

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

April 5, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

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.

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

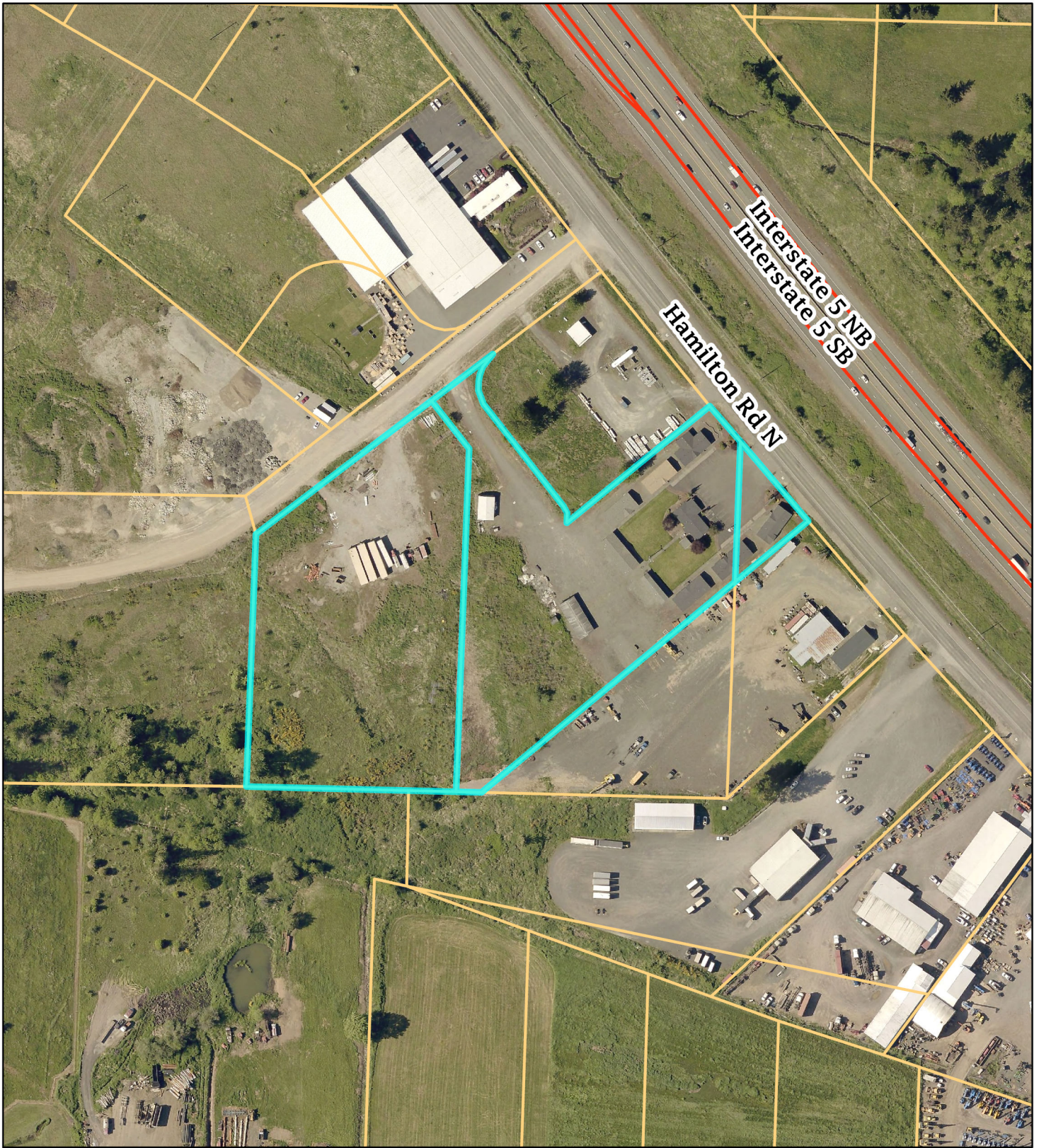
Zoning: IL, Light Industrial. Lewis County parcel ID 005811002001, 005811006000, and 021813000000. Approximately 4.7 acres; 202,728 sq ft.

