

# Development Review Committee Agenda

Chehalis Building and Planning Department

April 3, 2024, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Ron Buckholt City Planner, Laura Fisher Planning Technician, Anne Feldman Permit Technician, Josh McDrummond Building Official, Angie Elder Police Department, Matt McKnight Deputy Chief Police, Lance Bunker Public Works Director, Michael Thomas Engineer Technician III, Riley Bunnell Water Superintendent, Justin Phelps Wastewater Superintendent, Celest Wilder Capital Improvement Project Manager, Cindy Gower Interim City Engineer with Gibbs & Olson

## **9:00 AM ST-24-0005; 269 Hamilton Rd N. – Warehouse Structure**

Applicant proposes to construct an accessory 40 ft. by 60 ft. steel structure warehouse building anchored to a concrete slab associated with an existing business. Project includes improvements to accommodate utilities and parking.

- Planning recommends approval with conditions. Boundary Line Adjustment or lot consolidation required. Building needs to meet 3 ft setback requirement from property line. Parking required based on use is 11 stalls. Parking required to be depicted on site plan to demonstrate conformance requirements in CMC 17.78. All areas not covered by building or pavement shall be landscaped. Meet conformance standards for exterior lighting to be shielded downward. 10% of parking stalls shall be EV equipped for charging.
- Fire hydrants required to be within 400ft of all portions of the building.
- Water capacity needs for site will need to be addressed for any new expected usage per Municipal Code 13.04.050 Maintenance or Continuance of Water Capacity. Follow Cross-Connection code 13.04.070 for any use that may require added protection.
- Stormwater to meet the minimum requirements 1-5 of 2019 Stormwater Management manual.
- New parking lot required to be concrete or HMA.
- Matt McKnight motions to approve with conditions. Mike Thomas seconds the motion. Motion carried unanimously.

## **9:30 AM ST-24-0006; S. Market Blvd & SE 16<sup>th</sup> Street – Lewis County Transit bus stop within the existing right-of-way**

Applicant proposes to construct a new transit shelter within the existing public right-of-way (NE quadrant of S. Market Blvd and SE 16<sup>th</sup> Street intersection), including new curb, gutter, sidewalk, and ADA ramp.

- All undeveloped area with exposed soils shall be landscaped or hydroseeded for erosion control purposes.
- Meet sight distance criteria for bus shelter improvements. Refer to CMC 12.60 and CMC 12.04.320 (F)
- Follow 2019 Stormwater Management manual.
- Matt McKnight motions to approve with conditions. Riley Bunnell seconds the motion. Motion carried unanimously.

## **10:00 AM ST-24-0014; 151 Hampe Way – Tap room & associated food truck area/enclosure at the Lewis County Mall.**

Applicant proposes to construct a tap room with two restrooms and 10 spaces for food cars with utility hook-ups.

- Planning recommends approval with conditions. Overall parking inventory shall be provided for the entire site (all land uses) in order to demonstrate conformance with the parking standards in CMC 17.78.020 in light of the extensive parking lot displacement. All outdoor lighting shall be shielded downward to prevent light pollution on the adjacent roads and properties. All fencing shall conform to CMC 17.63.040.

- Per CMC 12.04.110 frontage improvements are mandatory on Kresky and N. National. A possibility of a deferral will be considered for Hampe.
- Water CFC are applicable. Adhere to CMC 13.04 Water Systems to ensure compliance with minimum requirements for new installations or alterations of water lines.
- Preconstruction elevation certificate required for building permit as well as post elevation certificate. Building to meet ADA requirements for restrooms. Foundation must be engineered in floodplain.
- Sewer CFC are applicable. Adhere to CMC 13.08 Sewer Systems to ensure compliance with minimum requirements for new installations or alterations of sewer lines. In the absence of coverage, refer to the Dept of Ecology Orange Book.
- Grease Trap/interceptor required for each hookup. Conform to Uniform Plumbing Code Chapter 10 requirements.
- Meet the minimum requirements 1-5 of the 2019 Stormwater Management Manual and conform with flood area standards.
- TIA required.
- Staff to follow up on EV charging station requirements for parking.
- Matt McKnight motions to table this site plan review. Mike Thomas seconded the motion.
- Site Plan Review tabled.

**10:30 AM Interdepartmental staff meeting.**

Join Zoom Meeting

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