

Development Review Committee Agenda

Chehalis Building and Planning Department

December 1st, 2021, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building and Planning Manager, Judd Riddle Public Works, Angie Elder Police Department, Rick Mack Fire Marshal, Laura Fisher Permit Technician

I. Meeting Agenda for Action Items

9:00 AM to 9:30 AM

Site Plan Review:

ST-21-0016, 165 Ribelin Rd. Applicant is proposing to develop the property into a trucking school with 2 acres of gravel, a drainage pond, and will utilize existing buildings. A boundary line adjustment is current under preliminary review to separate the existing rental house from the trucking school area.

Applicant Present: Aaron Fuller, Fuller Design, Kulvir Singh

1. Tammy Baraconi Building and Planning Manager opens up meeting. Staff introduces themselves to applicants.
2. Aaron Fuller with Fuller Design introduces himself as well as Kulvir Singh the applicant.
3. Tammy Baraconi Building and Planning Manager asks what the applicant will want to do in existing structures.
4. Aaron Fuller with Fuller Designs states that the two structures on the property will remain what they currently are. One will stay as a residential structure the other a classroom setting. The area around of open space will be asphalt. There will be two entrances. One on Sturdevant and one on Ribelin. The width of the entrances will be shrunk back down to meet the maximum requirements.
5. Judd Riddle with Public Works- the maximum is 30 feet. Asks Kulvir if the trailers for the trucks will be empty.
6. Kulvir Singh – answers yes. The testing site will have 140-170 feet for a backing area.
7. Aaron Fuller with Fuller Design- states the site will have 8 inches of ballast and 2 inches of rock. The stormwater was designed to be completely impervious.
8. Judd Riddle with Public Works- asks applicant if there was any soil testing done, was it more drainage?
9. Aaron Fuller with Fuller Design- we can do more compaction testing if we need an extra inch or two.
10. Kulvir Singh- it will take time. They want to do more but to start out they will only have 3 or 4 students at a time coming from this area. The course is 160 hours, a month long. This is a smaller set up here.
11. Tammy Baraconi Building and Planning Manager- since we are delaying the asphalt my concern would be the about the dirt going onto the street.
12. Judd Riddle with Public Works- is familiar with that site and concerned about that area being a mud bog.
13. Tammy Baraconi Building and Planning Manager- we don't want to have to stop construction.
14. Aaron Fuller with Fuller Design- if we have to add a Geo Mat in the civil plans that is not a problem.
15. Rick Mack Fire Marshal- because there is a change of use there it will require fire flow. Is aware there is a hydrant on Sturdevant.
16. Aaron Fuller with Fuller Design- will have a hydrant there.
17. Rick Mack Fire Marshal- needs to be within 400ft to all the buildings.
18. Tammy Baraconi Building and Planning Manager- asks if the building will stay residential.
19. Aaron Fuller with Fuller Design- yes, believes everything is within 400 ft.

20. Rick Mack Fire Marshal- commercial address numbers should go on the classroom building. The access won't be a problem.
21. Tammy Baraconi Building and Planning- asks if there will be any type of fuel tank on site.
22. Kulvir Singh- replies we won't, but if we do? We never have before with other locations.
23. Rick Mack Fire Marshal- if you do end up needing a fuel tank, anything over 650 gallons will require a permit.
24. Angie Elder Police Department- no comments.
25. Celest Wilder with Public Works- provides comments via email. Water/Sewer are on and active. Need to verify that backflow is present. Stormwater does not apply at this time. A city of Chehalis ROW permit is required for Sturdevant. I'm not sure that a gravel/ballast yard carries a load rating adequate for long term tractor/trailer parking. The 90' driveway widths proposed are far greater than what is allowed for the code. I'm pretty sure an administrative variance request is all that is needed on Ribelin Rd, but I will defer to Trent on this one. Not sure if the county process is the same, or if their max driveway width differs.
26. Judd Riddle with Public Works- you will need a Right of Way Permit through Lewis County
27. Tammy Baraconi Building and Planning Manager- Sturdevant is in the county's jurisdiction. It is part of the UGA.
28. Aaron Fuller with Fuller Design- confirms understanding the requirements for a Lewis County right of way access on Sturdevant.
29. Tammy Baraconi Building and Planning Manager- a building permit will be required for the change of occupancy. Did you start doing some work on the building already?
30. Kulvir Singh- we just did some painting and redid the floors to clean it up a bit.
31. Tammy Baraconi Building and Planning Manager- for the change of occupancy permit, have the building official do a walk through, the driveway width should be 30-35 feet, you will need a right of way permit for Sturdevant with Lewis County, a right of way permit through the city of Chehalis for Ribelin, a change of occupancy permit, fire flow for all structures, addressing. Plans have been sent out to Gibbs & Olson for preliminary review. Once we have comments back, we will put together a comment response for you. Asks staff present if all in favor of this project. All staff state they are in favor. The city will have a site plan approval within 10 business days.
32. Aaron Fuller with Fuller Design- states he will follow up with Judd for further details.

