

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

February 14, 2024, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Malissa Paulsen Interim Community Development Manager, Laura Fisher Permit Technician, Matt McKnight Deputy Chief Police, Angie Elder Police Department, Lance Bunker Public Works Director, Rick Mack Fire Marshal, Fritz Beierle Streets/Stormwater Superintendent, Riley Bunnell Water Superintendent, Justin Phelps Wastewater Superintendent, Celest Wilder Capital Projects Manager, Mark Gerlein Engineer Technician II

## **9:00 AM SEPA-23-008; Hampe Way Multi Family & Commercial Development**

This application is for the remaining portion of project SEPA-23-004 to complete the entire scope of the proposal which entails the development of 86 apartment units and a new 5,600 sq ft commercial office building on a 10-acre parcel after the completion of the installation of a new public road with utility extensions. Lewis County Parcel 021629002000, 0 NE Kresky Ave is zoned CG- Commercial General.

- See SEPA MDNS for conditions required for approval.

## **10:00 AM BU-COM-24-007; 151 Hampe Rd NE**

Applicant proposes to construct a 990 sq ft Tap Room with 2 restrooms and 10 spaces for food carts with utility hook-ups. Lewis County Parcel 005605103000 is zoned CG-Commercial General.

- Parking count to be shown on site plan. Meet ADA parking requirements.
- Site Plan Review permit required.
- Garbage enclosure reflected in site plan. No dumpsters next to the building.
- Full traffic impact analysis required. Results could trigger the need for frontage improvements.
- Applicant to provide estimated usage of consumption & discharge for water & sewer. If ERU allocation exceeds consumption, Capital Facility Charges may apply.
- Grease trap interceptor required for sink in Tap Room.
- Grinder pumps will be the owner's responsibility.
- Tap Room bathrooms must be ADA compliant.
- Each food truck will require Fats Oils Grease separator. Food trucks shall be licensed with city endorsement. Department of Health Food Establishment Checklist required per truck. Recommend backflow devices per truck. Food trucks required to be licensed and road worthy ready to pull out as this is a flood zone.
- Second exit/entrance required for emergency responders. 20-foot-wide gates, and maintain 20ft wide open space throughout. Red striping required for fire lane.
- Exterior lighting to be shielded downward to prevent light pollution towards adjacent roadways vehicular traffic.
- Flood proof construction required for building. Elevation Certificate pre and post construction required for Tap Room.

## **11:00 Interdepartmental staff meeting.**

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