

Development Review Committee is represented by the City of Chehalis:
Building and Planning | Engineering | Public Works | Fire Department | Police Department | Airport

Development Review Committee Agenda

Chehalis Building and Planning Department

February 8, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

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

9:00 AM Applicant Conference, AC-23-003; 2501 Kresky Ave NE.

Zoning: CG; General Commercial.

- **2501 Kresky Ave NE**, Parcel # 021630003000.
- **0 Kresky Ave NE**, Parcel # 021629002000.

Total parcel size – approx. 24.37 acres, 1,061,500 sq ft.

Applicant, Raindrop Properties, proposes a two-story, multi-family apartment complex, improvement to Elk's Lodge property and a 4,800 sq ft commercial building.

Supporting Documents: <https://www.ci.chehalis.wa.us/building/ac-23-003>

- Fire code requires second access with the exception if all the buildings are sprinklered including the commercial structures. If everything is sprinklered fire flow requirement is 1500 GPM for 2 hours.
- Parking lots to meet requirements for turning radius of fire department apparatus.
- Further discussions in the future for addressing.
- Hydrants need redundant power if electric.
- Police Department recommends on site manager for tenants.
- Road design will be based off TIA. Recommend looking at full build out with projections 6-7 years out.
- Curb, gutter, sidewalk, streetlights required on both sides.
- City utilities need to stay in the Right of Way. Water pressures provided from 2019.
- Due to sewer velocities, charcoal filters for H₂S recommended. Pump study required to determine if at capacity. If grinder pumps are needed, they must be private.
- Follow 2019 Ecology Stormwater Manual.
- Water reservoir will be required to abandon if hooking into city utilities.
- Conditional Use permit required with public hearing and Hearing Examiner.
- SEPA permit will require Geotech report, TIA, Archeological study, wetland study, 30-50% civil plans for preliminary review. Planning recommends possible developer agreement/civil contract between

developer and city Council agreeing to what will be done when throughout a multiphase project. Traffic scoping meeting prior to submittal. Staff would like to be invited to that meeting.

9:30 AM Interdepartmental meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/88604981047?pwd=T1hvTXREK2c5V1RtaUJRMFNuNE5QQT09>