

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

July 12, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

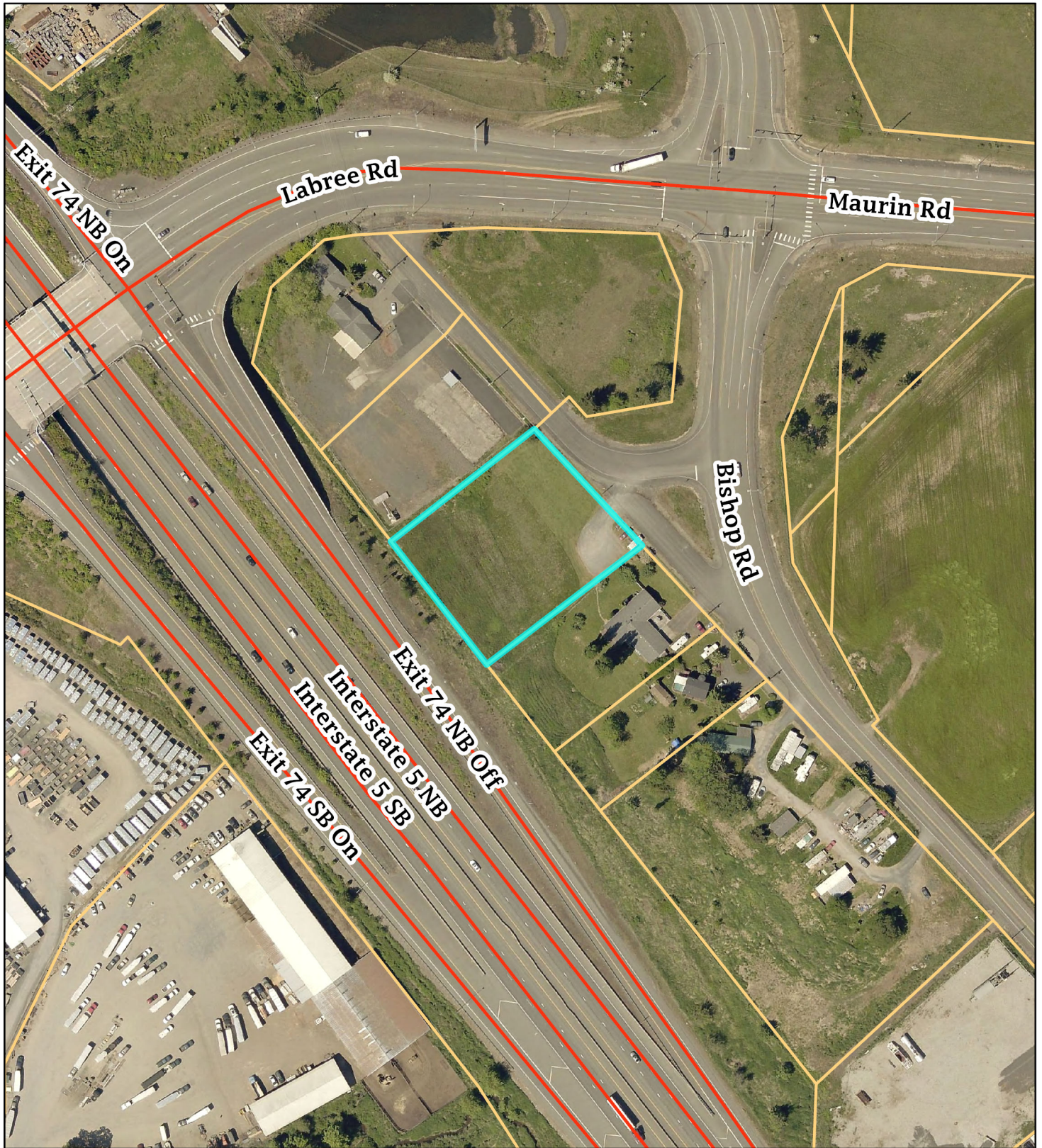
9:00 AM AC-23-024 – 2 fourplexes, 0 Bishop Road

The applicant proposes two (2) fourplexes with associated parking on the west side of Bishop Road just south of Maurin Road. The property is zoned CG, General Commercial. Lewis County parcel ID # 017730002000. The property is approximately 1.1 acres; 47,916 sq ft.

Interdepartmental staff meeting after the completion of DRC development items.

Join Zoom Meeting

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



Vicinity map for AC-23-024
0 Bishop Road
Two 4-plexes





DESIGN → PERMIT → MANAGE

June 20, 2023

Tammy Baraconi, Community Development Director
City of Chehalis
1321 S Market Blvd
Chehalis, WA 98532
tbaraconi@ci.chehalis.wa.us

Re: Bishop Rd Multi-Family
RBE NO. 21141

Dear Tammy,

General Project Description

The project includes the construction of two fourplexes and associated parking. The applicant would like to divide the parcel into 2 lots and construct the buildings in 2 phases. The parcel is zoned CG and therefore a conditional use permit would be required for the multi-family structures. Due to the critical areas onsite, the buildable area for a commercial site is greatly reduced, therefore a multi-family use for this parcel seems to be the most feasible.

Environmental Review

A preliminary wetland delineation and buffer map has been completed and is shown on the attached site plan.

Access & Streets

The site plan currently shows access off Bishop Road. Although it is still named Bishop Rd, it is more of a side street that tees off the main road. This segment of road is roughly 550 feet long before coming to a dead end. Beyond our site is a commercial property. Due to the specific location of the site and unique frontage situation, we would appreciate guidance on a way to meet the frontage improvement requirements while keeping it reasonable for the clients on a project of this scale.

Water and Sewer Services

The site will utilize City sewer and water services. There is an existing sewer main that runs through an easement along the East property line. It is believed that water is available within Bishop Rd.

Stormwater Facilities

Stormwater will be designed per the 2019 WSDOE stormwater manual. The project plans to utilize an underground stormwater system.

We look forward to meeting with the DRC for your review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Zachary Wirkkala'.

Zachary Wirkkala, EIT
Engineer in Training

cc: Client with electronic copies

