



Building and Planning Department
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April 25, 2022

COPY

Terry Wellner
PO Box 2353
11105 SW Industrial Way, Bldg 6
Tualatin, OR 97062

RE: Site Plan Review ST-22-0003, U-Haul Storage

Dear Terry Wellner,

As per CMC 17.09.130(C), the City must find that the following findings of facts can be affirmed for **ST-22-0003, at 1201 NW Louisiana Ave**, before site plan approval can be issued:

1. The project is consistent with the Chehalis Comprehensive Plan and meets the requirements and intent of the Chehalis Municipal Code, including the type of land use and the intensity/density of the proposed development.

Staff finds that the proposed development is consistent with the Chehalis Comprehensive Plan and the requirements and intent of the Chehalis Municipal Code.

2. The physical location, size, and placement of the development on the site and the location of the proposed uses within the project minimize impacts to any critical resource or floodplain area to the greatest extent possible or are compatible with the character and intended development pattern of the surrounding properties.

Staff finds that this project area does lie within the floodplain and is near NWI-mapped wetlands, but the project's proposed plans should mitigate impacts to the critical resources in the area.

3. The project makes adequate provisions for water supply, storm drainage, sanitary sewage disposal, emergency services, and environmental protection to ensure that the proposed project would not be detrimental to public health and safety.

Staff finds that the project has all necessary utility services, environmental issues will be adequately addressed, and this project will not be detrimental to public health and safety if conditions are met.

4. Public access and circulation including nonmotorized access, as appropriate, are adequate to and on the site.

Staff finds adequate public access and circulation for all vehicles and pedestrian traffic.

5. Adequate setbacks and buffering have been provided. Any reduction to setbacks or buffer widths is the minimum necessary to allow for reasonable economic use of the lot and does not adversely impact the functional value of the critical resource area or adjoining land uses.

Staff finds that adequate setbacks are in place and will not adversely impact the functional value of the adjoining land use.

6. The physical location, size, and placement of proposed structures on the site and the location of proposed uses within the project are compatible with and relate harmoniously to the surrounding area.

Staff finds the placement of the structures to be harmonious with the surrounding area.

7. The project adequately mitigates impacts identified through the SEPA review process, if required.

Staff finds that the project adequately mitigates impacts identified through the SEPA review process.

8. The project would not be detrimental to the public interest, health, safety, or general welfare.

Staff finds that the placement of the proposed project is not detrimental to the public interest, health, safety, or general welfare.

On April 20, 2022, the Development Review Committee unanimously approved this site plan with the following conditions:

1. FDC and PIV protected by bollards need to be remote from the building, outside of the collapse zone.
2. A fire vault outside the building will be required.
3. A backflow device must be verified.
4. A rapid entry box will be required, and access shared with the Fire Department.

The approval of this site plan is based on the applicant developing the site in accordance with the site plan approved with conditions met. Site plan approval does not replace the required building and civil permits. Site plan approval is valid for one (1) year from the date of this letter. A one (1) year extension can be granted if the site plan does not substantially change from the original approval. If an extension is needed, please make a written request at least 30 days in advance of the expiration. The request for the extension is the sole responsibility of the applicant and reminders are not provided. (CMC 17.09.130(D))

Aggrieved applicants can appeal this decision within 14 days from the date of this letter. All appeals of Type 1 permits are heard by the hearing examiner. (CMC 17.09.160) To appeal, contact staff at the Building and Planning Department for assistance.

Amelia Schwartz

Amelia Schwartz, City Planner