

Development Review Committee Agenda

Chehalis Building and Planning Department

August 17, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building and Planning Manager, Laura Fisher Permit Technician, Nick Swanson City Planner, Rick Mack Fire Marshal, Lance Bunker Public Works Director, Angie Elder Police Department, Matt McKnight Police Department, Celest Wilder Engineer Technician, Devlan Pool Wastewater Superintendent, Jud Riddle Streets/Stormwater Superintendent and Interim Water Superintendent, Carol Ruiz Gibbs & Olson Interim City Engineer

9:00 AM Pre-application Conference AC-22-020, 197 Hamilton Road

Zoning: CG-General Commercial. Lewis County Parcel # 017897011001 and 017896006014. Combined parcel size – approx. 5 acres, 217,800 sq ft.

Applicant proposes a 30,600 sq ft showroom/service building, an 8,000 sq ft storage building, and associated parking, stormwater and utility improvements.

- Knox box on building for access.
- 2 hydrants need to be within 400ft of the building.
- Commercial addressing numbers on the face of the building.
- Fire alarm system.
- Security fencing around the perimeter of the building.
- Water & sewer available at the road. Abandon well and septic before connecting to city utilities.
- CFC will apply.
- Meet Stormwater Management Manual requirements.
- If road approach improvements are done, go through county for proper permitting.
- Frontage improvements required. Public Works staff to clarify with applicant what requirements are.
- SEPA required. Phased projects need to be identified. Department of Archeology may ask for surveys.
- Land use permitting first – Site Plan Review and SEPA approval. Submit 30% of civil plans at time of land use submittal for preliminary review. Site plan review should show maximum size of show room potential.
- Trip generation study required.
- Licensed landscape architect required. Submit preliminary landscape plans at time of site plan review.

9:30 AM Pre-application Conference AC-22-021, 0 N National Ave

Zoning: CG – General Commercial. Lewis County Parcel # 005670001000, 005619002000, 005551002000, 005551001000, 005619003000, 005622001000, 005625005000, 005625006000, 005625004000, 005625001000, 021794001000. Combined parcel size – approx. 128 acres, 5,575,680 sq ft.

Applicant proposes 192 apartments in sixteen buildings located on four separate benches. This will include roads, associated parking and stormwater.

- Consider sewer flow pumped downhill. Grinder pumps are a potential. Determine capacity for wastewater.
- One booster pump on site at minimum for sewer. Water reservoir recommended. Infrastructure below property is not enough to supply development.
- Frontage improvements on National Ave. Curb, gutter, & sidewalks.

- Full Traffic Impact Analysis required for State, Chamber, National, Coal Creek, & West. May trigger off site upgrades. WSDOT light at State & Chamber will most likely have some input.
- Per Fire Code- any slope over 10% has to be negotiated with Fire Chief. Fire sprinklers required. 1st tier pump station recommended or reservoir. Fire marshal recommends second access point at this threshold possibly on Franklin.
- Concerns from PD that patrol vehicles may not be able to get access to in inclement weather with steep slopes.
- Roadway dedicated as Right of Way.
- Land use permitting first. SEPA review with all reports attached then Site Plan Review.
- TIA, Geotechnical Report, environmental report showing mining pits. Look at landslide & earthquake potentials. At time of land use submittal provide 30% of civil plans for preliminary review. Address stormwater requirements. Licensed Landscape Architect required for landscaping plans.
- Full subdivision or condominiums go to Hearing Examiner for decision.
- Overflow parking dedicated to the building can not be on the street.
- Follow up on water upgrades and sewer capacity with city staff.

10:00 AM Pre-application Conference AC-22-022, 42 SW 13th St

Zoning: CO – Office Commercial. Lewis County Parcel # 005411014000 and 005411013001. Combined parcel size – approx. 0.67 acres, 29,272 sq ft.

Applicant proposes two phase development of an 18,000 sq ft mixed use building.

- Hydrant required within 400 feet of the building.
- Fire sprinkler required throughout. Fire alarm optional. Knox box on building for quick access. Commercial addressing 12-inch character height facing the street.
- Seek Right of Way Vacation.
- Full street improvements from William to back of alley.
- Water & sewer available. Provide 2 years' worth of estimated usage history to determine CFCs. Verify existing sewer connection. May need to go to the main. Will need backflow on new building.
- Boundary line adjustment required if combining into one parcel.
- Street improvements required- curb, gutter, & sidewalk.
- Consider opening ½ the apartments to solve parking problems. This will make up for parking deficit.
- Land use permitting first. SEPA, Site Plan Review. Submit 30% of civil plans at time of land use for preliminary review. Meet stormwater requirements 1-9.
- White oaks on site considered endangered species. Submit environmental/biology review of trees. Negotiate a plan with city Planner for these.
- Trip generation study required.
- Identify plan to address lack of parking spaces due to phased project. Right of way parking does not count.

10:30 AM Special Event Applications: SE-22-014 and SE-21-002

SE-22-014: Applicant proposes an open house event at the new Summit Center including live music and shaved ice.

SE-21-002: Applicant proposes an organized fun run.

11:00 AM Interdepartmental meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/9484862389>