

Development Review Committee Agenda

Chehalis Building and Planning Department

October 11, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Malissa Paulsen City Planner, Laura Fisher Permit Technician, Lance Bunker Public Works Director, Brandon Rakes Airport Director, Angie Elder Police Department, Riley Bunnell Water Superintendent, Justin Phelps Wastewater Superintendent, Fritz Beierle Streets/Stormwater Superintendent, Celest Wilder Public Works Engineer Technician, Carol Ruiz Interim City Engineer with Gibbs & Olson

9:00 AM AC-23-032; 26 NE Median Street (CANCELED)

The applicant is proposing to construct a self-storage facility. The property is zoned CG, Commercial General. Lewis County Parcel ID# 005605100002, totaling 1 acre.

9:30 AM ST-23-0008; 1268 NW State Street

Applicant proposes to construct a new 6,000 square foot veterinary hospital, 2 future commercial buildings, and associated parking and stormwater facilities. The property is zoned IL, Light Industrial. Lewis County Parcel ID# 004333003000 totaling 1.73 acres.

- Zoning: Light Industrial. Phase 1 of 3: 6,000 SF Vet Hospital
- Phases 2 & 3 are not encompassed by the site plan permit and will need to be permitted separately.
- Regarding “future commercial buildings”, if looped into the SPR. Site Plan Reviews are valid for one year, with a one- year extension if regulations for the site have not changed substantially, unless a building permit is issued for the structure.
- Conditional Use Permit approval is required for the Veterinary facilities in IL zone.
- Mapped wetland on northeastern portion of the site, visited site on 10/05/2023, confirmed possible low-quality wetland. Wetland reconnaissance report/memo required stating no wetland or low-quality wetland that falls under protected wetland classification, or Critical Areas Report with wetland delineation.
- Animal feces to be disposed of properly as well as pharmaceutical waste.
- Additional connections to sewer are considered to be lateral. The city will have to take that over. Applicant to provide a plan for an easement. Manhole recommended.
- F.O.G. system required.
- Water is available. Capital Facilities Charges will apply. Applicant to provide historical estimated usage to calculate fees.
- Minimum 6-inch lateral.
- Frontage improvements required: curb, gutter, & sidewalk. Applicant to review arterial half street requirements for State Street. May need to relocate power pole. No parking on State Street.
- Driveway width on Sitka should be 24 ft.
- Stormwater plan to be developed to 2019 Stormwater Manual.
- Applicant to provide a shared access agreement between the clinic and vet hospital.
- Applicant to coordinate with postmaster on the approval of mail receptacle location.

- Infrastructure required to accommodate for 10% EV charging station in parking stalls. Staff will provide further clarification on code interpretation.
- Traffic Impact Analysis required.

10:00 AM UGA-ST-23-0003; 205 N Hamilton Rd

Applicant proposes to place a new 1,920 sf office building and additional model units onsite. The lot is going to be used as a showroom for new prefabricated houses. The property is in the UGA and is zoned CG, Commercial General. Lewis County Parcel ID# 017896007000 totaling 2.010 acres

- Mapped wetland, Critical Areas Report provided. Wetland A exists with a 80-foot buffer requirement, however buffer of wetland has previously been developed allowing for reduction of buffer to wetland edge. 3 ft minimum setback from wetland edge required. 5ft provided on site plan.
- RPBA Backflow assembly required for water.
- 6-inch sewer lateral. Sewer connection to Hamilton Road.
- Stormwater plan to be developed to 2019 Stormwater Manual. Review the redevelopment flowchart.
- Right of Way permits required through Lewis County.
- Verify culvert size. If less than 12 it will have to be upsized to 12.
- Infrastructure required to accommodate for 10% EV charging station in parking stalls.
- Adjust ADA stall width.
- Commercial address characters at 12 inches required on the face the building.

10:30 AM SEPA-23-004; 0 NE Kresky Ave

Develop 86 apartment units on a 10-acre parcel and construct 1300 linear feet of new public road and utility extensions that include sewer, water, gas, streetlights and storm water. Construct a new 5600 square foot commercial office building. The property is zoned CG, Commercial General. Lewis County Parcel ID# 021629002000 and 021630003000.

- Conditional Use application, request for Variance, Site Plan Review, Civil Permit all started.
- Site Plan Review has not been scheduled, ETA for DRC approximately 10/25/2023.
- Identified SEPA Determination Conditions: Variance process. Setting up for Hearing Examiner, 30-day requirement for public notification. Time and date to be determined. Staff report from Planning & Public Works.
- Applicant to contact the appropriate school district transportation department to discuss impact due to the grade of the road.
- Traffic Impact Analysis required to project 5-year outlook. Identify offsite improvements.

Join Zoom Meeting

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