

Development Review Committee Agenda

Chehalis Building and Planning Department

May 3, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

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

9:00 AM AC-23-012, Short Plat, Tillicum Drive

The applicant proposes a five-lot short plat. The property is zoned R-1, Single Family Residential. Lewis County parcel ID # 017481001025. The property is approximately 10.2 acres; 444,312 sq ft.

- No fire flow available up to Tillicum. Seeking mitigation for fire protection with either 1,000 gallons per minute or with sprinklers. Hydrants to be within 600ft of all structures.
- Water main extension required from Alderwood. City will need to extend water easement to end of private road.
- Sewer extension required & available at southwest corner. Public Works staff to provide more code language on wells and septs to applicant. Wells & septs to be permitted through Lewis County for UGA.
- Geotechnical Report required to analyze hydrology on face of hill, identify slopes, types of soils, buildable areas, and access points.
- SEPA checklist required.
- Frontage improvements required: Half street improvements, curb, gutter, sidewalk. Road approach and right of way permits to be filed through Lewis County.
- 60' right of way width
- Minimum 14' half street width – 11' lane
- No parking lane in the interest of public safety, due to road geometry.
- Max slope of 12%. Private turnaround areas grade cannot exceed 15% slope.

9:30 AM AC-23-013, 205 N. Hamilton Rd

The applicant is proposing the relocation of Housing Mart to this location. The property is zoned CG, General Commercial. Lewis County parcel ID # 017896007000. The site is approximately 2.0 acres; 87,120 sq ft.

- Water & Sewer available. Capital Facility Charges will apply.
- Existing well on property must be abandoned.
- Frontage improvements required: Curb, gutter, sidewalk.
- Tightline stormwater.
- No on-street parking.
- Landscaping plan done by licensed Landscape Architect.
- Exempt from SEPA.
- Wetland report required to classify and delineate done by qualified professional.

- Will need easement or abandon driveway used with adjacent property.
- Entrance off of Hamilton not off of private drive.
- No streetlights required.
- If gated, will need emergency access.
- Hydrants within 400 feet of all structures.
- Commercial addressing facing Hamilton.
- Road approach permit through Lewis County. Any additional work in the Right of Way will need approval through Lewis County as well.
- Stormwater compliant with 2019 Stormwater manual.

10:00 AM SE-23-005, Chehalis Ave, Chehalisfest

Sidelines Sport Bar is applying to hold the Chehalisfest car show, vendor show and sales, and a beer garden. The event is scheduled to take place on Chehalis Avenue between Park Street and Main Street.

- Soft gates required for emergency personnel.
- Cars to be positioned so that apparatus can get through. Must maintain path for emergency first responders.
- City to provide road closure barricades.
- Emergency contact to be provided to Fire Department and Police Department.
- Road only to be closed while event is active.
- Any signs placed must be picked up within 24 hours of event closure.
- Provide 72 hours advance notice for all affected street parking to be closed.
- Provide 72 hours to all affected business owners with storefronts as well as nearby churches within the event area.

10:30 Interdepartmental staff meeting.

Join Zoom Meeting

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