

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

February 28, 2024, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

## **9:00 AM AC-24-005; 0 SE Oakview Drive**

Applicant proposes to construct a 60 x 70 ft pole building on the northwest corner of the property. Lewis County Parcel 021849000000 totaling 8.73 acres zoned R-1 Single-Family, Low Density.

## **9:30 AM AC-24-006; 2598 Jackson Hwy**

Applicant proposes to construct a new self-storage facility including single-story buildings, on-site drive aisles and maneuvering areas, new underground utilities, and on-site stormwater facilities. Project includes demolition/ removal of existing mobile home and outbuilding for redevelopment of site. Lewis County Parcel 017751000000 is zoned IL Light Industrial in the Urban Growth Area on 4.86 acres.

## **11:00 Interdepartmental staff meeting.**

Join Zoom Meeting

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

# Directions to Development Review Committee

Chehalis Airport Conference Room



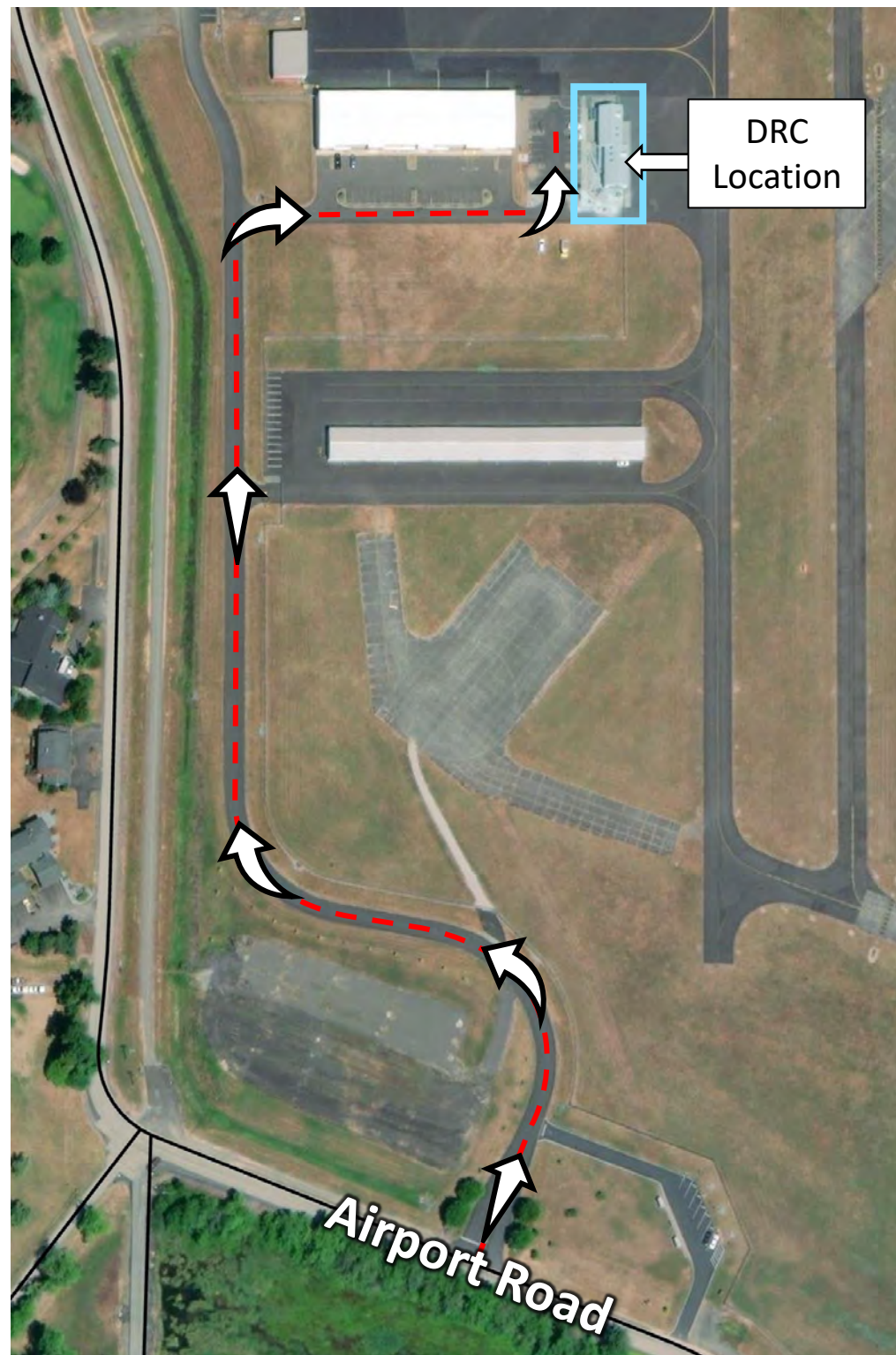
Coordinates:

