

# Development Review Committee Agenda

Chehalis Building and Planning Department

March 2, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

**Staff Present:** Amelia Schwartz City Planner, Laura Fisher Permit Technician, Nicole Paulis Airport Admin, Angie Elder Police Department, Devlan Pool Wastewater Superintendent, Jud Riddle Public Works, Celest Wilder Public Works, Brandon Rakes Airport Manager, Lance Bunker Streets/Stormwater Superintendent, Carol Ruiz Engineer with Gibbs & Olson

**9:00 AM**

## **Applicant Conference:**

**AC-22-004; 190 Kennicott Rd.** Applicants are proposing to construct private road and turn-around in conjunction with a proposed short plat of 5 lots. Septic and Group B well type are proposed. LC Parcel # 010804003000. The site is zoned RUGA. The site contains steep slopes and is within a landslide hazard zone.

**Applicant Present:** Chris Aldrich with RB Engineering, Mike Weber property owner

1. A. Schwartz- opens meeting. Staff introductions made.
2. M. Weber- gives staff brief summary of history behind the planned development. Claims he was told to abandon the existing hand dug well on site. Knows he needs water access. Plans are for the well to be dug in August. Expects that there will be road specifications required but his priority is getting water to supply all of the lots.
3. C. Wilder- well and septic approval has to come from Lewis County Environmental Health. The road looks like it will be serving all 5 parcels. If that is the case the roads will need to be built to public standards with curb, gutter, and sidewalks along Kennicott.
4. M. Weber – asks if he decides to develop 4 of the 5 lots instead, does that change anything.
5. C. Wilder- the improvements would need to be made along what you own.
6. M. Weber – thinks he may change his plans to just the 4 lots because one of the lots is not useable.
7. C. Wilder – you will need to do frontage improvements along Kennicott.
8. C. Aldrich – explains to applicant M. Weber that RB Engineering will help maneuver those intricacies. Asks staff about well and septic designs. Do well drillers provide that anymore?
9. C. Wilder – believe they are.
10. A. Schwartz- the city will need to see those plans before approval of the short plat.
11. J. Riddle – provide Geotech report and stormwater report.
12. C. Ruiz- stormwater report is required from the new manual.
13. M. Weber – will be doing most of the work himself. Will need assistance with the road standards and is concerned about the stormwater.
14. C. Aldrich- will help applicant with that.
15. C. Wilder- asks C. Ruiz if property owner can be the CESCL on the project.
16. C. Ruiz – states if they have the credentials, they can be.
17. M. Weber – shares that his plan was to build houses on the lots.
18. C. Wilder- the septic design approval will be required before the finalized plat.
19. M. Weber- can I build a driveway to get to where the well will be drilled?
20. C. Aldrich- thinks exploratory construction might be exempt.
21. A. Schwartz – you would need your permits in and all the preliminary documents such as a Geotech report before you start your driveway. Provides comments from Lewis County *Tim Fife*: the private roads per County code 12.60.270 are to retain rural character and reduce costs to serve large rural lots. *Gary Scott*: Lewis County needs to approve any access onto county road, entrance to be designed so that traffic doesn't cross the centerline when exiting to the east. *Jayln James*: If septic systems are

proposed, prior to plat approval the project would need to be routed to Lewis County Environmental Health for review in reference to minimum land area requirements and the suitability of the soil for a septic system (both of which require soil evaluations to be completed). Proposed locations/test hole's locations are to be shown on the plat map. The proposed Group B water supply must be approved by Lewis County Environmental Health under Lewis County Code 8.55 prior to plat approval.

22. M. Weber- has no further questions.

23. R. Mack- for Fire it is a bit premature, but you do not have foreflow available to you. The structures would have to be sprinklered.

24. M. Weber – was aware of that requirement.

### 9:30 AM

#### Applicant Conference:

**AC-22-005; 273 Maurin Rd.** Barghausen Engineering is proposing the construction of an industrial warehouse building of 427,100 sq ft. The project proposes grading work, paved parking areas, dock loading, as well as water, sewer, and stormwater utilities. SEPA-15-0007 was a similar proposal in 2015. LC Parcel # 017744004001, 017746004002, 017746004003. The site is zoned IL, a closely related use code, "Distribution Center" is a permitted use, manufacturing facilities are either conditional or permitted depending on what is being manufactured.

