

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

December 21, 2022, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room



9:00 AM Applicant Conference, AC-22-034; 0 Jackson Hwy

Zoning: CG / General Commercial. Lewis County Parcel # 017791000000. Total parcel size – approx. 10.26 acres, 447,000 sq ft.

Applicant proposes an RV Park, coffee shop, mixed-use building and commercial building for RV storage.

9:30 AM Interdepartmental meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/88604981047?pwd=T1hvTXREK2c5V1RtaUJRMFNuNE5QQT09>



CITY OF CHEHALIS

AC-22-034

AC-22-034, RV Park

Form 1(5/24/2021)



Return your conference 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 SITE ADDRESS: 0 Jackson Hwy
Chehalis, WA 98532

PARCEL #: 017791000000

APPLICANT / CONTACT PERSON:

NAME: Windsor Engineers-Bethany Kadow
ADDRESS: 27300 NE 10th Ave.
CITY/ST/ZIP: Ridgefield, WA 98642
PHONE#: 360.606.8265
EMAIL: bkadow@windsorengineers.com

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: Hawes Construction
CONTACT NAME: Devan Hawes
ADDRESS: PO Box 33 Galvin, WA 98554
PHONE #: 360.508.3611
EMAIL: devanhawes@hotmail.com
CONTRACTORS L&I #: _____

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

DETAILED PROJECT DESCRIPTION:

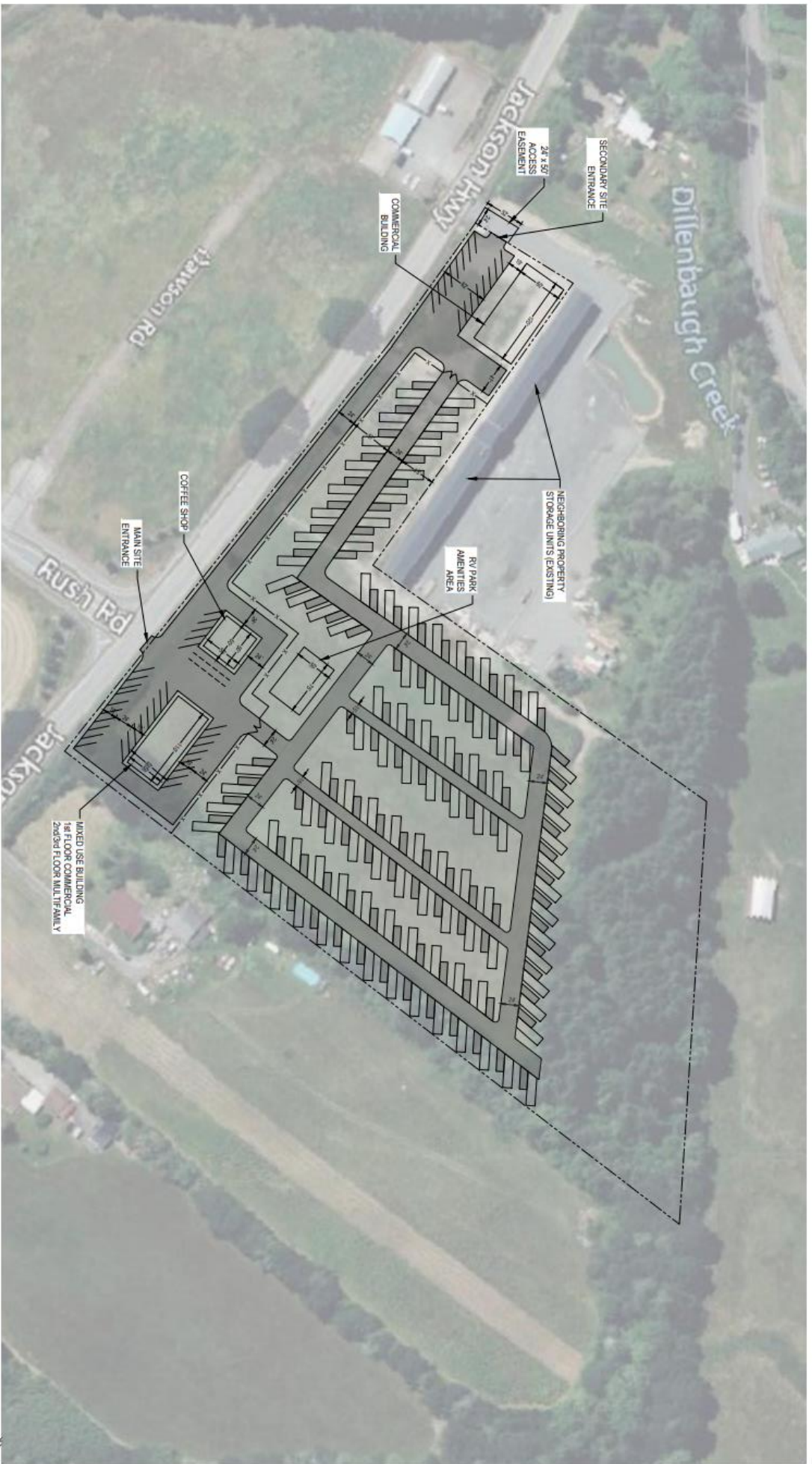
Site development to include an RV park, coffee shop, mixed used building, and a commercial building (anticipated to be RV storage).

