

# Development Review Committee Agenda

Chehalis Building and Planning Department

April 5, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

Staff Present: Tammy Baraconi Building & Planning Manager, Laura Fisher Permit Technician, Rick Mack Fire Marshal, Michael Thomas Public Works, Lance Bunker Public Works Director, Angie Elder Police Department, Matt McKnight Police Department, Celest Wilder Public Works, Jud Riddle Streets/Stormwater Superintendent & Interim Water Superintendent

## **9:00 AM UGA-ST-22-0004, Powersports NW, 197 N. Hamilton Rd**

Powersports NW proposes a new 30,600 sq ft motorcycle/ATV showroom and shop facility with an 8,000 sq ft warehouse. The appeal period for the SEPA decision ends April 3, 2023. The property is zoned CG, General Commercial. Lewis County parcel ID # 017896006014 and 017897011001. The property is approximately 4.7 acres, 204,732 sq ft.

- Showroom to be sprinkled. Sprinkler not required for warehouse.
- Hydrants are required to be within 400 feet of all portions of all buildings.
- Remote operated FDC location to be determined in the future.
- Commercial addressing required on the face of the building.
- Rapid entry box required if gated.
- Gates/fencing/security recommended.
- Existing well on site to be abandoned and documentation of this provided. Septic tank removal requires permit through the Building Department with the city of Chehalis.
- Curb, gutter, sidewalk improvements required on Hamilton. Hamilton may not need half street improvements.
- Applicant to provide copy of access easement.
- Stormwater to meet current 2019 Ecology manual requirements.
- Right of way permit required through Lewis County.
- Expect a BLA for this property. Preliminary approval required prior to building permit.
- Staff approves of site plan with conditions as stated. These minutes stand in lieu of decision.

## **9:30 AM BLA-23-001, Chehalis/Centralia Railroad Museum, 1101 SW Sylvanus Street**

Zoning: IL, Light Industrial. Lewis County parcel ID 005811002001, 005811006000, and 021813000000. Approximately 4.7 acres; 202,728 sq ft.

Applicant would like to purchase city property to expand their existing site. Applicant is being asked to speak with DRC prior to addressing Council to determine any issues associated with the purchase and sale.

- Next steps- obtain a DRAFT survey of land to be purchased and an appraisal prior going to Council. Presuming Council approves then a preliminary BLA will need to be submitted for administrative approval. A utility easement may be required to provide sewer access. This request has to be made by the Council so knowledge of this is needed prior to approaching the Council for the purchase of the property. When these items are available approach either Jill Anderson City Manager or Tammy Baraconi Building & Planning Manager to get placed on the Council docket.

**10:00 Interdepartmental staff meeting.**

Join Zoom Meeting

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