

# Development Review Committee Agenda

Chehalis Building and Planning Department

December 8<sup>th</sup>, 2021, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

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

## I. Meeting Agenda for Action Items

**9:00 AM**

### **Site Plan Review:**

ST-21-0017, 1600 N. National Ave. Applicant is proposing to tear down the existing building and build a new commercial retail facility (cannabis) on the former foundation. The area is zoned CG. This is a permitted use, but the number of cannabis retail facilities is limited to two within Chehalis City Limits according to CMC 17.78. Lewis County Parcel #005609005000

**Applicant Present: Aaron Fuller with Fuller Design**

1. Tammy Baraconi Building and Planning Manager welcomes applicant who is already familiar with staff, no need for introductions.
2. Lance Bunker Streets/Stormwater Superintendent – the plans should provide us with full storm water management 1 through 9 with total impervious surface.
3. Tammy Baraconi Building and Planning Manager- soil sampling will be required.
4. Celest Wilder Public Works- will need a trip generation study to determine if a traffic impact analysis is needed.
5. Aaron Fuller, Fuller Design- describes project in brief detail of removing the Old Toby site from its current location near Palmer Lumber to the Coal Creek and National location keeping the original footprint of the existing building at 1600 N. National Ave. There will be massive amounts of gravel removed and lots of landscaping done. There is a drive through covered area in the back. Exodus Engineering is working on the building design which will be 2 stories high using the original foundation, which is still good, rebuilding the walls etc. They will be detaching the sidewalk; frontage improvements will be on Coal Creek & National. There is already lighting on Coal Creek. Extensive security measures will be put in place, a fence around the building with a nox box.
6. Rick Mack Fire Marshal – asks Aaron Fuller if there will be a security alarm?
7. Aaron Fuller, Fuller Design – is pretty sure there will be.
8. Rick Mack Fire Marshal – asks that he be provided a key to the building for access.
9. Aaron Fuller, Fuller Design – goes on to explain what he believes is a 30-foot-wide curve all the way around the building. At least 2 vehicles width, may be 20-24 ft.
10. Rick Mack, Fire Marshal – explains that the width needs to be a minimum of 20 feet around the building. Concerned about the entry plan that exists as that goes right into the back of the parking stalls.
11. Aaron Fuller, Fuller Design- replies that it can be moved down a bit.
12. Rick Mack, Fire Marshal – commercial numbers need to be on the building.
13. Lance Bunker Streets/Stormwater Superintendent – expresses driveway width being a concern.
14. Celest Wilder Public Works- adds the concern is about people trying to pull out into the driveway, backing out of their parking stall, blocking the entry way.

15. Aaron Fuller, Fuller Design – continues to describe more plans for the project to reduce the impervious surface area drastically and adding a considerable amount of landscaping using a landscape architect. Big plantings will go in.
16. Celest Wilder Public Works – asks for a full stormwater plan 1-9.
17. Aaron Fuller, Fuller Design – states a drainage report is provided with all 1 through 9.
18. Lance Bunker Streets/Stormwater Superintendent- there will need to be frontage improvements, curb, gutter & sidewalk.
19. Aaron Fuller, Fuller Design – Vintage apartments has lighting all down National. They will do lighting on Coal Creek. We are working on getting Cascade Trader to remove all of their equipment currently on site.
20. Celest Wilder Public Works – water and sewer are current and active, the utilities need to be switched over into the new owner’s name, provide a trip generation study to determine if traffic impact study is required, any work done in the right of way will require a permit.
21. Lance Bunker Streets/Stormwater Superintendent – asks about the fencing height along National.
22. Aaron Fuller, Fuller Design – explains it will only be 6 feet tall.
23. Tammy Baraconi Building and Planning Manager – states that the fence needs to stay on the property line.
24. Aaron Fuller, Fuller Design – shares with staff that the owners want to meet security requirements as well as turn it into a park like setting making it inviting, especially along the front.
25. Amelia Schwartz City Planner- adds that they did submit a traffic impact analysis.
26. Angie Elder Police Department- want to make sure that the other building retail portion is being abandoned.
27. Amelia Schwartz City Planner- location is in the 500-year flood plain.
28. Tammy Baraconi Building and Planning Manager – explains that requirements for the flood plain are about to change. Everybody in the 500-year flood plain will be required to have flood insurance. That will come into effect starting in June or July of this coming year.
29. Aaron Fuller, Fuller Design – believe it is out of the 100-year flood plain. Will get a post elevation certificate.
30. Tammy Baraconi Building and Planning Manger- provides group with a recap of comments back to applicant. There needs to be a 24 foot wide driveway around the building with a minimum of 20 feet and maximum of 30 feet, full stormwater plans 1 through 9, a licensed landscape architect to do the landscaping, soil samples every where they work in the dirt, a trip generation study to determine if a traffic impact analysis will be required, sign permits, abandon the approaches not being used, curb, gutter and sidewalk, a nox box with a key to the building, commercial numbers on the building, switch the utilities over to the new owners name, the fencing has to be along the property line, needs to be see through at least along Coal Creek, right of way permits required.
31. Aaron Fuller, Fuller Design – states a Geo Tech Report was provided.
32. Brandon Rakes Airport Manager – no comments from the airport.
33. Tammy Baraconi Building and Planning Manager – asks staff for recommendation to approve project. All staff in favor of approval with conditions.

