

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

November 1, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Ron Buckholt Interim Building & Planning Manager, Laura Fisher Permit Technician, Rick Mack Fire Marshal, Brandon Rakes Airport Director, Lance Bunker Public Works Director, Celest Wilder Capital Improvement Project Manager, Mike Thomas Engineer Technician, Angie Elder Police Department, Matt McKnight Deputy Chief Police, Fritz Beierle Streets/Stormwater Superintendent, Riley Bunnell Water Superintendent, Carol Ruiz Interim City Engineer with Gibbs & Olson

9:00 AM AC-23-035; Applicant Conference for 145 Ribelin Road

Applicant proposes to construct two new 100k square foot buildings. One for lumber storage, one secondary lumber manufacturing, plus one new 13.4k square foot office complex. Project to include 200 feet of new road. Lewis County Parcel # 017475003001 total 7.860 acres and parcel #017475001000 total 2.13 acres zoned IL- Light Industrial.

- Zoned Light Industrial – Conditional Use Permit required to go to Hearing Examiner.
- 5,000 sq ft min. lot size, 50' street frontage, 100% coverage, 100' max height. Front setback is 10', Side & Rear setback 0'.
- Critical Areas on site – hydric soils, landslide hazard area. Geotechnical Report required. Submittal requirements: Site Plan Review, Conditional Use Permit, SEPA, BLA if lots are proposed to change, Geotechnical Report.
- Landscaping required in parking lot.
- Parking requirements for storage building 1 per 1,000 sq ft, wood facility 3 per 1,000 sq ft, for the office 5 per 1,000 sq ft
- Water & Sewer available. Capital Facilities Charges will apply.
- Right of Way Permitting required through the City for Ribelin Rd.
- Backflow preventer required for water.
- Jackson Hwy is State classified. Frontage Improvements required. They may not be required for Ribelin Rd. Frontage Improvement proposal is going before the council soon. Applicant may be able to submit for a deferral.
- Traffic Impact Analysis required. Police has concerns with traffic impact, especially at the intersection of Jackson and Ribelin.
- Stormwater to meet current 2019 Ecology Manual.
- 10% of parking stalls are required to have the infrastructure in place for EV Charging Stations.
- Sprinklers required for 100K square foot buildings. If office building is over 12,000 square foot that will also trigger the need for sprinklers. Fire flow will be based off of construction type and use. Hydrant required to be within 400 feet of all portions of the buildings. Access gate will require knox box for emergency personnel. Commercial addressing on the face of the building.

12-inch character height. FDC post indicator valve location remote from each building and to be determined.

- The Port identifies flood control future concerns with drainage in high water events. 2019 Hydrology Study identifies restrictions to keep in mind.
- Design Engineer to submit for administrative variance on driveway widths to Public Works Department.
- May trigger the SEPA permit requirements if placing a greater than 12-inch utilities pipe in the ground. If the scope of work from previous SEPA is above and beyond that, applicant may be required to submit new SEPA.
- Issues of drainage in this area. Consider secondary location for stormwater. Submit original Stormwater Report and calculations to be reevaluated by the City Engineer. Show all the input for the area. If not, a new report and modeling will be required.
- Right of Way permitting for Jackson Hwy submitted through Lewis County.
- Boundary Line Adjustment timeline is roughly 3 to 4 months. Be sure all lots meet the criteria for Zone LI – Light Industrial. To find definitions see Chehalis Municipal Code Title 17.

9:30 AM AC-23-036; Applicant Conference for Duplexes at 3034 Jackson Hwy

Applicant proposes to construct four new duplexes on property off Jackson Hwy. Lewis County Parcel #017840015003 approximately 1.240 acres zoned R1 Single-Family, Low Density in the Urban Growth Area.

- Previously zoned RUGA. Property was rezoned to R1 Single-Family Residential. 4-6 dwelling units per acre. Multi-family prohibited. Conditional Use Permit required to go to Hearing Examiner. 1 Duplex per lot not less than 12,000 square feet. 75 feet of frontage required. 50% maximum lot coverage, 35' maximum height, street setback 20', side & rear setback 5'
- Hydric soils on site. Geotechnical Report required. Under 9 units are exempt from SEPA.
- Short Plat require for lot segregation.
- Submittal Requirements: Site Plan Review, Short Plat, SEPA if greater than 9 lots, Geotechnical Report.
- 4 parking stalls required for each duplex. Minimum lot size 7,500 for single family.
- Water/Sewer available on Jackson Hwy. Separate parcels require separate connections & individually metered. Connections can be made to the onsite sewer.
- Stormwater down to existing pond may need to be expanded. Be sure detention & treatment satisfies requirements.
- Buildings to be clearly marked for public safety.
- Hydrant required where main extension is at 3042 Jackson Hwy.
- 6-inch address characters on each building required.
- Plan for fire department apparatus turn radius inside development.

10:00 AM SE-23-013; Special Event Permit for Santa Parade

The Chamber of Commerce is facilitating their 73rd annual Santa Parade downtown on Market Blvd and Pacific on Saturday, December 2nd 2023 from 1pm to 3pm.

- Public Works staff to set up and take down precautionary signage/road closure signs. Applicant to coordinate with Streets Superintendent Fritz Beierle for further details.
- Signage can be set up 72 hours prior to event. Stage area must be posted and clearly marked.
- Provide pass through for Cascade and North for Postal workers who will need access to the Post office.

11:00 Interdepartmental staff meeting.

Join Zoom Meeting

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