



**DESIGN → PERMIT → MANAGE**

September 13, 2022

City of Chehalis  
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Re: Blue Sky Industrial Master Plan – **Revised Narrative**  
RBE NO. 20114

## **Blue Sky Industrial Park**

### Project Description:

Blue Sky Properties desires to create a three-building warehouse complex totaling 202,500 SF gross floor area. The warehouse use would be primarily storage for distribution rather than a trans-load or cross-dock facility. The project would be developed in three phases with the first building 150' x 450', single story with truck access. Utility improvements on the site will include sewer service for interior restrooms, water mains for new fire sprinkler systems and hydrants, site lighting and electrical supply. There are no water or sewer intensive uses proposed for the site. Site grading will be designed to work with existing contours.

The subject site includes five parcels (please see site plan) in Section 15, T13N, R2W, with a total site area of 20.03 acres (21.93 acres after boundary line adjustments). All but one of the parcels is within the City of Chehalis Urban Growth Area.

### Zoning & Density:

The parcels within the UGA are designated Commercial in the comprehensive plan. The 1.68-acre parcel outside the UGA is zoned RDD-20 and is heavily encumbered with a stream/ditch. Surrounding development includes existing commercial facilities located along Hamilton Road, including heavy equipment and rental equipment facilities. Adjacent RDD-20 parcels are generally undeveloped and have historically been used for agricultural production. The site itself has been used for stockpiling and is heavily disturbed. No dwelling units are proposed. The facility may create employment for 100 or more full time employees.

### Public Utilities:

Water & sewer extensions are proposed from Chehalis utilities on Hamilton Road fronting the site. A BPA right-of-way impacts portions of the site on the west. A water main would be looped through the site for fire protection, a common water service meter and line would serve the buildings, and individual grinder pumps with sewer force mains would connect to gravity sewer on Hamilton Road.

### Traffic and Access:

The site gains access from Hamilton Road. This driveway will be improved with paving and drainage. Warehouse traffic will include truck/trailer and light vehicles for employees. Distribution of trips are expected to utilize the Labree Road interchange at I-5, with some trips applied south to the Rush Road services and freeway access.

Stormwater:

Stormwater improvements will be developed on the site for collection, pre-treatment and storage of rainfall prior to release to local drainage way. Stormwater facilities will be lined to reduce impact to groundwater. Facilities will be designed to meet the City of Chehalis drainage manual. A Preliminary Drainage Plan has been prepared using WWHM modeling to size components. A Stormwater Pollution Prevention Plan will be prepared with the building application.

Landscaping and Open Space:

Zoning code may require landscape improvements on site perimeters depending on adjacent zoning or uses. The site will provide some open space by means of the stormwater facilities.

Critical Areas and Environmental Review:

Portions of the site are within the flood zone, primarily areas associated with a drainage adjacent to the site on the south and west boundaries. Grading will be performed so there is zero-net-rise to commonly flooded areas. The western most portion of the adjacent drainage is classified as a Type F and drains to the Newaukum River. The critical area report indicates a 100' setback from the Type F stream portion, an 80' buffer from Category III wetlands associated with the drainage. These areas have been delineated. The project will trigger review under SEPA due to the grading volume, total building envelope and number of parking spaces and trips.

Sincerely,



Chris Aldrich, RLA  
Planning Manager

cc: Project file

Enclosure: Preliminary Site Plan Set