



Community Development Department

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SUMMARY / INTRODUCTION

Application #: Rezone Request UGA-PFA-2023-001 by The Port of Chehalis

Report Date: March 1, 2024

Prepared By: Todd Johnson, City of Chehalis Planner

Project Description: The Port of Chehalis proposes a zoning adjustment for parcels 017857003005 & 017857003006, aligning the zoning boundary with existing natural drainage features to support effective land use and environmental management.

Applicable Regulations and Comprehensive Plan Sections

For the staff report regarding the zoning adjustment request by The Port of Chehalis, the following applicable regulations and comprehensive plan sections from the documents reviewed are highlighted:

Comprehensive Plan Policies and Objectives

Environmental Stewardship and Land Use Compatibility: Emphasizing the importance of leveraging natural features such as drainage for zoning boundaries to ensure environmental protection and logical land use transitions. This aligns with the comprehensive plan's goals for sustainable growth and environmental integrity.

Public Facilities and Services: Ensuring the availability of adequate public facilities and services to support development, which is crucial for the proposed zoning adjustment to facilitate effective land use without compromising service levels.

Economic Development: Encouraging economic development that is consistent with adopted comprehensive plans, promoting economic opportunity and growth within the capacities of the county's natural resources, public services, and public facilities.

Zoning Code Sections

Zoning Boundary Adjustments: Providing guidelines for the alignment of zoning boundaries with natural or man-made features, supporting logical and sustainable land development practices.

Development Review Committee (DRC) Insights

Infrastructure and Environmental Impact: The DRC's notes highlight the necessity of considering the proposal's impact on local infrastructure, including the importance of utilizing natural boundaries for zoning delineations to ensure environmental and infrastructural integrity.

The staff report's review is based on the proposal's compliance with these comprehensive plan policies and zoning code provisions, particularly the strategic use of natural boundaries to define zoning areas. This approach not only aligns with environmental stewardship principles but also facilitates clearer and more effective land use planning and development.

BACKGROUND INFORMATION

The Port owns the Bishop Road Industrial Site 2 (BRIS2), comprising parcels 017857003005 (zoned Light Industrial, IL) and 017857003006 (zoned Residential, R3). The request aims to adjust the zoning boundary to match physical drainage features, facilitating a clear and manageable separation between industrial and residential zones.

ANALYSIS

Natural Boundary Utilization: Leveraging the jurisdictional ditch as a natural boundary offers a practical and ecologically sensitive approach to zoning delineation, ensuring a cost-effective and environmentally considerate solution.

Buffer Zone Creation: The proposal includes enhancing the buffer zone with vegetation for sound buffering and visual limitations, aligning with best practices in land use planning and community aesthetics.

Strategic Land Use Planning:

The adjustment supports strategic land use planning by using natural drainage as a definitive boundary, promoting clarity and manageability in zoning applications.

Community and Environmental Benefits:

The proposal's approach to buffer zone enhancement is expected to provide significant benefits in terms of noise reduction and visual screening, contributing positively to the community's quality of life and environmental integrity.

Infrastructure and Services:

The rezone and boundary adjustment will not adversely impact the provision of municipal services or infrastructure, aligning with the city's capacity to support development within the UGA.

Recommendation

Given the proposal's alignment with the Comprehensive Plan's goals, zoning principles, and environmental stewardship objectives, the request requires a SEPA review and possibly some additional information from the applicant. Request any additional information needed for PC review and request the applicant prepare a SEPA ECL for publication.

Suggested Action:

Request additional information from the applicant as needed for planning commission review and recommendation to be considered at a future Planning Commission hearing and a motion to continue this hearing until the information is received and SEPA has been published.

Exhibits:

Exhibit A: Memorandum from Bill Teitzel, Operations Manager

Exhibit B: DRC Meeting minutes and agenda packet

Exhibit C: Petition for Amendment Documentation

M E M O R A N D U M

To: Todd Johnson, Consulting Planner – City of Chehalis

Date: February 7, 2024

From: Bill Teitzel, Operations Manager

Subject: Additional comments for proposed zoning adjustment UGA-PFA-2023-001–
parcels 017857003005 & 017857003006

The Port appreciates the Development Review Committee’s review of our zoning adjustment request. Prior to making this request, the Port worked with consultants to explore the possibility of relocating the jurisdictional ditch water feature on parcel 017857003006 to maximize the light industrial available area for future development. To comply with state and federal regulations, it was determined that relocating the drainage ditch would be cost prohibitive and not wise management of public spending.

This decision led us to request the zoning adjustment and utilize the ditch as an adequate buffer zone between industrial zoned and residential zoned property. As mentioned in the proposal, the buffer zone will be planted with appropriate vegetation for both sound buffering and visual limitation abilities.

PETITION FOR AMENDMENT

(check only one)

- Chehalis Comprehensive Plan (July 12, 1999)
- Chehalis Uniform Development Regulations (March 25, 2002)
- Chehalis Public Works Standards (July, 2005)
- Chehalis Zoning Map (Rezone)
- Other (specify): _____

To: The Honorable Mayor and City Council
Chehalis Planning Commission
Chehalis Development Review Committee

From: [The undersigned]

Date: October 13, 2023

Subject: Request for Formal Review and Decision on a Proposed Change to the Indicated Document.

1. The specific location (page number, section number or other identification) of the referenced text or map to be considered for amendment:

Tract A Tax parcel 017857003005 and Tract B Tax parcel 017857003006

2. The specific text proposed to be changed. Use ~~strikethrough~~ format to indicate text proposed to be deleted, and underline format for text proposed to be added. If lengthy, attach additional pages:

See attached Foresight Surveying exhibits A (Parcel legal description), B (Proposed Light Industrial, zoning legal description) and C (diagram).