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.

<u>Signature:</u> 	<u>Date:</u> 12/06/2022
<u>Name (print):</u> Bethany Kadow - Administration	<u>Telephone #:</u> 360.606.8265

Office use only	
Received by: LF	Date Received: 12/09/2022
Parcel #: 017791000000	
Permit #: AC-22-034	
Zoning: CG	
Flood Zone: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Zone Classification:	

AC-22-034, RV Park



Revisions:

WINDSOR ENGINEERS
 Vancouver, WA
 Duluth + Minneapolis, MN
 www.windsorengineers.com
 Project No: 22214
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PRELIMINARY

CHEHALIS RV PARK (PARCEL #017791000000)
 CHEHALIS, WA
SITE PLAN SKETCH APPROVAL
 Issue Date: 12/02/2022



C100

PRELIMINARY SITE PLAN SKETCH





MEMO

TO: Laura Fisher – City of Chehalis
Nick Swanson – City of Chehalis

FROM: Bethany Kadow – Windsor Engineers

CC: Travis Tormanen – Windsor Engineers
Devan Hawes – Windsor Client/Developer

DATE: December 15, 2022

SUBJECT: Pre-Application Questions – Pre-Application Conference on 12/21/2022
Chehalis RV Park
Windsor Project No. 22214

INTRODUCTION

The purpose of this memo is to provide you with questions that Windsor, as well as our client, would like to get answers to at the Pre-Application Conference that is scheduled for 12/21/2022.

QUESTIONS

- Are the proposed land uses described in the Applicant's DRC application consistent with the current zoning?
- What are the planning and engineering review process steps required to go from DRC to final engineering approval?
- What are the typical review timelines for each step in the process?
- What are the review fees for a project like this that will consist of site development. (The applicant does not intend to short plat the property at all.)
- What will the frontage improvement requirements be for this development?
- Given that there are not currently half street improvements on Jackson Highway in the area of this project – does the City code allow for bonding of half street frontage improvements?
- What are traffic study requirements for a project such as this?
- Will project permitting be all through the City or will there need to be a separate process for any Lewis County permits/coordination items?
- Please provide information on the most appropriate sewer connection location and the depth of the nearest sewer line.
- Is there adequate water availability to serve the RV Park and other buildings proposed for this site?
- Please provide information on the expectations for stormwater analysis and engineering compliance requirements.
- Are there any other known major issues that could cause a major delay and/or potentially make this project not feasible?

CONCLUSION

Windsor looks forward to meeting with you next week, and in the future on this project. We hope sending these questions in advance is helpful to your team.