

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

May 1, 2024, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM AC-24-012; 0 Jackson Highway

Applicant proposes to create a contractor yard to include clearing, gravel, fencing and adding a parking lot with a surveillance system. Lewis County Parcel 017791000000 in the Urban Growth Area is zoned CG- General Commercial.

9:30 AM AC-24-013; 0 Jackson Highway

Applicant proposes an RV Park with gated entrance and all the amenities. Project to include a game room, internet, walking trails, pickleball courts, and community fire pit/barbecue area. Lewis County Parcel 017791000000 in the Urban Growth Area is zoned CG – General Commercial.

10:00 AM AC-24-014; 0 Jackson Highway

Applicant proposes to construct large commercial tilt-up structures ranging from 30,000 sq ft to 200,000 sq ft, featuring overflow truck and trailer parking or contractor yard parking. Lewis County Parcel 017791000000 in the Urban Growth Area is zoned CG- General Commercial.

10:30 AM Interdepartmental staff meeting.

Join Zoom Meeting

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

Directions to Development Review Committee

Chehalis Airport Conference Room



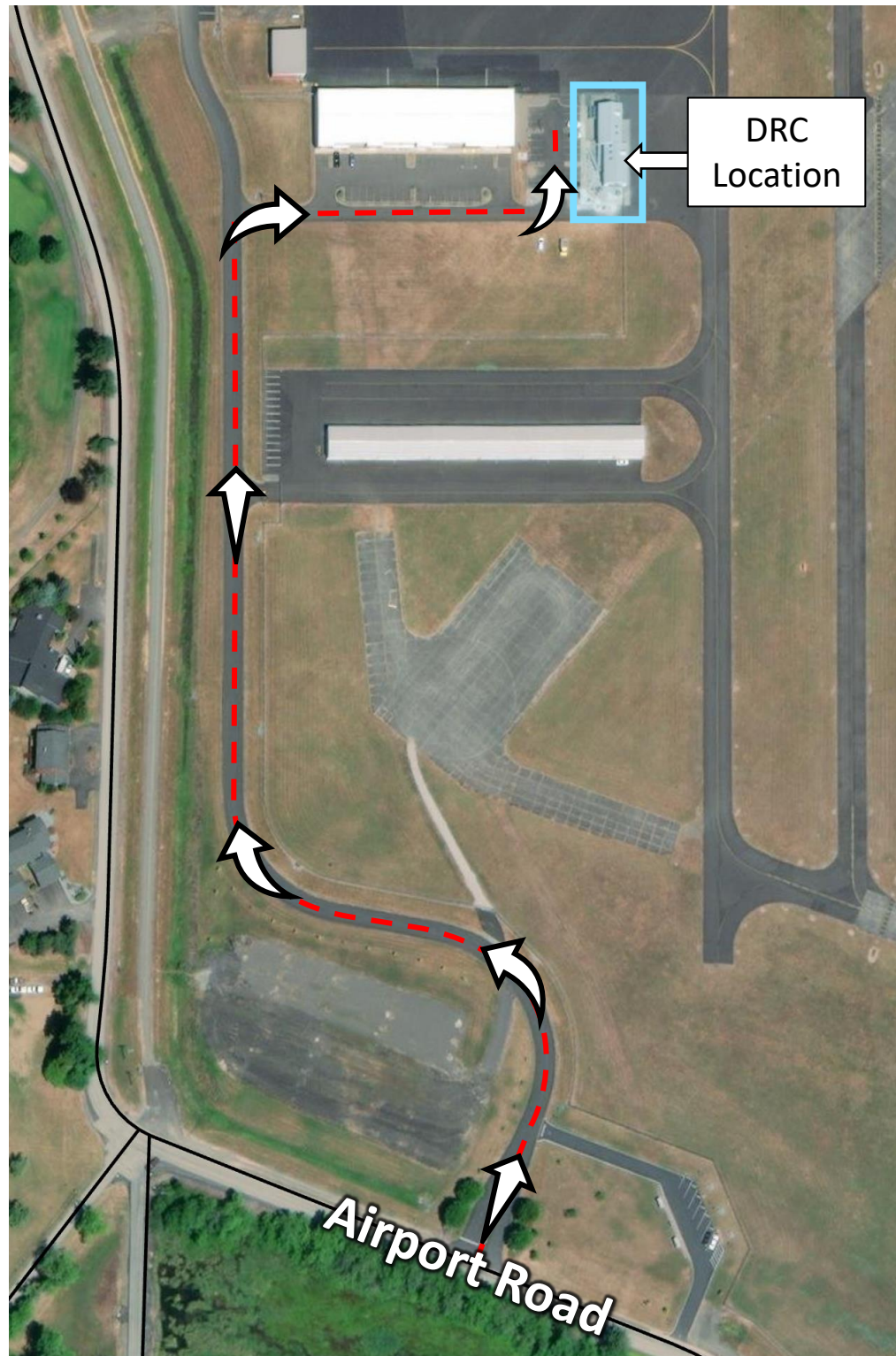
Coordinates:

