

Development Review Committee Agenda

Chehalis Building and Planning Department

April 10, 2024, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Malissa Paulson- City Planner, Lance Bunker- Public Works Director, Matt McKnight- Deputy Chief Police Department, Justin Phelps- Wastewater Superintendent, Mark Gernlein- Engineering Technician, Fritz Beierle- Street/Storm Superintendent, Rick Mack- Fire Department, Anne Feldman- Permit Technician, Carol Ruiz- Gibbs and Olson Engineering.

9:00 AM SEPA-24-001 and AC-23-027; 2061 JACKSON HWY MULTI-FAMILY TOWNHOME DEVELOPMENT

Applicant proposes building 16-unit multi-family townhomes with water and sewer extensions, site lighting, off-street parking, landscaping and a solid waste enclosure. Lewis County Parcel # 005604183030 and the south portion of 005604183029 zoned CG – General Commercial, both parcels totaling 1.92 acres.

- Conditional use permit hearing scheduled Tuesday, May 7, 2024.
- Comments due Thursday, April 18, 2024 for SEPA.
- Staff report will be emailed (Draft) Prior to hearing.
- Applicant has questions/would like clarification on proposal prior to hearing (AC-23-027)
- One comment received requesting conditions on no on-street parking along Jackson Hwy (condition: Require no parking strip/paint along Jackson Hwy on shoulder.
- Mandatory street improvements, half street, curb, gutter, sidewalk and dedicate right of way. TIA Required.
- Capital facilities charges.
- RPBA Backflow assembly if sprinkler is tied into a domestic line.
- Applicant to provide flow requirements.
- 2 Buildings with 6 units each will require sprinklers per Fire Residential code 3.13 sprinklers required on units over 4 or break them up get requirements from building department.
- Sewer line- can use existing line that goes to the Boys and Girls Club, will require a private utility easement/side sewer joint use agreement. Install 6" clean out where it meets up with the existing 4" line. The city is not interested in taking over the sewer, it will remain private.
- Manhole-needs to have a sweeping 90 degree.
- Boundary Line Adjustment will happen after the Conditional Use Permit is completed.
- Sewer runs under existing ditch, assure it has enough cover or culvert- verify it would be up to code for 50 or 100.

9:30 AM AC-24-011; 0 NE KRESKY AVE PCLI MAINTENANCE BUILDING

Applicant proposes to construct a new 36'x48' maintenance building for the existing PCLI site. Lewis County Parcel # 021629009003, a total 6.35 acres zoned – General Commercial.

- Needs a geotechnical report for slopes 35% or greater.
- Must have fire hydrant within 400 feet of all structure points.
- Access road may be gravel, must be 20 feet wide and accommodate the apparatus weight of 75,000 pounds along with a turnaround point.
- Street improvements- curb, gutter, sidewalk if project fronts Kresky.
- If Boundary Line Adjustment- possibly no requirement for frontage improvements
- Shared access agreement
- New parking- asphalt or concrete

- Will need its own meter- CFCs + connection fees, RPBA back flow- each parcel needs a separate meter, existing water/sewer is non-conforming.
- Building use will determine the need for an oil/water separator/interceptor- use 2019 Stormwater manual for requirements.
- Gate has existing Knox box.

10:00 AM ST-24-0014; 151 Hampe Way – Tap room & Food Truck Area at Lewis County Mall

Applicant proposes to construct a tap room with two restrooms and 10 spaces for food trucks with utility hook-ups. Site plan previously tables at DRC 4/3.

- Frontage improvements are required on mandatory roads such as Kresky and N. National. This specific proposal is exempt from frontage improvements under CMC 12.04.110(D)(3), but further development will require frontage improvements.
- Conex box can be determined as temporary because it is moveable.
- 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.
- 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.
- Applicant to provide revised site plan with corrections/changes to pavement/asphalt cutouts.
- Rick Mack moves to approve with conditions, Justin Phelps seconds, all attendees voted- motion passes as approved with conditions.

10:00 Interdepartmental staff meeting.

Join Zoom Meeting

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