

Development Review Committee is represented by the City of Chehalis:

Building and Planning | Engineering | Public Works | Fire Department | Police Department | Airport

Development Review Committee Agenda

Chehalis Building and Planning Department

April 26, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Planning & Building Manager, Brandon Rakes Airport Manager, Lance Bunker Public Works Director, Michael Thomas Public Works Engineer Tech II, Laura Fisher Permit Technician, Ron Buckholt City Planner, Celest Wilder Public Works Engineer Tech III, Angie Elder Police Department, Matt McKnight Police Department, Justin Phelps Wastewater Superintendent & Interim Water Superintendent, Carol Ruiz with Gibbs & Olson Interim City Engineer

9:00 AM ST-23-0007, Self Service Ice Kiosk, 622 N. National

The applicant proposes a self-service ice and water kiosk. The property is zoned CG, General Commercial. Lewis County parcel ID # 005698000000. The property is approximately 0.136 acres; 5,944 sq ft.

- Provide Public Works with outline of process from H2 Survey regarding area dedicating to Public Right of Way.
- Provide a copy of 12-month worth consecutive water usage from similar facilities at other locations to determine what Capital Facilities Charges will apply.
- Sewer is available at N. National. A 6-inch minimum is required on commercial construction.
- Water is available at N. National. Backflow preventer required.
- Project to follow Stormwater Minimum requirements 1-5.
- Exit to have right turn only sign and painted arrow on ground.
- Matt McKnight motioned to approve site plan with conditions stated. Celest Wilder seconds the motion. All in favor. Motion carried unanimously.
- Minutes to stand in lieu of site plan approval letter at this time.

9:30 AM ST-23-0006, Food Bank, 750 SW 21st Street

Applicant is proposing adding additional covered storage and covered parking. The property is zoned CG, General Commercial. Lewis County parcel ID # 010775002002. The site is approximately 1.34 acres; 58,370 sq ft.

- No additional stormwater requirements.
- Barbed wire/razor wire not permitted.
- Applicant to provide fencing plans with building permit submittal with adjusted project value to include the cost of fencing materials and installation.
- Matt McKnight motioned to approve site plan with conditions stated. Brandon Rakes seconds the motion. All in favor. Motion carried unanimously.
- Minutes to stand in lieu of site plan approval letter at this time.

10:00 AM AC-23-011, Lewis County Gospel Mission, 72 SW Chehalis Ave

The Lewis County Gospel Mission proposes a new 2400 sq ft two story building with offices on the second floor and a thrift store on the bottom floor. A future building will be constructed on the east side of the lot at a future time. Zoning: CG, General Commercial. Lewis County parcel ID #003984001000. The site is approximately 0.459 acres; 19,994 sq ft.

- Sewer is available at SW Chehalis. A 6-inch minimum is required on commercial construction.
- Water is available at SW Chehalis and SW John. Backflow preventer required.
- Stormwater requirements to be met with 2019 Manual.
- Curb, gutter, sidewalk improvements as necessary for Chehalis, John, and Pacific. If alleyway is used as second entrance, finish other half of improvement. Half street improvements on all sides that do not currently have 18' half street pavement width, parking lane (where appropriate), 5' sidewalk. ADA ramps at intersections.
- Parking is permitted in setbacks. No backing out onto the road.
- Short Plat preliminary approval required prior to Civil Plans finalized.
- Zone Commercial General- uses proposed are consistent with that.
- Shoreline permit required.
- Floodplain permit required.
- Elevate structure. Encourage flood proofing.

10:30 Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUI1Ym0rTkt6SHZCZjkxUTRlVDBUUT09>