

Development Review Committee Agenda

Chehalis Building and Planning Department

July 12, 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, Brandon Rakes Airport Manager, Matt McKnight Police Department, Angie Elder Police Department, Riley Bunnell Water Superintendent, Celest Wilder Engineer Technician III, Justin Phelps Wastewater Superintendent, Carol Ruiz with Gibbs & Olson Interim City Engineer

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

The applicant proposes two (2) fourplexes with associated parking on the east 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.

- Zoned General Commercial. Minimum lot size is 5000 sq ft. Minimum lot frontage is 50 feet. Maximum coverage is 100 %. Maximum height is 50 feet. Street setback is 10 feet, side yard and rear is 3 feet. A multi-family unit requires a Conditional Use Permit.
- Wetland study, Geotech report, SEPA, Short Plat all required for submittal.
- Landscaping plan required to be done by licensed Landscape Architect.
- 2 parking stalls required per dwelling unit.
- Ingress/Egress width is 24ft.
- Stormwater requirements to meet 2019 manual.
- Frontage improvements required: curb, gutter, sidewalk. Design to City standards. Work with Lewis County as well. Road approach permitting to be done through Lewis County.
- There are no additional water ERU's available until the Bishop loop is installed. The timeline for completion of that is roughly 2025.

Interdepartmental staff meeting after the completion of DRC development items.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUIlYm0rTkt6SHZCZjkxUTRlVDBUUT09>