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

JOB SITE ADDRESS: _____

PARCEL #: 017791000000

APPLICANT / CONTACT PERSON:

NAME: Devan Hawes

ADDRESS: 114 Saley Ln

CITY/ST/ZIP: Centralia, WA 98531

PHONE#: 360-508-3611

EMAIL: devanhawes@hotmail.com

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: _____

CONTACT NAME: _____

ADDRESS: _____

PHONE #: _____

EMAIL: _____

CONTRACTORS L&I #: _____

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

DETAILED PROJECT DESCRIPTION: Creating contractor yard (see narrative)

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> 4/4/24
<u>Name (print):</u> Devan Hawes	<u>Telephone #:</u> 360-508-3611

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



017791000000

R.O.W.

100ft

46.629295 -122.906522 Degrees

2021 Imagery © Hexagon & Lewis County



Project Narrative: Rush rd. development

Project Overview:

The project involves the transformation of a commercial general land into a contractor yard, aiming to create a functional and secure space for contractors to operate efficiently. The project will include clearing sod, spreading gravel, installing a chain-link fence, and adding parking lot lighting and a surveillance system to enhance safety and operational capabilities.

Objectives:

1. **Create a Contractor-Friendly Environment:** The primary goal is to design a contractor yard that meets the operational needs and requirements of contractors, providing a conducive space for equipment storage and project staging.
2. **Enhance Security Measures:** Implement a comprehensive surveillance system and chain-link fence to ensure the security of equipment, materials, and personnel within the contractor yard.
3. **Improve Accessibility and Safety:** Enhance the functionality of the site by adding parking lot lighting to improve visibility and safety during day and night operations.

Project Scope:

1. **Clearing Sod:** The project will involve the removal of existing sod to prepare the land for further development and construction activities.
2. **Spreading Gravel:** Gravel will be spread across the site to create a stable and durable surface for equipment storage and vehicle movement.
3. **Chain-Link Fence Installation:** A chain-link fence will be installed around the perimeter of the contractor yard to establish boundaries and enhance security.
4. **Parking Lot Lighting:** LED parking lot lighting will be installed to illuminate the site and improve visibility for contractors and visitors.
5. **Surveillance System:** A surveillance system with cameras and monitoring capabilities will be implemented to enhance security and surveillance within the contractor yard.

Conclusion:

The transformation of the commercial land into a contractor yard represents a strategic investment in creating a functional, secure, and well-equipped space for contractors to operate effectively. By implementing the proposed improvements and enhancements, the project aims to optimize operational efficiency, enhance security measures, and improve overall safety within the contractor yard.



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: _____

PARCEL #: 017791000000

APPLICANT / CONTACT PERSON:

NAME: Devan Hawes

ADDRESS: 114 Saley Ln

CITY/ST/ZIP: Centralia, WA 98531

PHONE#: 360-508-3611

EMAIL: devanhawes@hotmail.com

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: _____

CONTACT NAME: _____

ADDRESS: _____

PHONE #: _____

EMAIL: _____


CONTRACTORS L&I #: _____

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

DETAILED PROJECT DESCRIPTION:

Creating an RV Park (see narrative)

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> 4/4/24
<u>Name (print):</u> Devan Hawes	<u>Telephone #:</u> 360-508-3611

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

Project Narrative: Pacific Northwest RV Park

Introduction

Welcome to the Pacific Northwest RV Park, a premier destination for travelers seeking a luxurious and relaxing getaway amidst the stunning natural beauty of the Pacific Northwest. Situated on a sprawling 10.26-acre property, our RV park offers a perfect blend of modern amenities and picturesque landscapes, making it the ideal retreat for nature lovers and adventure seekers.