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.

10:00 Interdepartmental staff meeting.

Join Zoom Meeting

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



Vicinity map for UGA-ST-22-0004
Powersports NW



Return your permit application to Community Development Department

1321 S Market Blvd. Chehalis, WA 98532

(360) 345-2229

www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

Job address: 197 N Hamilton Road

Parcel #: 017896006014, 017897011001

Applicant/Contact person

Name: JRHH Properties, LLC | Attn: Jonathan Hubbert

Mailing address: 300 S Tower Avenue

City, State, and Zip: Centralia, WA 98531

Phone #: 360.736.0166

Email: (required) jon@powersportsnorthwest.com

Contractor/Engineer/Surveyor

Contact Name: Brandon Johnson, PE

Company/Firm Name: JSA Civil, LLC

Mailing address: 111 Tumwater Blvd SE, Suite C210

City, State, and Zip: Tumwater, WA 98501

Phone #: 360.269.6346

Email: (required) brandon.johnson@jsa-civil.com

Contractor's L&I #:

Project Description: (Create a project narrative on a separate page if there is not enough room to completely describe your project below.)

Construction of a new +/- 30,600 sq. ft. motorcycle/ATV showroom & shop facility and +/- 8,000 sq. ft. warehouse on +/- 4.70 acres.

The project will include a new on-site parking lot, stormwater facilities, and underground utilities to serve the development.

Current market value of proposed work:

(Fair market labor and materials)

+/- \$2,500,000

Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, you grant permission for any City of Chehalis employee the right to access and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

Signature: 

Date:

Print Name:

Brandon Johnson, PE | JSA Civil, LLC

Office use only

Received by: LF

Date Received: 11/10/2022

Parcel #: 017896006014, 017897011001

Permit #: UGA-SEPA-22-007

Zoning: CG, RUGA

Flood Zone: yes no Zone Classification:

