

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

July 27, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM

Pre-application Conference AC-22-020

Zoning: CG, General Commercial; Lewis County Parcel # 017897011001

Proposed Powersports NW Dealership, 30,600 SF showroom/service building, 8,000 SF storage building, and associated parking, stormwater, and utility improvements.

9:30 AM

Special Event SE-22-011

2nd Annual Chehalisfest. Kids zone, vendor fair, beer garden, sidewalk sales starting at NW Chehalis Ave.

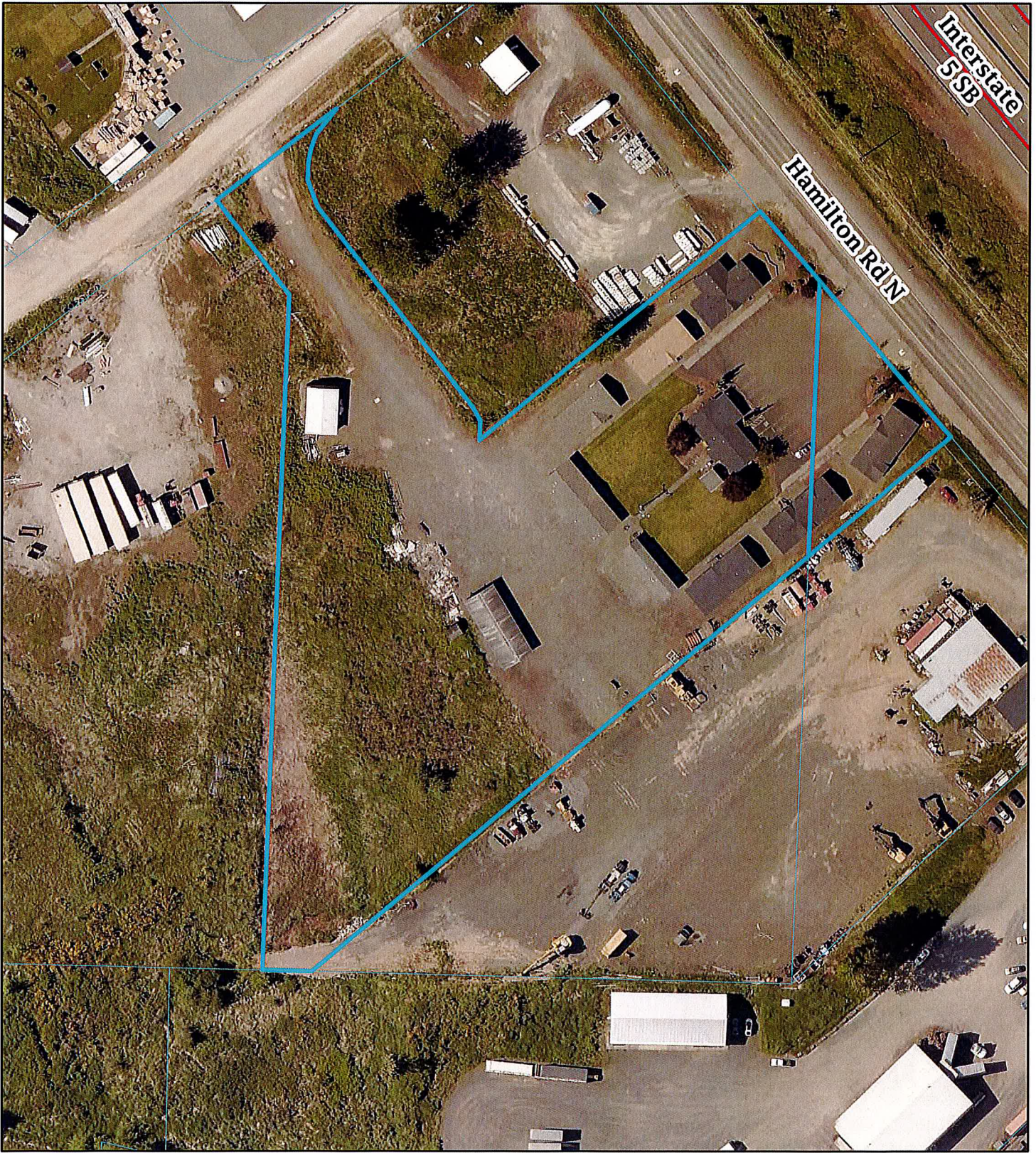
10:00 AM

1. Interdepartmental meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/9484862389>

0 0.10.3 0.5
Feet



CITY OF CHEHALIS

AC-22-020

JUL 14, 2022 8:45:29am - User: bjohnson
 N:\2 - PROJECTS\145 RALPH HUBBERT\145.001 197 N HAMILTON ROAD COMMERCIAL DEV\ACAD\CONCEPTUAL PLANNING



