

Development Review Committee Meeting Notes

Chehalis Building and Planning Department

June 26, 2024, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Ron Buckholt- City Planner, Anne Feldman- Permit Technician, Fritz Beierle- Streets/Stormwater Superintendent, Mark Gernlein-Engineering Technician II, Brandon Rakes- Airport Director, Celest Wilder- Capital Projects Manager, Carol Ruiz- City Engineer, Justin Phelps- Wastewater Superintendent, Rick Mack- Fire.

9:00 AM AC-24-020; 1815 NW Louisiana Ave

Applicant proposes to construct a new 7,020 sq ft Discount Tire building and associated parking, drive aisles, sidewalk, utility services, stormwater management facilities, and landscaping on Lewis County Parcel 005605016002 zoned CG-General Commercial.

Planning- Located in FEMA 100 year flood plain- will need a zero rise analysis. All finished floors must be one foot above base flood elevation and have appropriate venting. Requires flood elevation certificate for pre-development and post-development. Must indicate the amount of fill proposed at the time of application submittal. All areas not containing the building, parking lot, drive aisles and pedestrian pathways must be landscaped and designed by a licensed landscape architect. The parking lot shall be landscaped including property border 3 feet wide. 10% of parking stalls must have EV charging stations. All outdoor lighting shall be shielded downward to prevent light pollution. Requires a SEPA, Site Plan Review, as well as a formal landscaping plan.

Public Works/Fritz Beierle- Must follow the 2019 Storm Water Manual as this property is in the flood zone. There are already frontage improvements, so none required for this project.

Engineering- Will provide the applicant with the info on the regional system as this property discharges storm water to the regional facility. Water and Sewer is at the road, capital facility charges will apply. Public Works will require an estimate on usage based on a similar facility with like size- please provide 24 months of utility bills so that public works can calculate the usage fees. Side sewer must be 6" minimum. Would need back flow prevention on all waters due to the flood plain. Would need elevation certificates from a surveyor showing the finished floor at 1 foot above the flood of record. Cannot affect Home Depot's existing parking.

Fire- May want to accommodate pedestrian traffic through the parking lots by working with Home Depot with maybe painting pedestrian crossing areas. Fire hydrant must be located within 400 feet of all portions of the building. Commercial address numbers required- 12" numbers. Will require a FD rapid entry box. Building is under the threshold for sprinkler requirements.

9:30 AM ST-24-0010; 68 13th Street SW

Site plan review for Chehalis Village Square located on Lewis County Parcel 005411013001 which is zoned CO-Commercial Office/Mixed Use. Applicant proposes to construct a new 3-story multi-use building with associated parking areas.

Planning- Will need verification on number of dwelling units as well as the square footage for commercial to determine off street parking conformance. BLA is required prior to building permit. Parking shall be itemized. 13 Oregon White Oak

trees shall be replaced at 1:1 ratio. Will need a landscape plan. 10% of parking stalls shall be EV charging stations and shown on site plan. 5' street setback along 13th/14th /Circle- shall be void of building and parking lot.

Public Works- Fritz-Must follow 2019 Stormwater Manual requirements.

Engineering- After the house is demolished and the service line is used for the new building it will require an upgraded meter. Capital Facility charges will apply based off of the estimate for seven residential units and commercial use. Will require a 6" sewer lateral. TIB funded project for the city includes sidewalk and ADA ramp improvements on 13th, may be able to revise the plans for the driveways, need ingress and egress plans so city can do a change order- it may be minor. We may need to place the project on hold for review and consideration. SW 13th St is a principal arterial. Principal arterial width should be a minimum of 84 feet. The current width of SW 13th St is 60 feet. Based on code, leaving the current width is a "no". Will discuss with city admin about how to move forward with variance process and whether an administrative variance request is appropriate, or if a request should go before the hearings examiner. Stormwater manual is being revised in July- however since the project was submitted in time- will follow 2019 Stormwater Manual.

Fire- Will need to be fully sprinklered- Commercial/Residential Mixed- can use two different systems. Will require 12" Commercial address numbers. Work with FD to address the residential units. Will require rapid entry boxes for commercial area. If the building is over 30 feet tall- will need ladder truck access- 26' wide.

Celest Moves to put project on hold for further review and consideration

Fritz seconds- all vote to put project on hold pending further review/consideration.

10:00 AM Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUIlYm0rTkt6SHZCZjkxUTRlVDBUUT09>