

Development Review Committee Agenda

Chehalis Building and Planning Department

June 21, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building & Planning Manager, Ron Buckholt City Planner, Laura Fisher Permit Technician, Lance Bunker Public Works Director, Rick Mack Fire Marshal, Brandon Rakes Airport Manager, Fritz Beierle Streets/Stormwater Superintendent, Celest Wilder Engineer Technician III, Justin Phelps Wastewater Superintendent/Interim Water Superintendent, Carol Ruiz with Gibbs & Olson Interim City Engineer

9:00 AM AC-23-022 4 Lot short plat, Yates Road

The applicant proposes a four (4) lot short plat with lots accessed off a private cul-de-sac. The property is zoned R-1, Single Family Residential. Lewis County parcel ID # 01785401102. The property is approximately 2.3 acres; 100,188 sq ft.

- A hydrant is required to be within 600 feet of all portions of the buildings.
- Any open ditches are required to be hard piped adjacent to Right of Way.
- Utilities would come off Jackson Hwy.
- Zoned R-1 allows 4-6 dwelling units per acre. 7,500 sq ft minimum lot size. 75' minimum lot frontage. 35' maximum building height. 20' minimum front setback requirement. 5' minimum rear and side yard setback requirement.
- Short Plat submittal required. Geotech report required for 15-35% slopes conforming to CMC 17.24.
- Exempt from SEPA unless greater than 500 cubic yards of fill or excavation.
- CMC 17.42.070 all areas not containing building and pavement shall be landscaped.
- Curb/gutter/sidewalk required in private road on one side. Yates Road curb/gutter/sidewalk. Jackson Hwy curb/gutter/sidewalk.
- Water availability can not be confirmed at this time. Public Works will be in contact with applicant for further discussion.

9:30 AM ST-23-0009 Fast casual restaurant, 710 NW Arkansas Way

The applicant proposes a fast casual restaurant with drive thru. The property is zoned CG, General Commercial. Lewis County parcel ID # 005605082018. The property is approximately 1.0 acres; 43,553 sq ft.

- Commercial addressing required.
- Copy of easement required for entrance/exit going into Home Depot.
- Landscaping plan required to be submitted by Licensed Landscape Architect. 3' wide landscaping around parking lots. Meet parking lot landscaping stipulated in CMC 17.84.040.
- Outdoor light fixtures required to be facing downward.
- Meet RCW parking requirement for minimum of 10% electric charging stalls.
- Civil and Right of Way permitting to be submitted through the city of Chehalis.
- 7460 required for FAA.
- Meet 2019 stormwater manual requirements.
- Site plan approval granted with the above conditions.

11:00 Interdepartmental staff meeting.

Join Zoom Meeting

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