LEGEND

- PROPERTY LINE
- CONCRETE CURB & GUTTER
- CEMENT CONCRETE SIDEWALK (0.14 ACRES)
- ASPHALT PAVING (2.10 ACRES)
- PROPOSED BUILDING (0.89 ACRES)
- EXISTING BUILDING (0.03 ACRES)
- LANDSCAPING/STORM/OPEN (1.54 ACRES)



SITE DATA

TPN	017897011001 & 017896006014
PARCEL AREA	± 4.70 ACRES
EXISTING BUILDING	± 1,200 SF (WAREHOUSE)
NEW BUILDING 1	30,600 SF (SHOWROOM)
NEW BUILDING 2	8,000 SF (WAREHOUSE)

PARKING DATA

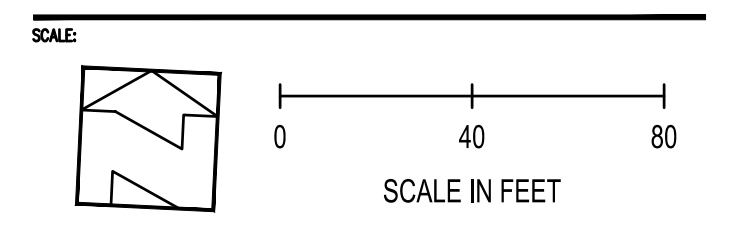
TYPE	TOTAL	ADA
AUTOMOBILE	80	4
TRAILER / RV	19	
TOTAL PARKING	99	4

REV.	DATE	COMMENT	BY
0	12/20/21	ISSUED FOR REVIEW	BLJ

DRAWN BY: L. SATER
CHECKED BY: B. JOHNSON

SEAL:

PRELIMINARY



**POWERSPORTS
NORTHWEST
SHOWROOM**

SHEET TITLE: **SITE PLAN**

SHEET NO.: **SP-01**

Technical Memorandum

To: City of Chehalis
From: Brandon Johnson, PE
Date: July 14, 2022
Subject: Pre-Application Narrative
Project: Powersports Northwest

City of Chehalis Staff,

Please accept this project narrative for the proposed Powersports NW Dealership, located at 197 N Hamilton Road, on Lewis County TPNs 017897011001 & 017896006014. The project proposes to construct a new +/- 30,600 SF showroom/service building, an 8,000 SF storage building as well as the associated parking, stormwater and utility improvements. The following memorandum has been prepared in support of the project and is intended to provide an overall summary of the existing on-site conditions and improvements that are proposed.

Existing Conditions

The overall site area is approximately 4.70 acres, currently occupied by The Housing Mart, Inc. Existing Access to the facility is provided by a full-access driveway off N Hamilton Road and a secondary access north of the site, via an unnamed roadway which also connects to N Hamilton Road. All existing buildings, paving, and other improvements, with the exception of a 1,200 SF storage building in the northwest corner of the site, are proposed to be removed.

