

Development Review Committee Agenda

Chehalis Building and Planning Department

August 2, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Ron Buckholt Interim Building & Planning Manager, Laura Fisher Permit Technician, Lance Bunker Public Works Director, Riley Bunnell Water Superintendent, Rick Mack Fire Marshal, Fritz Beierle Streets/Stormwater Superintendent, Justin Phelps Wastewater Superintendent, Celest Wilder Engineer Technician III, Matt McKnight Police Department, Angie Elder Police Department, Carol Ruiz Interim City Engineer with Gibbs & Olson

9:00 AM AC-23-027 - 2061 Jackson Hwy; construction of ten unit 2-story townhomes

The applicant proposes to construct ten unit 2-story townhomes at 2061 Jackson Highway with surface and garage parking, and on-site stormwater facilities. This property is zoned Commercial General and will require a conditional use permit process. Lewis County parcel ID # 005604183030. Total acres 0.920; 40,075 sq ft.

- The city does not have the water available to supply additional ERU's at this time. The city has started two infrastructure improvement projects needed to increase the water delivery capabilities.
- Sewer runs through the middle of the property. Applicant will need to reconfigure the buildings to accommodate. 15ft on center setback for sewer.
- Frontage improvements required: curb, gutter, sidewalk, streetlights (if applicable).
- Stormwater to meet 2019 stormwater manual requirements.
- Capital facilities charges apply.
- Per RCW 19.27.540 – 10% of parking stalls are required to be wired for Electric Vehicle charging stations.
- Fire sprinklers not required.
- Existing hydrants must be within 600 feet of all portions of the buildings.
- Consider addressing to accommodate for fire and police so that units are clearly marked.
- Zoned CG – General Commercial. Minimum lot size 5,000 square feet. Minimum 50' frontage. Maximum 100% Coverage. 10' street setback, 3' side & rear.
- 2 parking stalls required for every unit. Outdoor lighting to be pointing downward.
- Conditional Use Permit required to go through Hearing Examiner.
- SEPA Permit required if greater than 9 units.
- Landscape plans to be done by licensed landscape architect.

Interdepartmental staff meeting after the completion of DRC development items.

Join Zoom Meeting

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