Applicant Present: Darren Paugh with Panattoni Senior Developer, Manager via zoom

1. A. Schwartz opens meeting and references the list of questions submitted by the applicants. #1. We do not have a general use code for the warehouse. City would expect it to be run as a distribution center unless it is decided to be used for manufacturing. Go to CMC 17.78 for the section of our code referencing manufacturing. #2 The city does not have any record of the SEPA from 2015.
2. D. Paugh- the document was provided by the port which includes 294,000 square feet for three buildings, fill & grade, a pond that was put in place, the site has been filled.
3. A. Schwartz – explains the SEPA report is 7 years old. The SEPA WAC code may require entirely new documentation.
4. D. Paugh- knows the SEPA report was for 294,000 sq. ft. building and now it would be 427,000 sq. ft. which has the potential to suggest even more square footage. There was no traffic study done at that time.
5. A. Schwartz- the city will require a traffic impact analysis. #3 A Geotech Report, TIA, Archeology report, cultural resources to meet current Ecology manual, stormwater report, and wetlands report.
6. C. Ruiz- stormwater report needs to be reviewed. The development needs to meet current Ecology manual.
7. D. Paugh- plans to recheck. Is aware they will need to provide enhanced water quality treatment.
8. A. Schwartz -#4 meets setbacks. References CMC 17.72 #5 not entirely sure what is being asked. #6 Confirms it is not in a 100-year flood plain. Still need to provide wetlands report. There are hydric soils. Need Geotech report. #7 for landscape preservation, try to sustain any Oregon Oak. Landscaping needs to be done by a licensed landscape architect.
9. C. Wilder speaks to #8 – the parking requirements associated with this is in the use chart of CMC for distribution centers. The changes may be made depending on the use. Use the most restrictive parking ratio.
10. R. Mack- addresses questions #9 & 10. The access for fire vehicles looks sufficient on the proposal. The lane around the building looks like it meets the 26-foot minimum. It looks good.
11. A. Schwartz - # 11- these must be submitted.
12. R. Mack- fire flow type 3B. A 75% reduction in the required fire flow is acceptable for a fully sprinklered building. 400,000 sq ft requires 8000 gallons per minute. Hydrant spacing is 450 ft. Need private hydrant. You will need to provide some sort of annual maintenance review documentation to the city showing they are being maintained.
13. D. Paugh- does the city have sewer/water design for Maurin Rd?
14. C. Wilder- will look through archives. The stormwater report should show current detention water quality.
15. C. Ruiz- they will need to show that the existing pond will satisfy new development requirements.
16. A. Schwartz - #13 yes, frontage improvements required.
17. R. Mack - #14 was already addressed.

18. D. Paugh – asks about frontage improvements.

19. C. Wilder- curb, gutter, sidewalk improvements are required.
20. D. Paugh- asks about the streets.
21. A. Schwartz – you will need a road approach permit through the county.
22. C. Wilder- the county will review the road approach.
23. D. Paugh- they will have a conversation with the county.
24. A. Schwartz- reads comments back from *Gary Scott* with Lewis County as follows: Lewis County to approve any access onto county road. TIA to be reviewed by LC Traffic Engineer. Entrance to be designed so that traffic doesn't cross the centerline when exiting to the west.
25. D. Paugh – asks if the traffic fees go through the county. Asks if the city has impact fees.
26. C. Wilder- provides information that CMC has guidance for fees.
27. L. Fisher- we do not have impact fees.
28. A. Schwartz- the timeline is estimated 3-4 months for SEPA. I will let you know that the neighbors are against the development. The tribes have been specifically involved in that area as well.
29. D. Paugh- we will send in the 2015 SEPA documents.
30. A. Schwartz – will require NPDES/construction stormwater general permit.
31. C. Wilder- refers back to #15. Fee schedule is online except for CFC for water/sewer which will be worked in which is depending on the proposed usage.
32. A. Schwartz- there are no additional comments from staff. We will get you confirmation once we have received the SEPA documents.

**10:00 AM**

**Site Plan Review:**

**ST-22-0001; 0 N Hamilton Rd.** Fuller Designs is proposing a mini storage and RV parking facility. The project area is zoned CG in the UGA, and open parking lots/mini storage are permitted uses in this zone. LC Parcel # 017765004002,017896006003,017896005000,017765005000. The project has received an MDNS with an appeal period end date of 3/3/22.