**9:30 AM**

**Applicant Conference:**

AC-21-032, 1995 NE Kresky Ave. Applicant wishes to add units to an existing storage facility. Public Storage Facility is a permitted use in this zone (CG). Lewis County Parcel #021647008000

**Applicant Present:** Aaron Fuller with Fuller Design, Kyle Schrader from Crosswater Construction, LLC and Taylor Wood.

1. Tammy Baraconi Building and Planning Manager- opens meeting, welcomes applicants, staff introductions round table.
2. Applicants Kyle and Taylor introduce themselves to staff.

3. Kyle Schrader – provides staff with brief summary of proposed project. Purchased the property last summer in June. There are currently 5 existing buildings on site. Most of the site is paved with the exception of the big gravel area where that has been RV parking and boat parking located off of Kresky. They want to provide a more visually appealing frontage, improve the signage, and make the facility look more modernized. It is a total of 6 acres with only 4 useable acres. There are a lot of alder trees on the property probably 20-30 feet in height. They are hoping to remove some of these to prevent any damage being done to the existing buildings. They want to get rid of the boat and RV parking, proposing that they create more 12x40, 12x35, and 12x30 business variety storage buildings for businesses to store, like a mini storage that caters to that cliental. The other units in the RV parking area would all be under 6000 square feet.
4. Rick Mack Fire Marshal – the code is actually every 2500 square feet with a 2-hour firewall separation. So, depending on the structural make up, you may need to compartmentalize it into every 2500 square feet and then do your 2-hour firewall separation.
5. Kyle Schrader – ok we will definitely look into that further.
6. Tammy Baraconi Building and Planning Manager- LG can go over these types of issues with you. When you have 30-50% of the design plans you can sit down with the building inspector LG.
7. Rick Mack Fire Marshal – that building does not have any commercial address numbers. They need to be 12 inches character height. You could incorporate the numbers on the sign of the address.
8. Kyle Schrader – the existing buildings have 12-inch letters. We will carry that on through out the other buildings.
9. Rick Mack Fire Marshal – asks if it is fenced. Does the fire department have a nox box?
10. Kyle Schrader – the usable footprint is fenced in. I think there is, but I will double check on that.
11. Rick Mack Fire Marshal – the dimensions for vehicle access need to be a minimum of 20 ft.
12. Kyle Schrader – the space between all the buildings is 25ft. We propose that it be 27 ft minimum.
13. Brandon Rakes Airport Manager- no comments from the airport.
14. Lance Bunker Streets/Stormwater Superintendent – are you creating any more impervious areas?
15. Kyle Schrader – we are not expanding anymore other than a gravel area just less than 2000 square feet.
16. Lance Bunker Streets/Stormwater Superintendent – there needs to be frontage improvements on Kresky.
17. Celest Wilder Public Works – yes, curb, gutter, and sidewalk. Lighting is already there.
18. Aaron Fuller, Fuller Design – wants to know what section of the road it would be on.
19. Celest Wilder Public Works – we will have to talk more on that.
20. Kyle Schrader – will we be required to improve all of Kresky?
21. Celest Wilder Public Works – to and through the property up or down.
22. Aaron Fuller, Fuller Design – explains to Kyle what that entails. Clarifies that this is fully the cities jurisdiction and not Lewis County.
23. Tammy Baraconi Building and Planning Manager – it is.
24. Angie Elder Police Department – no comments.
25. Celest Wilder Public Works – please provide a construction stormwater pollution prevention plan.
26. Aaron Fuller, Fuller Design – explains the meaning behind this to Kyle.
27. Amelia Schwartz City Planner – I do have some concerns about the setbacks. It is zoned general commercial and code states it must be a minimum of 10 feet street side and 3 feet from the adjacent side. No critical areas that I can see.
28. Tammy Baraconi Building and Planning Manager – if you do take the Alder trees out, we ask that you replace them with something sustainable and looks nice like cedar. We can talk more about the permitting process. Land use first, then civil, then building. For the land use permits, you need the site plan approval, possibly a SEPA which is yet to be determined if it will be triggered. If no SEPA is triggered it makes the process go a lot faster. You are welcome to submit the building plans at 30%.
29. Kyle Schrader- what is the timeline, general time frame for land use approval?
30. Tammy Baraconi Building and Planning Manager – if it doesn't trigger SEPA then 4-6 weeks on the site plan, then for building and civil plans we ask for at least 2-4 weeks. We do ask that the land use

application be submitted electronically, the building permits electronically, civil plans electronically as well as 2 sets of the full-size plans in paper copies.

31. Aaron Fuller, Fuller Design -the Geo Tech report is done.
32. Kyle Schrader – they plan to do the metal buildings in phases if that is ok. Starting with the groundwork in the summer. They might try to stagger the timing starting with the front buildings being built first. Is there a time frame once we have the building permits?
33. Tammy Baraconi Building and Planning Manager – usually you have a year. Let us know if you are going to need more time. Try to keep it within 2 years. Let us know up front.
34. Kyle Schrader – they will probably be doing a couple of the buildings this summer, slow down in the winter months for the first phase and then the second phase would be summer and the following spring.
35. Tammy Baraconi Building and Planning Manager – the site plan comes with 1 year up front time frame. Just let us know if you need more time.
36. Kyle Schrader- regarding the alder trees, we don't know to the extent of how much we will be removing. Do we need a permit?
37. Tammy Baraconi Building and Planning Manager- if you exceed 5000 board feet you will need a DNR permit. I encourage you to replace them with something dependable because we are talking about wetlands.
38. Kyle Schrader – we plan to remove some bushes in the island.
39. Tammy Baraconi Building and Planning Manager- the code says that a licensed landscape architect does the design. That concludes the meeting. Thank you everyone.

10:00 AM

II. Inter-department staff meeting

III. Informational Reports