

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

June 7, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi -Building and Planning Manager, Ron Buckholt -City Planner, Laura Fisher- Permit Technician, Rick Mack – Fire Marshal, Lance Bunker – Public Works Director, Fritz Beierle - Streets/Stormwater Superintendent, Angie Elder -Police Department, Matt McKnight -Police Department, Adam Fullbright -Fire Chief, Celest Wilder Engineer Technician III Public Works, Justin Phelps -Wastewater Superintendent & Interim Water Superintendent, Carol Ruiz with Gibbs & Olson- Interim City Engineer, Fire Chief Cardinale- Fire District 6

9:00 AM AC-23-019, Manufacturing and storage facility, 123 Habien Road

The applicant proposes bulk emulsion manufacturing and storage facility within the existing 3,200 sq ft shell building. The property is zoned IL, Light Industrial. Lewis County parcel ID # 017539006000. The property is approximately 6.5 acres; 283,140 sq ft.

- Zoned Light Industrial – See CMC 17.72.020 for Bulk Regulations.
- Conditional Use Permit, SEPA, Wetland Study required. Provide copy of hydrogeological assessment.
- Parking spaces required – see CMC 17.84.010
- Landscaping to be done by licensed Landscape Architect
- Fire Marshal recommends utilizing the services of a fire protection engineer with construction of building.
- Required notification to agencies and neighbors.
- Water and sewer are on and active. Additional back flow prevention may be required.
- Must comply with public sewer prohibitions and limitation per 13.08.290.
- Frontage Improvements – curb, gutter, sidewalk, dependent on definition of development from the Building Department. Tight line stormwater.
- Provide detail on self-contained spill area or process for which byproducts will be disposed of.
- Applicant to provide further explanation on how it is going to be brought in and how it is going to be stored.

9:30 AM AC-23-018, Eleven lot subdivision for senior mobile home park, 969 SW 21st

The applicant proposes an eleven-lot subdivision for a senior mobile home park. The property is zoned R-4, Multi-family High Density. Lewis County parcel ID # 005604183193, 005604183192, 005604183191, 005604783203, 005604183202, 005604183261. The property is approximately 2.1 acres; 90,692 sq ft.

- Existing hydrants on SW 20th and SW 21st within in required distance. Adequate access. Addressing on individual parcels within in the park as well as out on the street.

- 12.04.280(F)(1)(a) Private streets may not serve more than four dwelling units or businesses on separate parcels.
- Half street frontage improvements required on 21st. Curb, gutter, sidewalk.
- Vested application with sanitary where main extension proposed through a portion of this project to discuss.
- Capital facilities charges will apply. Cost sharing may apply for sewer main installation. Contact applicant representative for other project to discuss. Fees will depend on desired method of setup.
- Tight line any open ditches.
- Zoned R4 – See CMC 17.51.020 for Bulk Regulations.
- Due to previous use of site as wrecking yard, SEPA process will be required.
- Planning suggests a Planned Unit Development as it is more flexible. The conventional plat standards are different.
- Required Hearing Examiner to make decision.
- Landscaping plans to be done by licensed Landscape Architect.
- Required easement for maintenance of sewer.
- 30% civil plans to be submitted at time of SEPA & Site Plan review permitting.

10:00 AM AC-23-017, 622,167 sq ft warehouse to replace Yard Birds, 2100 N. National

The applicant proposes demolishing Yard Birds and replacing it with a 622,167 sq ft warehouse. The property is zoned CG, General Commercial. Lewis County parcel ID# 021650006000, 0216007000, 021650008000, 021650009000.

- Zoned C-G – General Commercial see CMC 17.63.020
- Conditional Use Permit, SEPA, and Boundary Line Adjustment required.
- Critical Aquifer Recharge Area – see CMC 17.26.
- FEMA 100-year floodplain. Wetland assessment required for each parcel. 30% Civil Plans to be submitted with land use permitting.
- Referencing question #12 turn radius is 28ft. Fire lanes are determined based off of where the Fire Department appurtenances are going to be located.
- #13 conceptual plans east & west ends of the building access looks narrow. 26-foot lane access required. #15 gravel or pavement.
- #16 several risers supplying systems. Required fire pump. If diesel, a secondary source of power located adjacent won't be required.
- Hydrants on site required to be located within 300 feet of all portions of the building.
- Provide locations of fire alarm panel and fire command center somewhere in the building.
- Emergency responders radio coverage- repeaters installed in the building. Work with Fire Chief on repeaters and opportunity for trade off. See details in Chapter 5 of IFC.
- Frontage Improvements required on N. National and N. Kresky.
- Applicant to provide estimated usage reports to establish capital facilities.
- Currently one 2-inch and two 3/4-inch meters serve the site.
- Full TIA required. Potential off-site traffic improvements required.
- Stormwater compliant with 2019 DOE Manual. All minimum requirements must be met.
- Sanitary sewer main runs east, west across the property along the southern driveway. Verify if it is 8 inches.

- 8-inch water main on National. If water is desired, must extend.
- 12-inch water main on Kresky. National is a dead end.
- Maximum driveway width for two driveways onto an arterial is 24 feet. A road approach or wider driveway may be approved by Public Works when a substantial % of oversized vehicle traffic exists, when divisional islands are desired, or when multiple exit or entrance lanes are needed.
- May not be within 75 feet of any other such access to the street on either side of the travel way but may be allowed directly opposite other access.
- May not be within 15 feet of the nearest Right of Way line of an intersecting street but may be allowed directly across.
- Access to arterial streets will be limited to one driveway for each tract of property separately owned. Contiguous tracts with same owner are considered the same tract.
- Garbage service provided by LeMay. Gas service provided by PSE.
- Confirm load capacity of the bridge with Public Works.
- Left in, left out access.
- Single Family homes nearby with only means of access to be considered.
- Fire flow will require upgrade.
- Be aware of RCW 27.540 for new electrical car parking space requirements.
- Confirm qualification of Biologist when submitting wetland study.
- No Net Rise study required. Hydrological study required.
- Ability to do on site compensatory storage or fee in lieu of.
- Work with biologist for wetland banking permit through the Army Corps.
- Any open ditches required to be tight lined.

10:30 AM ST-22-0007, 4000 SF orthodontics building, 1319 Bishop Rd

The applicant is proposing a 4,000 sf orthodontics building. The property is zoned MRC, Mixed Residential Commercial.

Lewis County parcel ID # 010481000000, 010480000000, 010479000000. The property is approximately 1.3 acres; 58,196 sq ft.

- Verify existing hydrants are within 400 feet of all portions of the building.
- Medical gas to be properly stored in its own room. Notify Fire Department of its location.
- 12-inch commercial addressing on side of building facing Bishop Rd.
- Water backflow preventer required.
- Capital facilities charges will apply.
- Condition of approval- outdoor lighting shielding downward and Boundary Line Adjustment.
- Landscaping required to be done by licensed Landscape Architect.
- Site Plan Approval Letter will be issued with conditions.
- Frontage Improvements- curb, gutter, sidewalk, half street.
- Stormwater compliant with 2019 DOE Manual.

11:00 Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUI1Ym0rTkt6SHZCZjkxUTRHVDBUUT09>