Key Features

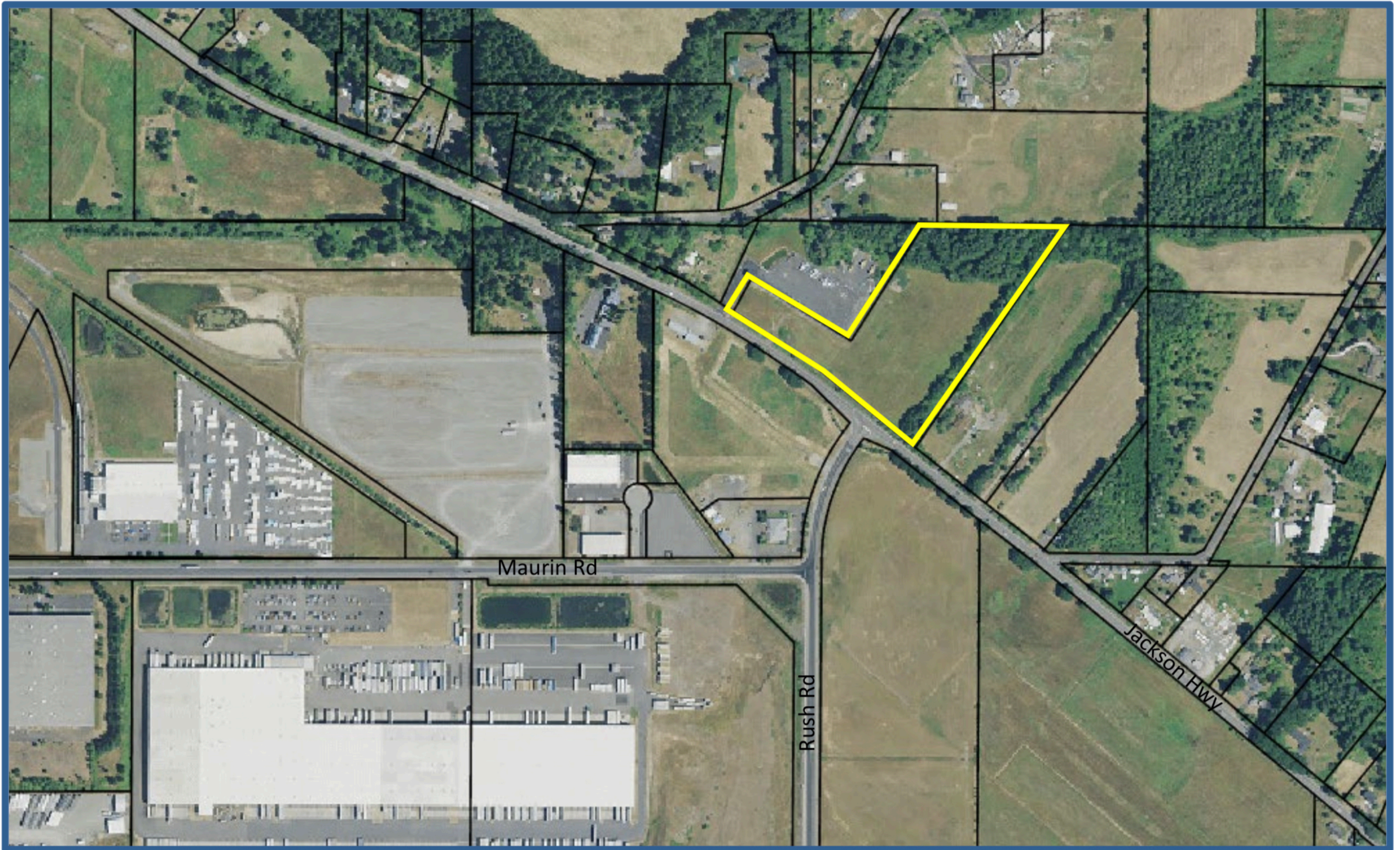
- **Gated Entrance:** As you enter our RV park, you are greeted by a secure gated entrance, providing you with peace of mind and a sense of exclusivity.
- **Spacious Paved Sites:** Each RV site is meticulously designed with spacious paved areas, ensuring that you have ample room to relax and unwind in comfort.
- **High-Speed Internet:** Stay connected with high-speed internet access available throughout the park, allowing you to stay in touch with loved ones and work remotely if needed.
- **Beautiful Landscape:** Immerse yourself in the beauty of the natural surroundings, with lush greenery, vibrant flowers, and stunning views that create a tranquil and serene atmosphere.
- **Game Rooms:** Enjoy some friendly competition in our game rooms, where you can challenge your fellow travelers to a game of pool, cards, or board games.
- **Nature Walking Trails:** Explore the scenic nature walking trails that wind through the park, offering a peaceful and invigorating way to connect with the great outdoors.
- **Pickleball Courts:** Stay active and have fun on our pickleball courts, where you can engage in a fast-paced and exciting game with other guests.
- **Community Fire Pit BBQ Area:** Gather around the community fire pit BBQ area with your friends and family, sharing stories and savoring delicious meals cooked over an open flame.

