

MAR 03 2022



Lewis County Board of County Commissioners
351 NW North St.
Chehalis, WA 98532

Email: BOCC@lewiscountywa.gov

Dear Chair Pollock:

In accordance with Resolution 98-208, the original lease between the East Lewis County Public Development Authority (ELCPDA) and the Board of County Commissioners (BOCC), the ELCPDA requests consideration and approval from BOCC for the sublease of Building #2 at the Packwood Business Park to a new tenant, as well as a change of use to Building #2.

Background on creation of East Lewis County Public Development Authority:

On May 20, 1996, Ordinance 1149 was adopted by the BOCC, and it provided for the creation of the ELCPDA to assist with and provide for small business and light industrial development, and to perform any other function specified in the ordinance and the Charter of the ELCPDA. Ordinance 1149 also approved the Charter of the ELCPDA and is codified in Lewis County Code Chapter 2.30. The jurisdictional boundary of the ELCPDA is the same boundary as the White Pass School District jurisdictional boundary as established in Ordinance 1149.

The Charter of the ELCPDA lists one of several purposes is to provide a multi-tenant building or buildings in which new and expanding light industrial and small business can locate during their critical development years.

Background on creation of Packwood Business Park:

On April 27, 1998, the BOCC passed Resolution 98-208 approving the lease agreement between Lewis County and the ELCPDA for county owned real estate in Packwood and the leased premises would be used for the purpose of promoting and assisting small business and light industrial development within east Lewis County for a lease period of fifty years (May 1, 1998 through March 31, 2048) and renewable in 10-year increments thereafter. The lease agreement was amended on October 25, 1999, to correct the legal description of the parcel. Resolution 98-208 and the lease agreement (both the original and the amended lease agreements) required the ELCPDA to submit to the BOCC a plan demonstrating its intended use of the property and required approval by the BOCC. The leased premises is located on parcel number 035179006002 at 112 Norman Way, Packwood.

Background - building construction and physical site development at Packwood Business Park:

On May 26, 1999, the ELCPPA submitted a SEPA Checklist and a conceptual site plan for the Packwood Business Park on 7.7 acres of the 17-acre parcel (parcel number 035179006002) to Community Development. The conceptual site plan provided for four development sites within the proposed business park and for each site to include 8,000 square feet of building space (total of 32,000 square feet of business space) for the purpose of promoting and assisting small business and light industrial development within east Lewis County. The BOCC approved Resolution 00-053 on February 7, 2000, confirming the BOCC had reviewed and approved the conceptual plan for the Packwood Business Park and Incubator Buildings to be consistent with the intended use of the property and with the lease agreement.

The Binding Site Plan (BSP) code at that time did not require commercial and industrial properties to use the BSP process but did grant the option for a property owner to use the process to create new commercial and industrial parcels. The Packwood Business Park is vested to these standards.

The building construction at the Packwood Business Park began with Building #1 – Phase I – building shell only. Building Permit number B9906073 was issued for a building shell of 8,000 square feet for commercial and industrial use. The building permit was finalized on November 26, 2001. Building #1 was converted from the building shell into a gun shop through Building Permit number B03-001171 on December 15, 2003. A 2,200 square foot storage shed addition for manufacturing was authorized for Building #1 through Building Permit number B06-001277 utilizing some of the conceptual square footage from building site #3. On July 29, 2009, Building Permit number B09-00514 was issued to complete interior remodeling for Building #1 and is currently the location of the Presbyterian Thrift Store.

On October 26, 2009, the BOCC approved Resolution 09-357 authorizing a loan of \$300,000 to the ELCPPA from the Distressed Counties Money to finance the construction, acquisition and improvements to the Packwood Business Park, Phase II (Packwood Business Park) and approved the site plan amending the 1999 conceptual site plan. Building Permit number B09-00842 was issued on December 16, 2009, for the construction of Building #2 for a commercial/industrial ammunition manufacturing building, the underground firing range, and two ammunition storage buildings. Building #2 is 13,600 square feet and utilized some of the conceptual square footage from building site #3 and the two storage buildings of 400 square feet each utilized the remaining conceptual square footage from building site #3 and a portion of the conceptual square footage from building site #4. Stormwater facilities (permit number SW09-00011) for the Phase II Packwood Business Park Expansion was granted final approval January 10, 2011.

From the original 1999 conceptual site plan approval there was 32,000 square feet of building space authorized and 24,400 square feet has been utilized. The Packwood Business Park has a remaining 7,600 square feet of conceptual building space that could be constructed if a Phase III business park site is approved by the BOCC prior to submitting construction permits.