9:30 AM

Applicant Conference:

AC-21-031, 110 Logan Hill Rd. Applicant is proposing the construction of 6 town houses, after short plat approval. One parcel will contain the existing single-family residence and detached garage, and the second parcel is proposed for construction of 6 townhomes. One garage parking stall and one driveway parking stall will be available for each townhome.

Applicant Present: via Zoom Nick Taylor with Iris Group Civil Engineers

1. Tammy Baraconi Building and Planning Manager welcomes applicant. Staff introduces themselves. Asks for a brief description of the project.
2. Nick Taylor with Iris Group- client comes to them with a 1 acre parcel on Logan Hill asking for a feasibility study to be done for 6 proposed townhouses.
3. Angie Elder Police Department- it is not in the city limits, no comments.
4. Rick Mack Fire Marshal- the town home proposal requires fire flow. You will need a hydrant punched in. The city has a watermain down Jackson highway. There is a private system on part of Logan Hill.
5. Nick Taylor with Iris Group – asks if it would be water district 4.
6. Judd Riddle with Public Works- it is sewer district 4, water is the city.
7. Rick Mack Fire Marshal – the access looks good to the property.
8. Celest Wilder with Public Works comments provided via email- sanitary sewer must be applied for through Lewis County Sewer District 4. This addition may trigger improvements to the sewer district system, please verify with Patrick. Water main extension is required to and through the property line. The current water main is private. I believe the requested addition will double the demand on the

current private system, full frontage improvements are required, a trip generation study is required to determine if further traffic impact studies are warranted. Stormwater does not apply. A Lewis County Right of Way permit is required.

9. Judd Riddle with Public Works- with the hydrant being required, you will need an engineer per the city's specs to expand the city watermain from Jackson highway to and through, brought to the city standards with a new main. There private system will have to be moved. We will have to discuss if any of the other houses can be connected to the water main.
10. Nick Taylor with Iris Group – asks do you have as built?
11. Judd Riddle with Public Works- however you want to put it in, I don't know what materials were used.
12. Tammy Baraconi Building and Planning Manager- there is a fire hydrant on the corner of Logan Hill and Armstrong.
13. Nick Taylor with Iris Group – asks if that would be latecomers.
14. Tammy Baraconi Building and Planning – it could be, they would definitely benefit from it. You could talk with them about it.
15. Judd Riddle with Public Works- have you talked with Patrick on sewer district 4?
16. Nick Taylor with Iris Group – no one knows where they are located.
17. Judd Riddle with Public Works- I may have some maps. I will try to look into that and try to find out some more information. There may need to have improvements made to the pump station.
18. Nick Taylor with Iris Group – asks for Judd's contact information.
19. Tammy Baraconi Building and Planning Manager- make sure to ask Patrick if he has the capacity. This is a 2-lot short plat with 6 town houses on their own lot. You will need a short plat application, possibly a SEPA review, a site plan review at the same time. Once that is done for the land use portion of the project, you will need to provide a preliminary civil plan. A preliminary set would be at least at 30%, curb, gutter, and sidewalk along Logan Hill, and a traffic impact study.
20. Nick Taylor with Iris Group- can it be a trip generation study?
21. Tammy Baraconi Building and Planning Manager- a trip generation study is required. That will tell us whether or not you will need a full traffic study. Lewis county will need to sign off on right of way permits, especially entrance improvements.
22. Nick Taylor with Iris Group- is the sidewalk detached?
23. Tammy Baraconi Building and Planning Manager- typically it goes to the center of the street. The city will need to see some type of amenity provided for the residents, maybe a tot lot, for people in that area to be able to go outside.

10:00 AM

II. Inter-department staff meeting

III. Informational Reports

- a. Attached is the report of Issued Permits for November so far.