Location

Our RV park is strategically located to serve as a gateway to some of the most iconic destinations in the Pacific Northwest. Within a short drive, you can explore the majestic Mt. Rainier, the awe-inspiring Mt. St. Helens, the pristine Pacific Ocean, the majestic Olympic Mountains, and the vibrant cities of Seattle and Portland. Whether you seek outdoor adventures, cultural experiences, or urban delights, our RV park provides easy access to a diverse range of attractions and activities.

Conclusion

Experience the ultimate RV camping experience at the Pacific Northwest RV Park, where luxury meets nature in perfect harmony. Whether you are seeking relaxation, adventure, or a combination of both, our park offers everything you need for an unforgettable getaway. Come and create lasting memories in this idyllic oasis nestled in the heart of the Pacific Northwest.



Parcel	017791000000
Address	0 Jackson Hwy
Size	10.26 acres (446,925 SF)
Zoning	UGA (Lewis County)



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: _____

PARCEL #: 017791000000

APPLICANT / CONTACT PERSON:

NAME: Devan Hawes

ADDRESS: 114 Saley Ln

CITY/ST/ZIP: Centralia, WA 98531

PHONE#: 360-508-3611

EMAIL: devanhawes@hotmail.com

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: _____

CONTACT NAME: _____

ADDRESS: _____

PHONE #: _____

EMAIL: _____

CONTRACTORS L&I #: _____

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

DETAILED PROJECT DESCRIPTION:

Commercial building and yard

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> <p style="text-align: center; margin: 10px auto;">4/4/24</p>
<u>Name (print):</u> <p style="text-align: center; margin: 10px auto;">Devan Hawes</p>	<u>Telephone #:</u> <p style="text-align: center; margin: 10px auto;">360-508-3611</p>

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

Project narrative for the 10.26 acre parcel with large commercial tilt-up structures ranging from 30,000 sq ft to 200,000 sq ft, featuring overflow truck and trailer parking or contractor yard parking, is as follows:

The 10.26 acre parcel presents a prime opportunity for a dynamic commercial development that caters to the needs of businesses requiring substantial space for their operations. The focal point of this project is the construction of large commercial tilt-up structures that offer versatile and spacious layouts, with sizes ranging from 30,000 sq ft to an impressive 200,000 sq ft. These structures are designed to accommodate a wide range of businesses, from manufacturing facilities to distribution centers, providing ample room for equipment, inventory, and workforce.

In addition to the expansive tilt-up structures, the parcel includes designated areas for overflow truck and trailer parking. This strategic feature enhances the functionality of the site by providing convenient parking solutions for businesses with a high volume of transportation needs. The overflow parking ensures efficient traffic flow and accessibility for trucks and trailers, optimizing logistics and operations.

Moreover, the inclusion of contractor yard parking further enhances the appeal of the parcel for businesses in need of dedicated space for equipment storage, vehicle parking, and material staging. This designated area serves as a hub for contractors and construction companies to efficiently manage their resources and streamline their project operations.



Option A
175,000 SF Building
Trailer Parking



Option B
30,000 SF Building
Yard Area