APPLICANT

RALPH HUBBERT
154 CREEKWOOD LANE
CENTRALIA, WA 98531
PHONE: (360) 508-4500
RALPH@POWERSPORTSNORTHWEST.COM

SITE ADDRESS

197 N HAMILTON ROAD
CHEHALIS, WA 98532

PARCEL NUMBERS

017897011001, 017896006014

ZONING

CG--GENERAL COMMERCIAL

ENGINEER

JSA CIVIL
6945 LITTLEROCK ROAD, SUITE A
TUMWATER, WA 98512
PHONE: 360.269.6346
CONTACT: BRANDON JOHNSON, PE

SURVEYOR

FORESIGHT SURVEYING, INC
1583 N. NATIONAL AVE
CHEHALIS, WA 98532
PHONE: 360.748.4000
CONTACT: BRITTNEE R. RAINS

GOVERNING AGENCY

CITY OF CHEHALIS
PHONE: (360) 345-1042

UTILITIES

SEWER/WATER
CITY OF CHEHALIS
PHONE: (360) 748-0238

PHONE
COMCAST
PHONE: (800) 934-6489

POWER / GAS
PUGET SOUND ENERGY
PHONE: (888) 225-5773

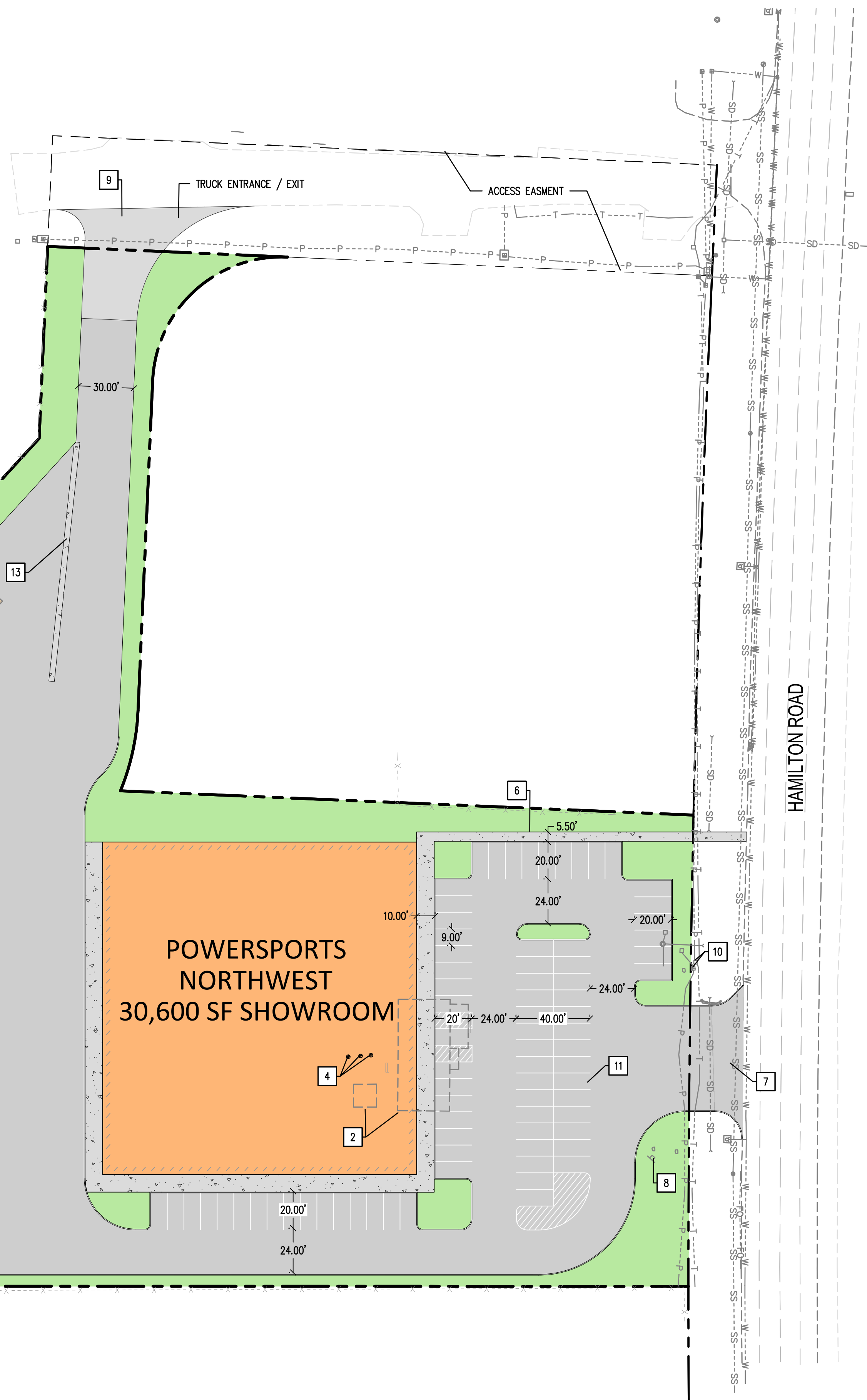
CABLE
COMCAST
PHONE: (800) 934-6489

HORIZONTAL DATUM

HOLDING CONTROL BEARINGS PER LEWIS COUNTY RECORD OF SURVEY RECORDED UNDER AFN: 3564982

VERTICAL DATUM

NAVD 88; HOLDING WSDOT PUBLISHED CONTROL MON GP21005-75 AT ELEVATION 232.788 USFT



LEGEND

- PROPERTY LINE
- CONCRETE CURB & GUTTER
- CEMENT CONCRETE SIDEWALK (0.14 ACRES)
- CONCRETE PAVING (0.06 ACRES)
- PROPOSED BUILDING (0.89 ACRES)
- EXISTING BUILDING (0.02 ACRES)
- LANDSCAPING/STORM/OPEN (1.45 ACRES)
- ASPHALT PAVING (2.20 ACRES)