Proposed Development and Zoning

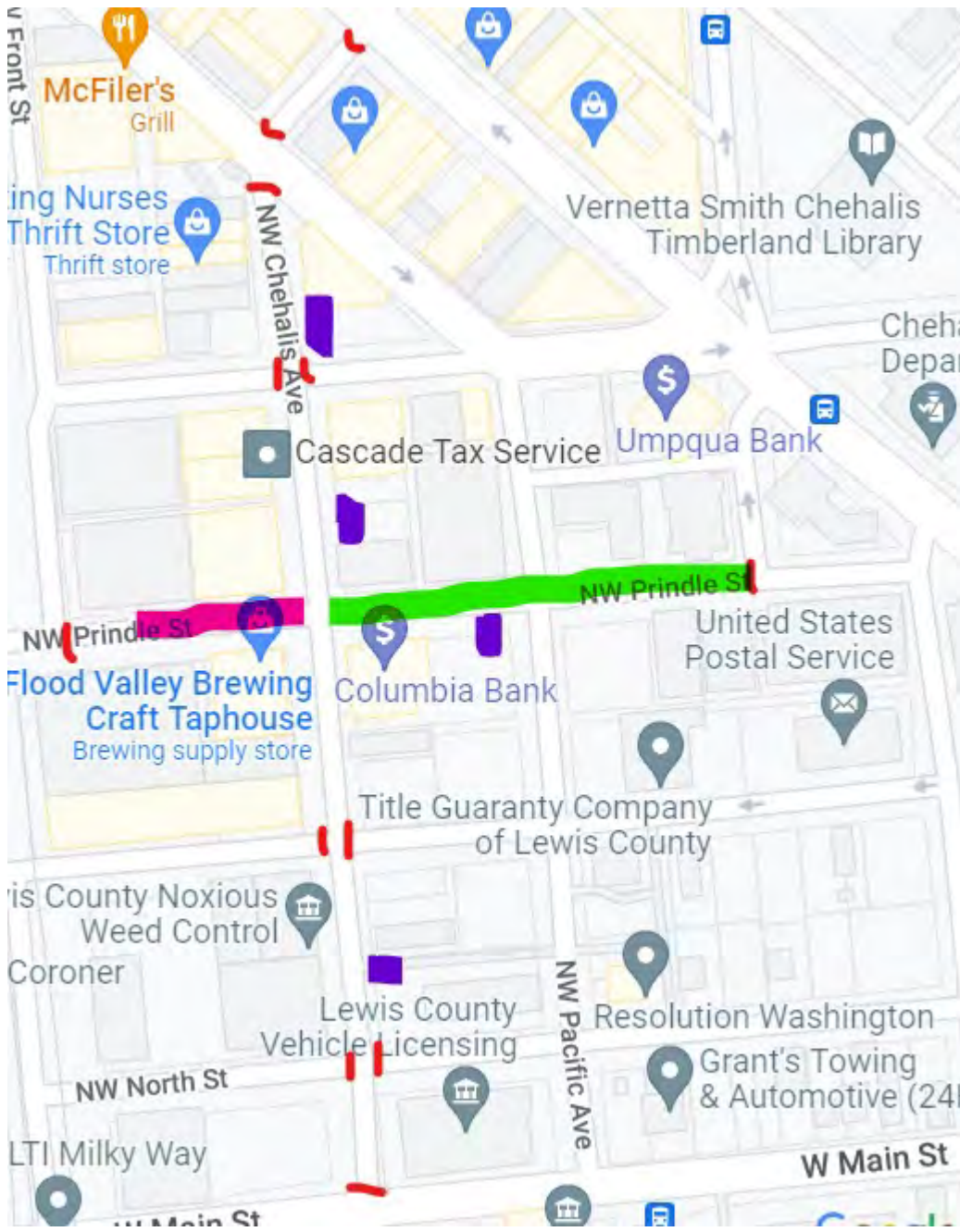
The site is zoned CG – General Commercial by the City of Chehalis. The project proposes to construct a new 30,600 SF showroom/service building, a new 8,000 SF warehouse, maintain an existing 1,200 SF warehouse and construct an approximately 91,000 SF parking lot. A total of 80 automobile parking stalls and 19 Trailer/RV parking stalls will be provided.

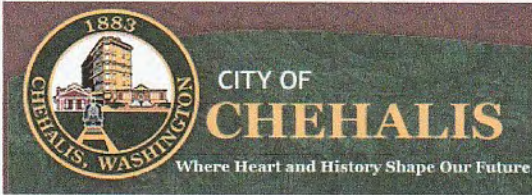
Utilities

The site will be served by City of Chehalis water and sewer. Stormwater will be managed via a private, on-site, stormwater system.

Critical Areas

Lewis County Interactive Maps notes the potential of critical areas (wetlands) on the site. A critical areas report will be completed and submitted as part of the SEPA review process.





Community Development Department
 1321 S Market Blvd. Chehalis, WA 98532
 (360) 345-2229 / Fax: (360) 345-1039
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

SPECIAL EVENT APPLICATION

submit at least 28 days in advance of proposed event

Will your event take place on City owned property?

No **Yes** if yes, insurance is required to be submitted *along with the application*.

*****Please note: Incomplete applications not accepted *****

INSURANCE – The City of Chehalis does not maintain insurance that will respond to claims against the applicant in connection with the permitted event by the applicant, its members, or those attending the event. Depending on the type of event you are planning, and the activity and risk level of your group, you may be required to obtain liability insurance in accordance with the City of Chehalis policy, name the City of Chehalis as an **additional insured** on the policy, and be responsible for providing proof of such insurance. If your event will take place on City of Chehalis property, you are required to provide proof of insurance. Insurance coverage shall be at a minimum of \$1,000,000 per occurrence and \$2,000,000 general aggregate. Acceptable forms: **CG 20 26** or **CG 20 12**.