Applicant Present: Aaron Fuller with Fuller Design, Mr. and Mrs. Floyd Smith property owners

1. A. Schwartz- opens meeting. Staff introductions made. Applicant received MDNS. Will need preliminary plat.
2. A. Fuller- did not propose a BLA.
3. A. Schwartz – will need BLA and ADA parking spaces.
4. L. Smith- does not want BPA on the property if at all possible.
5. A. Fuller- BPA said that we could have that access, but we can't put a building under those lines. It can be a parking area.
6. A. Schwartz- ADA parking is required.
7. C. Wilder- water/sewer are out there. Latecomers may apply. Not sure who's main extension goes through property.
8. A. Fuller- explains to applicants about latecomer's agreements on the property and how they have to be paid.
9. C. Wilder- there will be connection fees for the water & sewer and an onsite hydrant.
10. A. Fuller- provides location of hydrant on the plans that exists.
11. R. Mack- asks what the building will be constructed of.
12. A. Fuller- wood construction.
13. R. Mack- we are trying to establish fire flow for type 5. Asks C. Ruiz about 2018 IFC.
14. C. Ruiz – reference the 2018 IFC distance for nonresidential.
15. R. Mack- that will have your spacing requirements. Fire separation between each building to minimize total fire area. 2,500 sq. ft. fire flow required at 1750 gallons a minute. 2 hydrants will be required.
16. A. Fuller- there will be a second access for the 2<sup>nd</sup> hydrant with a knox box and a gate. There will be back in parking.
17. R. Mack- asks about the turning radius around the buildings.
18. A. Fuller- a 26 ft truck can get through there.

19. L. Smith- is considering putting two of the buildings together to create a better turning radius. Knows the corners in the back are the biggest complaint.
20. A. Fuller- wants the main perimeter loop to be accessible for the fire trucks. Discusses parcel boundaries for proposed BLA.
21. A. Schwartz – reads aloud comments received from Garry Scott with Lewis County. Lewis County to approve any access onto county road. Entrance to be designed so that traffic doesn't cross the centerline when exiting to the south. Any improvements shall not encroach onto county right of way or effect sight distance of traffic exiting the site.
22. C. Wilder and A. Fuller discuss parking stalls.
23. A. Schwartz- IBC requires there be a restroom on site.
24. A. Fuller- water/ sewer two laterals used for restroom plans.
25. A. Elder- no comments from the Police Department.
26. C. Wilder- road approach and right of way permits from the county.
27. L. Smith- wants to discuss the landscaping. Does not want to pay for a landscape architect. Will do it herself.
28. A. Schwartz- a licensed landscape architect is required. They are the experts on what will fit the site.
29. L. Smith- disagrees with the requirement for a landscape architect.
30. A. Fuller- there will be an architectural fence around the site.
31. A. Schwartz- it needs to be done by a professional.
32. F. Smith- the code does not require that.
33. A. Fuller- RCW says that the owner can do it. Would like resolution.
34. R. Mack- will the main entrance be gated?
35. A. Fuller- yes it will be gated with a keypad.
36. R. Mack- we will provide you with a code for access.
37. A. Fuller- BPA requires access. They have an easement over the property.
38. A. Schwartz- site plan approval within a week or two.
39. A. Fuller- expect to have the civil side right away.
40. A. Schwartz- the plat needs to come first.
41. Staff approves with conditions.

### **10:30 AM**

#### **Hearing Examiner Recommendation:**

**CU-22-001; 52 SE Spring St.** David Duvall is proposing the installation of a manufactured home. This site is zoned R1, and the use of a manufactured home is considered conditional. LC Parcel # 005604053038.

Applicant Present: none

1. A. Elder – no comments from the Police Department.
2. C. Wilder- the driveway needs to accommodate 2 vehicles.
3. A. Schwartz – no comments from the planning perspective.
4. R. Mack- fire flow is available at 1800 gallons per minute.
5. C. Wilder- water/sewer is available on site.
6. A. Schwartz- asks staff for recommendations.
7. Staff recommends approval for the Hearing Examiner.

### **11:00 AM**

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

Join Zoom Meeting

<https://us06web.zoom.us/j/86573976835>