

Development Review Committee Agenda

Chehalis Building and Planning Department

November 10th, 2021 at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building and Planning Manager, Amelia Schwartz City Planner (via Zoom), Laura Fisher Permit Technician, Lance Bunker Streets/Stormwater Superintendent, Celest Wilder Public Works, Angie Elder Police Department, Dave Vasilauskas Water Superintendent, Brandon Rakes Airport Manager,

I. Meeting Agenda for Action Items

9:00 AM to 10:00 AM

Site Plan Review:

ST-21-0012; 375 SW 11th St. The DLR Group is proposing a new recreation facility and outdoor field storage to replace the aging facilities. The project area is zoned EPF(I) and is a permitted use in this zone. The SEPA routing is complete and a MDNS has been issued. Lewis County Parcel #005871071121

Applicants Present via Zoom: Lisa Lazar Architect Associate for DLR Group, Brady Civil Engineer for DLR Group, Duane Bailey with WA State Department of Children, Youth and Families the point of contact and security check-in for onsite visits to Green Hill School.

1. Tammy Baraconi Building and Planning Manager- opens up meeting asking for introductions of staff as well as applicants present. Participants via Zoom introduce themselves to city staff.
2. Lisa Lazar with DLR Group- provides staff with brief description of project to replace existing rec facility built in the 1960's with a new facility. The old facility is in need of repair. Lists all the amenities that will be provided for staff and inmates of Green Hill including two gyms.
3. Tammy Baraconi Building and Planning Manager- asks Lisa Lazar with DLR Group when they plan to demo the existing building.
4. Lisa Lazar with DLR Group- The building will be used while construction is happening for roughly 14 months up to about 16 months before they will be ready for demo.
5. Lance Bunker Streets/Stormwater Superintendent- Stormwater is all contained onsite. Streets will have no issues with construction.
6. Tammy Baraconi Building and Planning Manager- provides everyone present with the information that Lisa has been in contact with Josh McDrummond. He is the city's CESCL for the building department. He will be approving construction SWPP for the building portion of the project and is also doing inspections.
7. Lisa Lazar with DLR Group- notifies all present that Duane Bailey is the security contact.
8. Angie Elder Police Department- everything is contained onsite. No further comments.
9. Brandon Rakes Airport Manager- no comments.
10. Dave Vasilauskas Water Superintendent- it's all self-contained. Assuming you will be using the same water meter, tapping into the mainline, no new meter. No further comments.
11. Celest Wilder Public Works- need to look at sanitary lateral install. There is an extensive stormwater system on-site. Curious about the kitchen.
12. Lisa Lazar with DLR Group- it will be a residential style kitchen set up for the youth.
13. Celest Wilder Public Works- asks if there will be FOG equipment attached to that.
14. Lisa Lazar with DLR Group- replies to Celest, yes.

15. Tammy Baraconi Building and Planning Manager- encourages Lisa to talk with the Health Department about that.
16. Tammy Baraconi Building and Planning Manager- reads aloud comments sent in from Rick Mack Fire Marshal via email as Rick is out of town. 1) The access proposed to the site during construction has been approved by Chief Hendershot. 2) Fire sprinkler system per IFC 903.3.1.1 and NFPA13. 3) FDC and yard post (Post Indicator Valve) to be located remote from the building a distance equal to the height of the building exterior walls. 4) Fire Alarm System per IFC 907.2.1 and NFPA 72.
17. Amelia Schwartz City Planner- building obviously meets setbacks, meets zoning needs, critical areas were discussed in the MDNS. For planning purposes, as long as they are meeting the MDNS it is fine.
18. Tammy Baraconi Building and Planning Manager- asks Lisa Lazar with DLR Group if there are any further questions. Lisa replies that there are none currently. Tammy then asks the staff present if they approve of this project. All staff present approve. Tammy notifies applicants that a decision letter will be sent out soon as well as including the meeting minutes.

ST-21-0014; 135 W Main St. Applicant is proposing a 16-bed facility for substance abuse treatment and transitional housing services. The area is zoned CBD. Lewis County Parcel # 003848000000

Applicants Present: Ron Wright Architect on the project specializing in residential facilities all across the state of Washington, Mindy Greenwood Director at Cascade, Sandra Architect/Project Manager

