

Development Review Committee Agenda

Chehalis Building and Planning Department

July 26, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Ron Buckholt Interim Building & Planning Manager, Laura Fisher Permit Technician, Lance Bunker Public Works Director, Mike Thomas Engineer Technician II, Rick Mack Fire Marshal, Brandon Rakes Airport Manager, Fritz Beierle Streets/Stormwater Superintendent

9:00 AM AC-23-025 - 0 NW State Ave; new 40 x 100 shop

The applicant proposes to build new 40'x100' shop at 0 NW State Ave for HVAC business. The property is zoned IL, Light Industrial. Lewis County Parcel ID# 004272001002. The property is approximately 0.59 acres; 25,700 sq ft

- NW State Ave is an arterial. Current Right of Way width +/-70'
- CMC 12.04.280 -Min ROW width 84'-pavement width 48'-60' (24'-30' half street)- no street parking
- Applicant to obtain survey to determine exact location of road centerline and full extent of ROW to be dedicated.
- Full half street improvements from property line to property line required- curb, gutter, 6' sidewalk, streetlights. Applicant will need to coordinate with overhead utilities on property frontage to relocate utility poles. Existing sidewalk appears to be deficient. Will need to meet ADA requirements.
- Stormwater to comply with 2019 SWMMWW- all minimum requirements must be met. This requires an engineered plan.
- Stormwater Capital Facilities will apply.
- Water available on State Street. Capital facilities charges will apply.
- Sewer available on State Street. Minimum 6" service lateral with clean out to main for all commercial development.
- Right of Way permits and associated traffic control plans required for any work occurring in, on, or over the right of way.
- Zoned IL – light industrial. Maximum lot coverage is 100%. Street setback is 10'. Rear and side yard setback is 0'.
- Parking ratio for office space is 3 : 1,000 sq ft, warehouse 5 : 1,000 sq ft, distribution 1 : 1,000 sq ft.
- Applicant to provide notarized parking agreement for shared stalls.
- A Licensed Landscape Architect required for landscaping plans.
- No parking zones on either side of the edge of the driveway entrance for safety.
- Applicant to review RCW 19.27.540 to check criteria for EV Charging Station requirements. 10% of parking must be provided with wiring for one space to be installed.
- Existing hydrants are within required distance. Under the threshold for required fire sprinklers.
- Commercial addressing required on the side of the building facing the street.
- Applicant to provide joint access/shared agreement documentation for commercial driveway approach off arterial street.

9:30 AM AC-23-026 - Bishop Road; water main loop extension

The City of Chehalis Public Works Department proposes to construct 1728 linear feet of new 12" ductile iron water main, water services and fire hydrants. The property is zoned CG-UGA, General Commercial Urban Growth Area. Lewis County parcel ID# near location of starting point is 017703004001.

- Obtain required permitting from Lewis County for work in the Right of Way.
- Obtain fill & grade permitting from city. May trigger need for earthmoving permit if greater than 50 cubic yards.

10:00 AM SE-23-008 – 1950 NW Louisiana Ave; I-5 family fun run/walk

Special Event permit for August 26th, 2023 from 9am – 11am. I-5 Toyota family fun run from 1950 NW Louisiana Ave to Airport Road/Riverside Golf Course. Proceeds to help local school scholarships.

- City staff to provide barricades on Thursday August 24th and pick up on August 28th.
- Be sure to place barricades completely off the road.
- Applicant to provide point of contact in case of an emergency.
- Applicant to obtain Right of Way permit from Lewis County.
- Encourage participants/flaggers to wear vests.
- Instruct participants to use sidewalks and crosswalks between I-5 Toyota and NW Airport Way.
- Application approved with conditions as stated.

Interdepartmental staff meeting after the completion of DRC development items.

Join Zoom Meeting

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