

Development Review Committee Agenda

Chehalis Building and Planning Department

March 30, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building and Planning Manager, Laura Fisher Permit Technician, Celest Wilder Public Works, Angie Elder Police Department, Devlan Pool Wastewater Superintendent, Brandon Rakes Airport Manager, Jud Riddle Public Works & Interim Water Superintendent, Rick Mack Fire Marshal, Lance Bunker Streets/Stormwater Superintendent & Interim Public Works Director. Via Zoom – Amelia Schwartz City Planner, Carol Ruiz with Gibbs & Olson as Interim City Engineer

9:00 AM

Applicant Conference:

AC-22-007; 840, 841 Prindle St. Applicant is proposing the development of a four-story Candlewood Suites Hotel. Zoned CF, Commercial Freeway, "Hotel" is a permitted use in this zone. The applicant has prepared questions. LC Parcel # 005780005000, 005780003000.

Applicants Present: Dan Mitzel and Dave Allegre with Hotel Services Group, Mel with M2Architects, Greg Lund from Century 21 representing Timberland Bank, Robert Balmelli with RB Engineering

1. D. Mitzel provides brief introduction of project. Went over several questions with C. Wilder who was very helpful going over details regarding transportation, frontage improvements, utilities etc. They have purchased the Best Western in Chehalis. Familiar with the area. Aware of the need for extended stay housing. Candlewood Suites is an extended stay style hotel for people who stay more than 30 days. Recognizes that there is a housing crunch in Lewis County. Will be doing a boundary line adjustment as a condition to purchase the Alta Forest property to merge with the Timberland property for a 92 room, 4 story hotel. Will be submitting a SEPA. Working with Mel with M2Architects and Robert Balmelli with RB Engineering. Building design will be contemporary. C. Wilder was able to answer questions about utilities. Will try to incorporate rain gardens as primary treatment.
2. C. Ruiz- roof runoff does not need to be treated, just detained. Can take the roof runoff directly to the detention pond.
3. D. Mitzel - speaks of access off of Prindle primarily. Existing access will have to be adjusted in radius to accommodate large vehicles. The entrance in the northwest corner will match. C. Wilder has sent him design standards.
4. R. Mack- the city has adopted Appendix D which deals with access turn radius of 28ft for fire apparatus.
5. D. Mitzel – Prindle is a substandard street. Is aware it needs $\frac{3}{4}$ street improvement, curb, gutter and sidewalks. Essentially rebuilding the street. Talks about street standards. Needs guidance from the city on cross section. Asks if they will need GeoTech work?
6. C. Wilder – yes you will need GeoTech. Will look like a rebuild not an overlay.
7. D. Mitzel- looking at the slope east to west to match up NW Prindle access point. The stormwater runs to the west of the property. Plans for a rain garden to the western edge. Sensitive to the issue of compensatory flood storage.
8. T. Baraconi- we do not have a lot of availability for compensatory storage at this point.
9. D. Mitzel- asks if they will be required in another area within the basin for compensatory storage.
10. T. Baraconi- suggests further discussion about that.
11. D. Mitzel – asks how many cubic yards can be brought in. What is the threshold?
12. T. Baraconi – thinks it is 100 but not positive. We can go back and look at that.
13. D. Mitzel- asks if an ESA connection for flood storage has come up for the city in recent projects.
14. T. Baraconi – doesn't believe so.
15. D. Mitzel- this is a concern. Will need to do more research.

16. T. Baraconi – suggests that he speak with the tribes about endangered species. The Chehalis & Quinalt tribes. Chehalis may have options about compensatory storage.
17. D. Mitzel- the fill requirements should be kept to a minimum for under the building and on the west end.
18. A. Schwartz- asks about height of building.
19. T. Baraconi – speaks of the variance process if building is over height for code requirements. Asks about meeting setback requirements.
20. A. Schwartz – there is no minimum street setback in the code for freeway commercial properties.
21. R. Balmelli- believes height is 50ft in the code for freeway commercial buildings.
22. D. Mitzel- speaks of Quincy project parking and issues with parking as well as the hydrant design over on the existing hotel. Thinking of extending off of Liberty Place through an easement as well as through Alta's property.
23. T. Baraconi- the city won't want waterlines going across two private properties.
24. R. Balmelli – confirms that the lines are private. Double check valve is off of Quincy for dedicated fire line.
25. T. Baraconi- you will need to submit plans as part of the application on how you will maintenance them.
26. R. Mack – this is a type 5. 75% reduction for sprinklers that are required. Minimum 2 hydrants required. Stand pipes at the end of the building.
27. C. Ruiz – had some questions about improvements. A geotechnical evaluation will be necessary to provide information on depth to groundwater and infiltration. You could send runoff to the existing stormwater pond but need to provide calculations showing the existing pond can handle the flow, or the pond will need to be modified to accommodate the additional flow.
28. D. Pool – is going to be working on the piping in that street. Looking at retrofitting the piping. Will coordinate when the road is exposed.
29. C. Wilder – references email regarding sanitary lateral and to abandon the murphy system.
30. R. Mack- follow the 2018 ICC for fire safety components and compliance.
31. B. Rakes- no comments from the airport.
32. A. Elder- asks about the potential for privacy fencing around the site for security purposes.
33. D. Mitzel – some of their locations are doing video surveillance for the parking lot. The outside monitoring we will play by ear.
34. T. Baraconi- suggests fencing or some type of buffer between the property and the residential area.
35. C. Wilder- there needs to be public parking access. 882 NW Prindle has a fire hydrant.
36. D. Mitzel- sewer will hookup into Prindle.
37. T. Baraconi – permit process as follows: Land use first. SEPA, Site Plan Review, Preliminary BLA. Then the civil and building permits can be submitted simultaneously with 30% completed civil plans, preliminary landscaping plans, and a preliminary elevation certificate. SEPA decisions take roughly 90-120 days. Talk to the tribes. You will need a TIA along with the SEPA and a preliminary stormwater plan. Plan to have an archeological survey done.
38. D. Mitzel – thinks the archeological survey may have already been done.
39. R. Balmelli – will check on that.

9:30 AM

Site Plan Review:

ST-22-0004; 2100 N National Ave. Applicants are proposing to display portable buildings, like sheds, with banners containing contact information on the current Yard Birds site. The site is zone CG, retail is a permitted use. LC Parcel # 021650009000.

Applicants Present: none

1. T. Baraconi- this is for a site plan approval for tuff shed like products to be displayed on the east side of Yardbirds next to Kresky Ave. They will be required to have a water & sewer hookup for a restroom there. There has to be an office onsite for their sales. Storage is not permitted on this site.
2. A. Elder- feels it needs to be fenced or secured.

3. T. Baraconi- Yardbirds still has code enforcement issues that have not been addressed.
4. B. Rakes- suggests waiting on this until Yardbirds is in full compliance.
5. T. Baraconi- this will be approved with conditions. The code enforcement issues have to be resolved before issuing the permit. The units will need to be secured to prevent occupancy. The applicant will be made aware this is also in a floodplain and they will need to be able to remove the units quickly. The site plan needs improved with setbacks.

10:00 AM

1. Interdepartmental meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/88064775734>