

Development Review Committee is represented by:

Building and Planning | Engineering | Public Works | Fire Department | Police Department | Airport

Development Review Committee Agenda

Chehalis Building and Planning Department

April 6, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building and Planning Manager, Laura Fisher Permit Technician, Rick Mack Fire Marshal, Brandon Rakes Airport Manager, Celest Wilder Public Works, Jud Riddle Public Works, Devlan Pool Wastewater Superintendent, Angie Elder Police Department, Lance Bunker Streets/Stormwater Superintendent. Via Zoom Amelia Schwartz City Planner.

9:00 AM

Site Plan Review:

ST-22-0006; 1995 NE Kresky Ave. Applicant is proposing the addition of 5 storage buildings to a pre-existing storage facility. The site is zoned CG, this is a permitted use. Lewis County Parcel #021647008000.

Applicant Present: Mallory Dobbs Civil Engineer with LDC Inc. Kyle Schrader via Zoom with Money Saver Chehalis, LLC.

1. M. Dobbs – provides brief project summary of adding storage unit buildings to preexisting storage unit site.
2. D. Pool – no comments.
3. L. Bunker – no comments.
4. R. Mack – type 5 building construction is limited to 2500 sq ft fire areas. If you go larger it has to be sprinklered or create 2500 sq ft or less fire separation walls.
5. M. Dobbs – buildings may be bigger than that. Will talk with Kyle about making them smaller.
6. R. Mack- turning radius is difficult to tell according to the plans. The distance between the buildings should be 20ft, turning radius should be 28 ft.
7. M. Dobbs – existing structures is exactly 20ft. Not sure how it is currently being accessed.
8. R. Mack- should be 28 ft turning radius. Have to be within 150ft of all portions with a vehicle.
9. M. Dobbs- will look into that further.
10. T. Baraconi – asks about Geotech recommendations.
11. M. Dobbs- Geotech did not consider it within a landslide area. Slopes were stable
12. T. Baraconi- please follow the Geotech report.
13. R. Mack- separation looks to be between 2 & 3 feet between buildings. Code requires it be 6 ft.
14. M. Dobbs- distance is 2 ft.
15. T. Baraconi – to be that close you would have to do fire ratings or separate the buildings by 6 ft.
16. R. Mack- existing hydrants on site. Verify that the hydrant is within 400 ft of the back corner of the property near building number 2. Otherwise, may need another hydrant. Will require 12-inch character commercial addressing on a building that faces the street.
17. B. Rakes – no comments.
18. A. Elder – no comments.
19. C. Wilder – sanitary manhole on the corner of Grove and Kresky not depicted on map provided. The existing utilities need to be shown on site plan. Regarding storage building number 5 on plans, we don't want it to encroach on the utilities. The stormwater on site catch basins in between the existing buildings needs to show where it goes.
20. M. Dobbs – stormwater is listed on sheet 8 of plans. Explains where it runs.

21. C. Wilder – asks about how much impervious surface will be added.
22. K. Schrader – plan to clean up landscaped area.
23. C. Wilder – final civil plans should follow 2019 stormwater manual.
24. J. Riddle – no comments.
25. T. Baraconi- setbacks should be 10ft off front of property line. We are satisfied with the critical areas report.
26. K. Schrader – asks about frontage improvements.
27. C. Wilder – keep curb, gutter, and sidewalk on plans.
28. A. Schwartz – asks about fencing.
29. K. Schrader – plans are to extend and attach to existing fencing.
30. R. Mack- rapid entry box should be provided (a knox box).
31. T. Baraconi – the conditions of approval are as follows: 2500 sq ft or less, the buildings do not need to be sprinklered. 2501 sq ft or more has to be sprinklered. A 20ft wide access road is required with a 28 ft turning radius. The distance between the buildings should be 6 ft. Commercial addressing required and knox box for gate access. Existing utilities need to be shown on the plans. Keep the curb, gutter, and sidewalk on plans. Follow 2019 stormwater requirements. Stormwater piping needs to show where it discharges.

10:00 AM

- 1. Interdepartmental meeting**
- 2. Informational reports**

Join Zoom Meeting

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