1. Tammy Baraconi Building and Planning Manager- asks applicant for description of the project and brings up site plan on the big screen for all to see.
2. Ron Wright- This building on Main Street is a former church with extra space available in this 3-story building of over 10,000 square feet. It is currently occupied and operated by Cascade for an outpatient treatment facility. They propose converting this into a licensed Washington state Department of Health facility for substance abuse center providing 24-hour care, similar to what is provided by Cascade now. By state building code it becomes a residential facility, and we are aware that we will need to provide a new sprinkler system.
3. Mindy Greenwood Director of Cascade- clarifies that this treatment center will be voluntary.
4. Lance Bunker Street/Stormwater Superintendent- the impervious surface area for stormwater will be unchanged so there is no issue.
5. Celest Wilder Public Works-Main Street has been fully improved.
6. Brandon Rakes Airport Manager- no comments.
7. Dave Vasilaukas Water Superintendent- will assume you need a larger meter for sufficient service of a sprinkler system. Domestic is fine.
8. Angie Elder Police Department- will there be on-site security?
9. Ron Wright- it will be a standard security system in place with access keycards for ingress & egress. It would be unusual for paid security on site.
10. Mindy Greenwood- we are a medium intensity level system with no security. The alarm system will alert staff if someone has left. Managed onsite 24/7. Someone there that is staff will call 911 if necessary. It is policy that 24-hour care have staff that will call 911.
11. Dave Vasilaukas Water Superintendent- double check the assembly by the meter on the building before it branches off to other fixtures.
12. Ron Wright- we are considering doing that. The preliminary plans are to create a room for the sprinkler system.
13. Dave Vasilaukas Water Superintendent- will need one for domestic, as long as it is before the first fixture typically at the meter.
14. Celest Wilder Public Works- has concerns about the fire line. West Main Street received full ROW improvements just recently and there is a 5-year moratorium. Getting the fire line to the building would require cutting into West Main Street which is not the best option.

15. Ron Wright- asks the department if there is a system in place for a waiver, or what kind of waiver is available. The nearest location to find sufficient water would require pretty much the entire budget for the project. Will have to ask for some sort of appeal. They will have to look at what options there are. Would like a notice in writing stating that from the city.
16. Celest Wilder Public Works- there is a water main located on Cascade and Alfred that cross over Saunders. Those are the two closest watermains to tie into.
17. Dave Vasilauskas Water Superintendent- the only other option might be to go through the alley.
18. Mindy Greenwood Director of Cascade- Cascade owns that house on the corner.
19. Ron Wright Architect Associate for DLR Group- we will investigate the options to see if we can make things work particularly considering the size and availability on Cascade.
20. Dave Vasilauskas Water Superintendent- believe it is 8 inches and Alfred Street might be 6 inches.
21. Ron Wright- Alfred Street would be more difficult.
22. Celest Wilder Public Works – for removal of existing fixtures to install new fixtures for overnight use, please provide that additional information to show net loss/gain of water consumption to assess the capital facilities needed. Any work in the ROW will need a permit.
23. Tammy Baraconi Building and Planning Manager- reads aloud Rick Mack Fire Marshal’s comments per email to group as he is out of town. 1) A fire sprinkler system per IFC 903.3.2.1 and NFPA 13R is required for all R fire areas and shall extend coverage to all means of egress to the public way. 2) Activation of the fire sprinkler system will send notification to a central station and alert all occupants. 3) FDC location will be approved by the fire code official. 4) Smoke alarms installed per IFC 907.2.10.2. 5) Commercial address characters shall be posted on the building facing the street of address. Address character height of 12 inches.
24. Amelia Schwartz City Planner- the building footprint will not be expanded. Concerns from planning are in the land use fashion. This is still being figured out.
25. Tammy Baraconi Building and Planning Manager- This is in the CBD and needs to be approved with conditional use. There was a project in this area a year ago that went to the Hearing Examiner. Be prepared for the community to make comments. It is a permitted use; you just need to go through the conditional use process. Be prepared to address all parking concerns.
26. Ron Wright- sent out a follow up email to Amelia responding to this.
27. Tammy Baraconi Building and Planning Manager- suggests that a policy might be put in place that no personal vehicles would be allowed. That could help with the parking situation.
28. Tammy Baraconi Building and Planning Manager- asks staff what their recommendation would be to the Hearing Examiner. Group approves with conditions. There may be more conditions as we go along.
29. Ron Wright- will have follow up questions with Rick to clarify his comments. The second authority is the Washington State Department of Health for construction review. He has already talked to LG. There will be a joint review. LG is on board with the parameters.
30. Tammy Baraconi Building and Planning Manager- there will need to be a way for staff to do inspections. LG, Josh, Celest, Rick, & Judd may need access to the secured area. With the recommendation for approval, we will schedule the Hearing Examiner. They are typically done on Wednesdays or Thursdays. Do you have a preference?
31. Ron Wright and Mindy Greenwood- we are flexible.
32. Tammy Baraconi Building and Planning Manager- you had asked for a waiver on the pavement. We will look into that and talk with the city attorney to figure out the right process.
33. Ron Wright- working on understanding the logistics. We won’t go through with it if it’s not economical for us. Will follow up with the fire marshal to get clarification on comments.
34. Tammy Baraconi Building and Planning Manager- will notify Rick that you have further questions. Closes the meeting.

10:00 AM

II. Inter-department staff meeting

III. Informational Reports

- a. Permits – Attached is the monthly report for the Assessor.