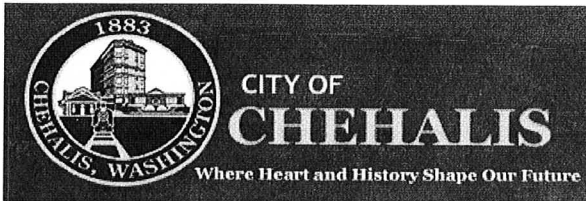
(46.672787, -122.984924)

or

46° 40' 22.0332" N

122° 59' 5.7264" W





**Return your conference application to Community Development Department**  
 1321 S Market Blvd. Chehalis, WA 98532  
 (360) 345-2229  
[www.ci.chehalis.wa.us](http://www.ci.chehalis.wa.us) email: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

**JOB SITE ADDRESS:** NKA SE Oakview

**PARCEL #:** \_\_\_\_\_

**APPLICANT / CONTACT PERSON:**

NAME: Kevin Reynolds  
 ADDRESS: 1915 SE Maple Dr  
 CITY/ST/ZIP: Chehalis, WA 98532  
 PHONE#: 360-304-9738  
 EMAIL: profff@gmail.com

**CONTRACTOR / ENGINEER / SURVEYOR:**

COMPANY NAME: NA  
 CONTACT NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 PHONE #: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_  
 CONTRACTORS L&I #: \_\_\_\_\_

Is the property owner the same as the contact person? Yes  No

**DETAILED PROJECT DESCRIPTION:**

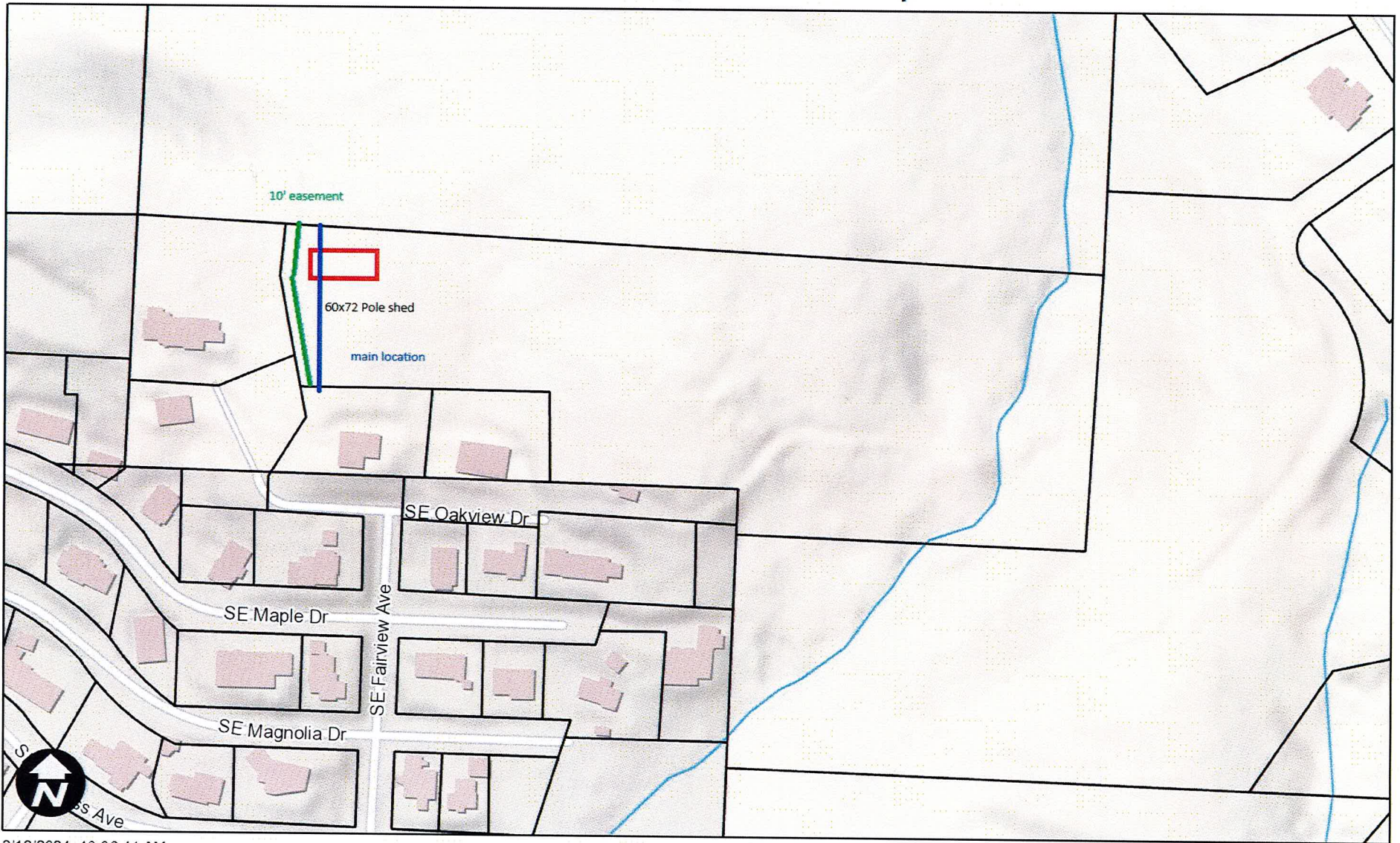
I want to build a 60x72 pole building on the NW corner of my property.

Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

<b>Signature:</b> 	<b>Date:</b> <u>2-12-24</u>
<b>Name (print):</b> <u>Kevin Reynolds</u>	<b>Telephone #:</b> <u>360-304-9738</u>

Office use only	
Received by:	Date Received:
Parcel #:	
Permit #:	
Zoning:	
Flood Zone:    Yes        No	
Zone Classification:	

# Lewis County GIS Web Map



2/12/2024, 10:36:41 AM

Parcels

1:2,257

0 105 210 420 ft  
NAD 1983 StatePlane Washington South FIPS 4602 Feet

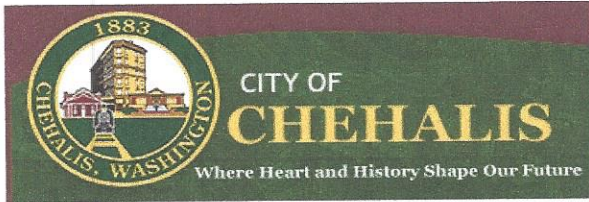


Lewis County does not guarantee the accuracy of the information shown on this map and is not responsible for any use or misuse by others regarding this material. It is provided for general informational purposes only. This map does not meet legal, engineering, or survey standards. Please practice due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

© Lewis County GIS



Vicinity Map for AC-24-005  
0 SE Oakview Drive



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 (360) 345-2229  
[www.ci.chehalis.wa.us](http://www.ci.chehalis.wa.us) email: [comdev@ci.chehalis.wa.us](mailto:comdev@ci.chehalis.wa.us)

**JOB SITE ADDRESS:** 2598 Jackson Hwy

**PARCEL #:** 017751000000

**APPLICANT / CONTACT PERSON:**

NAME: Adventure Investments RE, LLC | Brad Davis  
 ADDRESS: 2044 Little Hanaford Rd  
 CITY/ST/ZIP: Centralia, WA 98531  
 PHONE#: 360-736-0555  
 EMAIL: braddavis@rainierconnect.com

**CONTRACTOR / ENGINEER / SURVEYOR:**

COMPANY NAME: JSA Civil, LLC  
 CONTACT NAME: Charlie Severs, PE  
 ADDRESS: 111 Tumwater Blvd SE, Suite C210  
 PHONE #: 360-515-9600  
 EMAIL: charlie.severs@jsa-civil.com  
 CONTRACTORS L&I #: \_\_\_\_\_

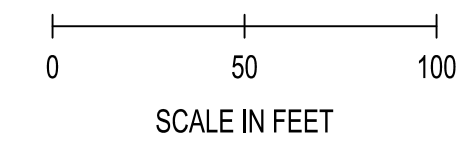
Is the property owner the same as the contact person? Yes  No

**DETAILED PROJECT DESCRIPTION:** Proposal to construct a new self-storage facility including single-story buildings, on-site drive aisles and maneuvering areas, new underground utilities, and on-site stormwater facilities. The project will include demolition/removal of the existing mobile home residence and outbuilding for redevelopment of the site. Access will be provided by a new commercial driveway off Jackson Hwy; the facility will be fenced/gated for security.

Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

<b>Signature:</b> 	<b>Date:</b> <u>02/10/2024</u>
<b>Name (print):</b> Brad Davis	<b>Telephone #:</b> 360-736-0555

Office use only	
Received by: <u>LF</u>	Date Received: <u>2/12/2024</u>
Parcel #: <u>017751000000</u>	
Permit #: <u>AC-24-006</u>	
Zoning: <u>UGA-IL</u>	
Flood Zone: Yes <input type="radio"/> No <input checked="" type="radio"/>	
Zone Classification:	



**LEGEND**

- PROPERTY LINE
- PROPOSED BUILDING
- CEMENT CONCRETE CURB & GUTTER
- CEMENT CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- STALL COUNT

**[X] CONSTRUCTION NOTES**

1. 54,908 SQ. FT. ASPHALT PAVEMENT
2. STORM DRAIN LINE TO INTERCEPT & COLLECT DITCH RUNOFF ACROSS SITE
3. DETENTION POND
4. DRIVEWAY ACCESS TO JACKSON HIGHWAY
5. 4,000 SQ. FT. MINI STORAGE BUILDING
6. 3,900 SQ. FT. MINI STORAGE BUILDING
7. 2,300 SQ. FT. MINI STORAGE BUILDING

REVISIONS
PROJECT NO: 158.002
DRAWN: R. TRANUM
CHECKED: C. SEEVERS
SUBMITTAL DATES
OTB DATE
JSA CIVIL
Engineering   Planning   Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501
STAMP
PRELIMINARY
2598 JACKSON HIGHWAY CHEHALIS, WA 98532
ADVENTURE INVESTMENTS RE, LLC
SHEET TITLE PRELIMINARY SITE PLAN
SHEET SP-01

FEB 13, 2024, 1:30 PM - User: R. Tranum  
C:\USERS\R. TRANUM\DOWNLOADS\TEMP FILE 2024\158.002 - PRELIMINARY SP-01.DWG

**CALL BEFORE YOU DIG**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