3. Submit a map for the alternative to the existing map. (Attach). Use dashed lines to indicate new lines proposed to be added or moved, and 'X's on removed or revised lines.

4. The specific reason (in detail) why this change is necessary:

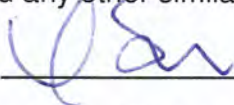
The Port would like to retain the original Light Industrial (IL) zoning on Tract A all the way to a jurisdictional water body (ditch) that is difficult to relocate, and also serves as a sufficient boundary between R3 zoned property and IL zoned property.

5. The anticipated/expected affect of this change on the location, vicinity and/or overall community:

The Port will also submit a Boundary Line Adjustment (BLA) on Tract A extending the parcel line to match the proposed zoning request.

The jurisdictional drainage ditch serving residential properties to the east and will not be impacted. Future development of Tract B will closely match the surrounding residential zoned areas.

6. ***By my signature hereon,*** I hereby certify that I have a full understanding of the implications of the above proposal, and request an opportunity to present testimony at any public hearing(s) held on this petition. I further understand that the Chehalis city council will consider this and any other similar petitions only during the second quarter of a calendar year.

Signature (x): 

Printed name: Lindsey Senter, CEO Port of Chehalis

Mailing address: 321 Maurin Road
Chehalis, WA 98532

Phone #: (360) 748-9365

OFFICE USE ONLY:

Received 10/16/2023 By LF

File # UGA-PFA-2023-001

Fee paid on _____ Check #: _____

Receipt # _____

Submit to the Development Review Committee on: _____

Submit to the Planning Commission on: _____

Submit to the City Council on: _____

EXHIBIT A
PARCEL LEGAL DESCRIPTIONS

APN: 017857003005

TRACT A OF CITY OF CHEHALIS UGA BLA NO. UGA-BL-19-004
TOGETHER WITH AND SUBJECT TO A UTILITY EASEMENT AS RECORDED UNDER LEWIS
COUNTY AUDITOR'S FILE NO. 3139981

APN: 017857003006

TRACT B OF CITY OF CHEHALIS UGA BLA NO. UGA-BL-19-004
TOGETHER WITH AND SUBJECT TO A UTILITY EASEMENT AS RECORDED UNDER LEWIS
COUNTY AUDITOR'S FILE NO. 3139981

EXHIBIT B
PROPOSED LIGHT INDUSTRIAL ZONING LEGAL DESCRIPTION

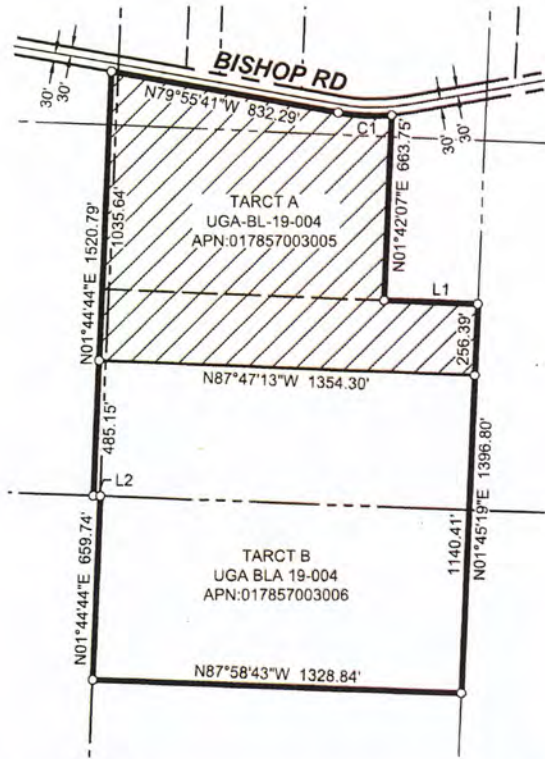
TRACT A OF CITY OF CHEHALIS UGA BLA NO. UGA-BL-19-004

TOGETHER WITH

THAT PORTION OF TRACT B OF CITY OF CHEHALIS UGA BLA NO. UGA-BL-19-004
LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT A;
THENCE S01°44'44"W ALONG THE WEST LINE OF SAID TRACTS A AND B A
DISTANCE OF 1035.64 FEET TO THE **POINT OF BEGINNING**;
THENCE S87°47'13"E A DISTANCE OF 1354.30 FEET TO THE EAST LINE OF SAID
TRACT B AND THE **TERMINUS** OF DESCRIBED LINE.

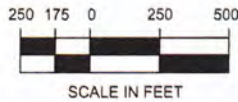
EXHIBIT C
 PORTION OF THE SW 1/4 NE 1/4, SE 1/4 NW 1/4
 AND NW 1/4 SE 1/4 SEC 14, T 13 N, R 2 W, W.M.
 LEWIS COUNTY, WASHINGTON



LINE AND CURVE DATA

LINE	BEARING	DISTANCE
L1	N87°47'13"W	337.67'
L2	N87°53'16"W	25.00'

CURVE	DELTA	RADIUS	LENGTH
C1	14°44'28"	749.91'	192.94'



LEGEND

- SECTION LINE
 - - - CENTERLINE
 - . - . RIGHT-OF-WAY LINE
 - LOT LINE
 - PROPOSED ZONING LINE
 - SITE BOUNDARY/ PARENT PARCEL
-
- ZONE CHANGE AREA = 24.55 AC



FORESIGHT
SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 1583 N NATIONAL AVE
 CHEHALIS, WA 98532 OFFICE: (360) 748-4000

EXHIBIT C
 JOB NO: 5300 DATE: 08/30/2023
 LEWIS COUNTY, WASHINGTON