

Development Review Committee Agenda

Chehalis Building and Planning Department

January 10, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Ron Buckholt City Planner, Laura Fisher Permit Technician, Josh McDrummond Building Official, Lance Bunker Public Works Director, Rick Mack Fire Marshal, Mike Thomas Engineer Technician III, Angie Elder Police Department, Adam Fulbright Fire Chief, Fritz Beierle Streets/Stormwater Superintendent, Riley Bunnell Water Superintendent, Just Phelps Wastewater Superintendent, Carol Ruiz Interim City Engineer with Gibbs & Olson

9:00 AM AC-23-037; 3034 Jackson Hwy Duplexes

Applicant proposes to construct 4 duplexes (8 units) on a lot with an existing single-family residence to remain. Lewis County Tax Parcel 017840015003 in the Urban Growth Area zone R1 – Single Family, Low Density on 1.24 total acres.

- Proposed BLA will need to address the zoning bulk and performance regulation for both the subject project site and the neighboring development in order to demonstrate conformance with density, open space, parking, building setbacks etc. Applicant to discuss further with Planning staff member Ron Buckholt. R-1 zone. 4-6 du/acre density range. Duplex use is allowed if located off of a major arterial. Jackson Hwy is classified as a major arterial. Each duplex requires 10,000 sq ft of land in order to be allowed. Applicant shall itemize and depict the land area for each proposed duplex. The existing SFR shall have at least 7,500 sq ft of land area. Each duplex shall provide 4 parking stalls for each proposed duplex. 10% of the parking stall shall contain infrastructure for electric vehicles per new RCW. Landscaping plan required. Site plan, BLA, geotechnical report required for critical areas on site at the time of submittal.
- No sprinklers required.
- Addressing into development must be clearly marked for emergency personnel.
- Lewis County Sewer District 4 will require review of civil plans upon submittal.
- CFC charges are applicable for sewer and water. Adhere to the City of Chehalis Municipal Code Chapter 13.08 Sewer Systems, to ensure compliance with the minimum requirements for new installations or alterations of sewer lines. In the absence of coverage, refer to Department of Ecology Orange Book.
- Water service connections will need to be made off Jackson Hwy. Meters must be placed in the Right of Way. Contact Public Works for further discussion of meter placement.
- Frontage improvements required. Design width to code standards for entire frontage.
- Provide a copy of shared driveway use agreement with 3038 Jackson Hwy. Maximum driveway width 24'.
- Stormwater to meet minimum requirements of 2019 manual. The existing stormwater pond on adjacent property may need to be expanded.
- Modeling required of existing retention pond to show all parcels connecting can handle the additional run off.
- Work done in the Right of Way will require permitting through Lewis County. The right of way minimum requirement is 84' and is currently at approximately 65'.

9:30 AM UGA-ST-23-0004; 153 Hamilton Road

Applicant proposes to construct new concrete wash pad, wash system and sewer grinder pump. The wash pad will be partially covered. Lewis County Tax Parcel 0178970241003, 017897022001, 017897022002 in the Urban Growth Area zone

- Planning staff recommends approval with the following conditions: BLA is required to consolidate all related parcels associated with the subject business. BLA shall be approved and recorded prior to the issuance of building permits for the wash facility. Any work within the central portion of the overall site, which falls within the regulated shoreline jurisdiction, such as earthwork, paving, utility installations, etc., proponent shall be subject to the Shoreline Master Program. The proponent shall be responsible for securing any related shoreline permits prior to the commencement of any work. Details of any of these aforementioned improvements shall be itemized and depicted on the future civil plan submittals for staff consideration.
- Water RPBA (reduced pressure principal backflow prevention assembly) required to serve existing meter.
- Existing well on site must be decommissioned. Applicant to provide proof from Lewis County.
- Sewer CFC charges apply. Adhere to city of Chehalis Municipal Code Chapter 13.08 Sewer Systems, to ensure compliance with the minimum requirements for new installations or alterations of sewer lines. In the absence of coverage, refer to the Department of Ecology Orange Book.
- Grease Trap/interceptor required. Conform to Uniform Plumbing Code Chapter 10 requirements as well as Department of Ecology "Vehicle and Equipment Washwater Discharges".
- Adhere to 2019 storm water manual, minimum requirements for redevelopment.

11:00 Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUI1Ym0rTkt6SHZCZjkxUTRHVDBUUT09>