

Development Review Committee Agenda

Chehalis Building and Planning Department

October 18, 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, Brandon Rakes Airport Director, Riley Bunnell Water Superintendent, Fritz Beierle Streets/Stormwater Superintendent, Celest Wilder Engineer Technician III, Mat McKnight Deputy Chief Police Department, Angie Elder Police Department, Carol Ruiz Interim City Engineer Gibbs & Olson

9:00 AM UGA-SP-23-001; 116 HOSANNA LANE 2 LOT SHORT PLAT

Applicant proposes a 2-lot short plat. The property is zoned R4 – Multi-Family, High Density in the Urban Growth Area. Lewis County parcel ID # 017466001002 total acres 0.50.

- Zoned R4- Multifamily, High Density. Minimum lot size is 5,000 sq ft. Street frontage required is 50 feet. Easement does not count as frontage. Change what is shown as an easement, then adjust lot 1. Easement is not considered street frontage. Flag lot requirement is 25 ft for frontage. Applicant is required to meet frontage requirements and lot size requirement.
- Applicant must verify that a hydrant capable of the required fire flow exists or can be installed within 600 ft of all portions of any proposed new structures of the newly created lots. The distance must follow an approved fire apparatus access road.
- Structures constructed on newly created lot 1 must have unique individual connections to utility mains.
- Sanitary sewer is available in the existing easement behind newly created lot 2. An easement must be placed in newly created lot 2 for maintenance and access of the sanitary lateral from newly created lot 1 to the existing main easement.
- Water is available at the intersection of Hosanna and Kennicott. Water meter will be placed at this intersection. It is the responsibility of the applicant to coordinate with contributing private road owners to coordinate placement of the water lateral and any road restoration work necessary after its installation.
- Applicant required to submit revisions as stated prior to final approval.

9:30 AM AC-23-034; 1355 LOUISIANA AVE

Applicant conference for new 36-foot by 389-foot hanger located within the Chehalis-Centralia Airport. The new hanger will be constructed next to an identical existing hanger to include new pavement areas for access and 9 new parking stalls. Project creates more than 5,000 sf of new impervious surface, therefore triggering stormwater control. Lewis County parcel ID # 005605080001

- Zoned OSG- Open Space Government. No zoning standards have been established for this zone yet. Expect to be established in the early part of next year.

- Submittals required: SEPA, Site Plan Review, FEMA- Zero Rise Analysis, Geo-Technical Survey for hydric soils and analysis.
- Paved parking required based on category use Aircraft Storage 1 per 1,000 sq ft. Fourteen parking stalls required for 14,000+ sq ft building.
- Rapid entry box required for fire. Hydrant required to be located within 400 feet of all portions of the building and must be capable of supplying required fire flow. Based on the proposed configuration, two (2) hydrants will be required.
- Must follow fire protection requirements for a Group 3 Hangar in accordance with NFPA 409.
- Fire flow requirement will be dependent on the type of construction for the given square footage from the appropriate Table in IFC Appendix B.
- Stormwater must be designed to the 2019 Stormwater Management Manual for Western Washington. Modeling may be required to demonstrate the existing ditched conveyance, outfall to Airport Lake, and subsequent outfall to the Chehalis River is capable of handling additional flows caused by the impervious surface creation of this project.
- Removal of existing impervious surfaces in the vicinity of this project, on airport property, may be used as a mitigation measure for an effective net zero impervious surface creation.
- This project is in the floodplain. Pre and Post Construction Elevation Certificates are required, along with appropriate venting/mitigation measures for non-occupied structures constructed below the +1 ft. freeboard requirement for new structures in the floodplain.
- Monitor the site for cultural resources during construction.
- Standards on turn radius for airplanes to be determined with the help of Airport Director.

Join Zoom Meeting

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

