. Lewis County Parcel 017791000000 in the Urban Growth Area is zoned CG – General Commercial.

- Proposed project is permitted in CG, RV Campground is permitted- 30-day maximum stay per calendar year.
- SEPA required for over 40 RV pads (40 automobile parking stalls)
- If done in phases- a Binding Site Plan would be required to encompass the full scope of the project
- Fencing heights shall meet CMC 17.63.040 (max height of 7')

- Outdoor lighting to be shielded downward in order to prevent light pollution onto adjacent parcels and Jackson Highway.
- Zero rise analysis/ wetland report classification/ Geotech report for floodplain
- *Lewis County Comment* Portions of the property are located in SFHA zone A, any work in this area will require a floodplain development permit from Lewis County. - Lewis County Building Official- Doyle Sanford.
- Resident "Caretaker" permitted as "non-residential" ADU-Accessory use only if located on 2nd floor of ground floor commercial, otherwise prohibited. Ground floor laundry ok.
- Parking- 1 Stall per RV space.
- Water: CFC Charges, Cross connection control required
- Sewer: CFC Charges, Sewer Extension if needed (Sewer is 141' away)
- Storm: 2019 Stormwater Manual, all min requirements, parking lot to be asphalt/concrete
- Jackson Highway at this location drains to the NW to Dillenbaugh Creek. I believe there have been issues with the Dillenbaugh, particularly at the crossing under Jackson Highway, so flow control will be extremely important for this project, and improvements to the Jackson Highway drainage system will be important. If the City requires frontage improvements on Jackson Highway, the closed system drainage will need to be designed for the 25-year storm and will need to include any upstream runoff that will be conveyed in the closed system and a downstream analysis may be warranted for this project.
- Streets: Trip Generation Study, Lewis County ROW, Current ROW 68' Arterial required to be 84'-14', Full frontage improvements?
- Police: May have new laws on length of stay- would need to contact Lewis County Community Development, if gated entrance Police would need to have access. If an overstay occurs it would be a civil eviction, police department would not be able to help remove the guest.
- Fire: May trigger fire flow requirements if there is an apartment upstairs, full sprinklered building. May need hydrant added if a permanent building. NFPA 13 System in the building- can't be used as residential in a commercial building. Hydrants to be within 400 feet of all portions of the building. Commercial sized address numbers required- monument style at road for RV would suffice.
- Parking EV-Compliant

10:00 AM AC-24-014; 0 Jackson Highway

Applicant proposes to construct large commercial tilt-up structures ranging from 30,000 sq ft to 200,000 sq ft, featuring overflow truck and trailer parking or contractor yard parking. Lewis County Parcel 017791000000 in the Urban Growth Area is zoned CG- General Commercial.

- Conditional Use Permit required for Warehouse/Distributor, would go in front of the Hearing Examiner
- Parking- 1 space per 1,000 square feet of building.
- SEPA Required
- Landscape Plan required.
- Jackson Highway at this location drains to the NW to Dillenbaugh Creek. I believe there have been issues with the Dillenbaugh, particularly at the crossing under Jackson Highway, so flow control will be extremely important for this project, and improvements to the Jackson Highway drainage system will be important. If the City requires frontage improvements on Jackson Highway, the closed system drainage will need to be designed for the 25-year storm and will need to include any upstream runoff that will be conveyed in the closed system and a downstream analysis may be warranted for this project.
- *Lewis County Comment* Portions of the property are located in SFHA zone A, any work in this area will require a floodplain development permit from Lewis County. - Lewis County Building Official- Doyle Sanford.
- Fire: Fire lines and larger 110 GPM sprinklers required. No fire alarm, however, would need a water flow alarm, unless there are 100 or more employees. Commercial sized address numbers required. Hydrants to be within 400 feet of all portions of the building.
- Water: CFC Charges, Cross connection control required
- Sewer: CFC Charges, Sewer Extension if needed, (Sewer is 141' away)

- Storm: 2019 Stormwater Manual, All min requirements, parking lot to be asphalt/concrete
- Jackson Highway at this location drains to the NW to Dillenbaugh Creek. I believe there have been issues with the Dillenbaugh, particularly at the crossing under Jackson Highway, so flow control will be extremely important for this project, and improvements to the Jackson Highway drainage system will be important. If the City requires frontage improvements on Jackson Highway, the closed system drainage will need to be designed for the 25-year storm and will need to include any upstream runoff that will be conveyed in the closed system and a downstream analysis may be warranted for this project.
- Streets: Trip Generation Study, Lewis County ROW, Current ROW 68' Arterial required to be 84'-14', Full frontage improvements?
- All parking- 10% must be EV compliant

10:30 AM Interdepartmental staff meeting.

Join Zoom Meeting

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