X CONSTRUCTION NOTES

1. EXISTING BUILDING TO REMAIN
2. EXISTING BUILDING TO BE REMOVED
3. EXISTING WELL TO BE DECOMMISSIONED
4. EXISTING SEPTIC TANK AND DRAINFIELD TO BE REMOVED
5. POND: SEE CG & SD PLANS
6. ADA PATHWAY TO PUBLIC R/W
7. EXISTING DRIVEWAY TO REMAIN
8. EXISTING SIGN TO REMAIN AND BE REPURPOSED.
9. TRUCK ACCESS
10. EXISTING UTILITY TO REMAIN
11. 20'X9' AUTO PARKING (TYP)
12. 65'X10' TRAILER PARKING (TYP)
13. 3' WIDE CONCRETE VALLEY GUTTER



VICINITY MAP (NTS)

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

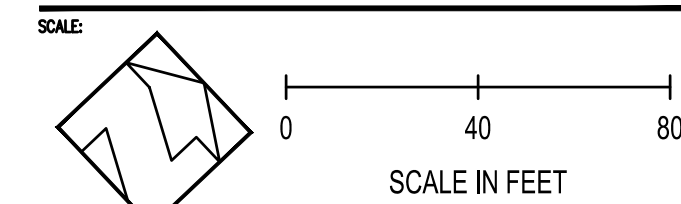
TYPE	TOTAL	ADA
AUTOMOBILE	77	4
TRAILER / RV	19	
TOTAL PARKING	96	4

REV.	DATE	COMMENT	BY
0	12/20/21	ISSUED FOR REVIEW	BLJ
1	10/21/22	UPDATED W/ SURVEY	BLJ

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

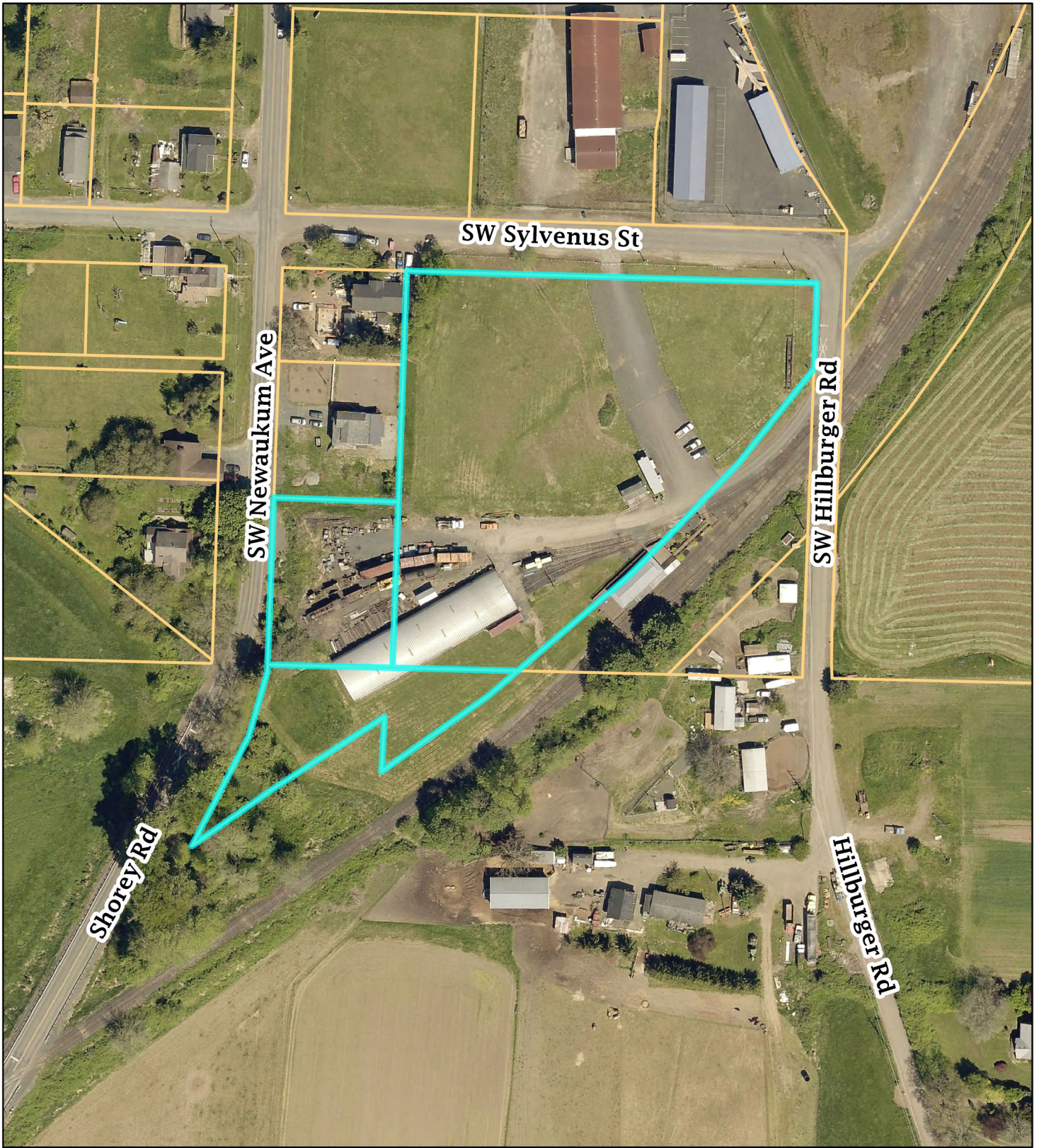
SEAL:

PRELIMINARY



SHEET TITLE: SITE PLAN

SHEET NO. SP-01



Vicinity map for BLA-23-001
Chehalis/Centralia Railroad Museum

APPENDIX

Boundary Line Adjustment Application

For

Chehalis/ Centralia Railroad and Museum

Relocate and extend the SE boundary line of parcel #005811002001, City of Chehalis to the NW.

The city currently provides a long-term lease of this parcel and also parcel #021813000000 to CCRM.

The current boundary line bisects most of our existing depot and deck as can be observed in the attached aerial document. Besides correcting this situation, the new boundary line will allow a new office building to locate on CCRM property thus qualifying for financing and flood insurance.

The adjusted property line would also extend to a corner of the adjacent parcel as exhibited in the attached document.



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(360) 345-2229

www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

Job address: 1101 sw Sylvanus st.

Parcel #: 005811002001 021813000000

Applicant/Contact person

Name: Chehalis/Centralia Railroad & Museum / Richard Tausch

Mailing address: P.O. Box 1680

City, State, and Zip: Chehalis, WA 98532

Phone #: 360 269-1892 Email: (required) Tausch@Localaccess.com

Contractor/Engineer/Surveyor

Contact Name: Kevin Bluhm PLS

Company/Firm Name: Bluhm & Associates Land Surveyors INC.

Mailing address: 1069 S. Market Blvd.

City, State, and Zip: Chehalis, WA. 98532

Phone #: (360) 748-1551 Email: (required) kbluhm@survey-services.com

Contractor's L&I #: to be provided

Project Description: (Create a project narrative on a separate page if there is not enough room to completely describe your project below.)

See Appendix

Current market value of proposed work: boundary line Adjustment only
(Fair market labor and materials)

Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, you grant permission for any City of Chehalis employee the right to access and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