Please check the event type:

- | | |
|--|--|
| <input type="checkbox"/> Athletic Event | <input checked="" type="checkbox"/> Street Event |
| <input type="checkbox"/> Noise Permit | <input type="checkbox"/> Park Event |
| <input checked="" type="checkbox"/> Car Show | <input type="checkbox"/> Parade |
| <input type="checkbox"/> Other _____ | |

Name of Applicant/Organization: Chehalis fest
 Location of event: NW Chehalis Ave (see map for all streets)
 Person in Charge: Audrey McKenzie Address: 313 NW Chehalis Ave
 Phone Number: Daytime: 360 827 8231 Work: same Email: Chehalissidealiwa@gmail.com
 Additional Authorized Individuals: Anna Lee Tobey, Chad McKenzie
 Phone Number: Daytime: _____ Work: _____ Email: _____
 Emergency Contact: Sam
 Phone Number: Daytime: _____ Work: _____ Email: _____
 Type of Activity Planned (describe event): Charity car show, kids
fun zone, vendor fair, Beer garden,
sidewalk sales

Is this an event involving political or religious activity intended primarily for the communication or expression of ideas? (Please circle) YES NO

Will participants pay a fee or make a donation? (Please circle) YES NO

Will City of Chehalis services be requested for:

Street Closure
Security
Garbage Collection
EMS

Sidewalk Closure
Equipment
Parking Restrictions
Other _____

Date(s) of Proposed Event: Saturday July 30th

Hours of Operation: 6am - 7pm

Set-up Date/Time: July 30th 6am - 7pm

Dismantling Date/Time: July 31st 7pm

Number of Staff/Volunteers: 18

Estimated Number of Participants: 300

LOCATION/STREET(S) INVOLVED (describe area involved in event, attach map/route plan):

Special Considerations - (Additional permits and/or licenses may be required) - Will there be:

Amplified sound? (Please circle) YES NO

Alcohol? (Please circle) YES NO in Beer garden only

Animals? (Please circle) YES NO number _____ species _____

Booths/Commercial Vendors: (Please circle) YES NO
Each vendor is required to have a current City of Chehalis business license. Bermini events

Cooking/Food Service: (Please circle) YES NO

Fire/Fireworks/Pyrotechnics: (Please circle) YES NO

Inflatables or Amusement Rides: (Please circle) YES NO

Mechanical Rides: (Please circle) YES NO

Portable Restrooms: (Please circle) YES NO How many? 4 Some restrooms must meet ADA requirements.

Dumpsters: (Please circle) YES NO How many and where? garbage cans

Signs: (Please circle) YES NO

Stage: (Please circle) YES NO

Other special considerations: _____

List any special signs/barricades/cones requested to be supplied by the City of Chehalis. There is no guarantee that the city will be able to provide.

*****ATTACH COPY OF SAFETY PLAN TO THIS APPLICATION*****

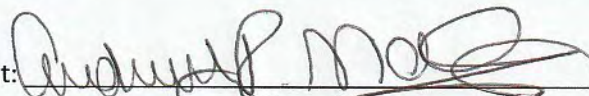
Public Relations: Please state what efforts, if any, have occurred, or you intend to make, to notify residents or businesses that will likely be affected by your event. If permit is granted it will be the responsibility of event organizers to alert those likely to be impacted. (i.e. street closures, no parking zones, noise, etc.)

All businesses have been notified and or are participating

ATTACH COPIES OF BROCHURES, POSTERS, FLYERS, OR MAILINGS ADVERTISING THIS EVENT

INSURANCE – The City of Chehalis does not maintain insurance that will respond to claims against the applicant in connection with the permitted event by the applicant, its members, or those attending the event. Depending on the type of event you are planning, and the activity and risk level of your group, you may be required to obtain liability insurance in accordance with the City of Chehalis policy, name the City of Chehalis as an **additional insured** on the policy, and be responsible for providing proof of such insurance. If your event will take place on City of Chehalis property, you are required to provide proof of insurance. Acceptable forms: **CG 20 26** or **CG 20 12**. Insurance coverage shall be at a minimum of \$1,000,000 per occurrence and \$2,000,000 general aggregate.

HOLD HARMLESS –Applicant/Permittee/User shall defend, indemnify and hold harmless the City of Chehalis, its officers, officials, employees and volunteers from and against any and all claims, suits, actions, or liabilities for injury or death of any person, or for loss or damage to property, which arises out of the acts or omissions of the Applicant/Permittee/User, its employees, volunteers, representatives or vendors, or from any activity, work or thing done, permitted, or suffered by Applicant/Permittee/User, related to the permitted activity, except only such injury or damage as shall have been occasioned by the sole negligence of the City of Chehalis.

Signature of Applicant:  Date: 7-8-22

Organization/Title: Garbo (owner)

OFFICE USE ONLY:

Date Received: _____ By: _____ Date approved/denied _____
DRC Reviewed: _____ Reason for denial _____
Parcel #: _____
Permit #: _____