Signature: R. Tausch Director Date: 3-16-23

Print Name: Richard Tausch Director

Office use only

Received by: LF Date Received: 03/20/2023

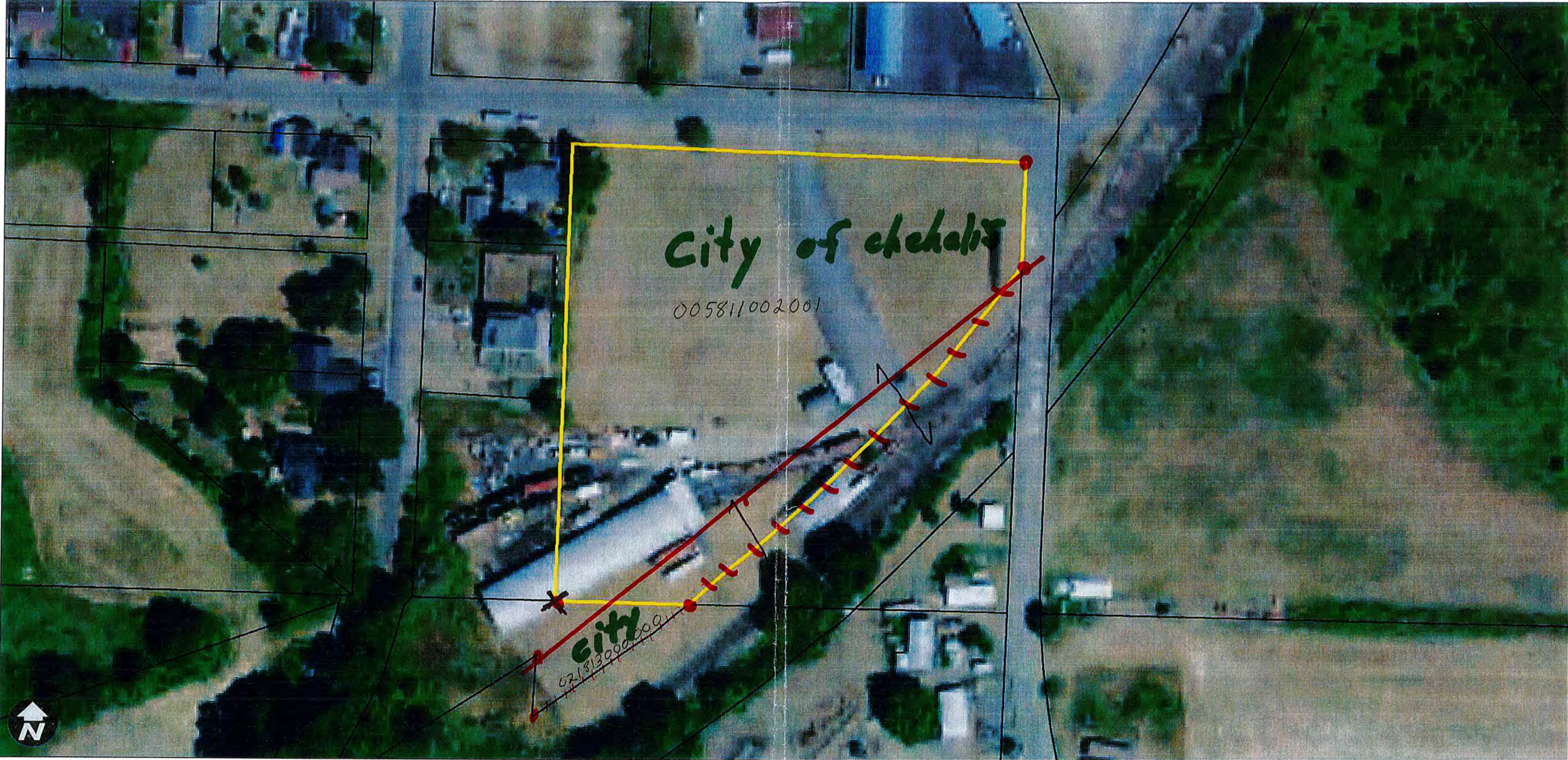
Parcel #: 005811002001, 021813000000

Permit #: BLA-23-001

Zoning: IL

Flood Zone: yes no Zone Classification: A

Lewis County GIS Web Map

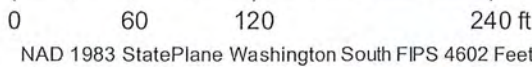


2/2/2023, 1:04:25 PM

-  Parcels
-  Parcels

— = new boundary
|||| = old boundary

1:1,128



Lewis County does not guarantee the accuracy of the information shown on this map and is not responsible for any use or misuse by others regarding this material. It is provided for general informational purposes only. This map does not meet legal, engineering, or survey standards. Please practice due diligence and consult with licensed experts before making decisions.