Proposed change of use and sublease:

Building #2 is proposed to be converted from the ammunition manufacturing facility into a beer manufacturing facility (a full production brewery) with associated retail by Longmire Springs Brewing, LLC (Peter Charbonnier and Amy Besunder – tenants). Only interior remodeling is proposed to Building #2 for the tenant improvements. Also, no new ground disturbance is proposed.

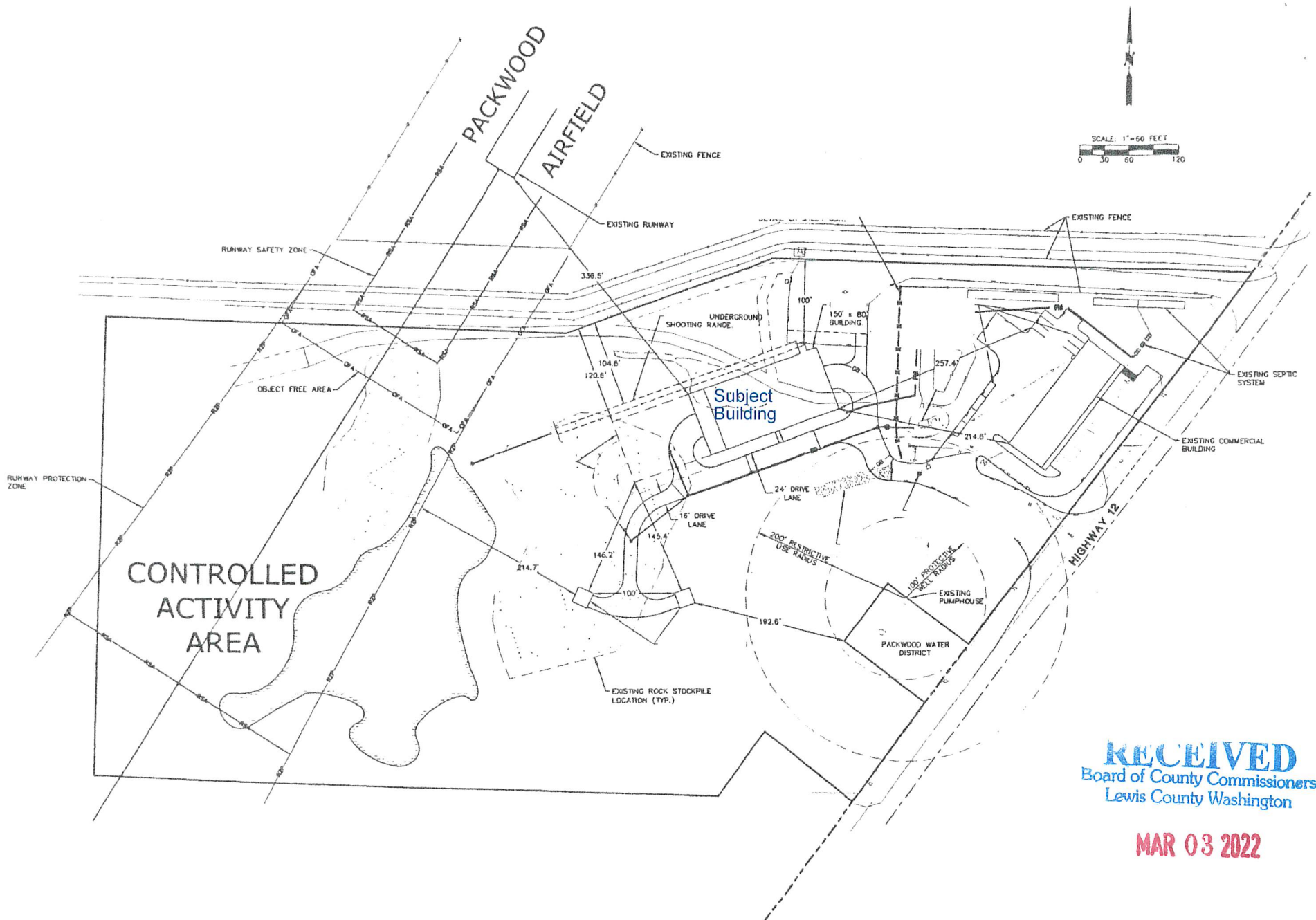
If the BOCC approves the request, the ELCPPA will assist the tenant and initiate permitting with the permitting agencies. Our understanding of the permitting process is as follows:

- ❖ The Master Site Review (MSR21-0858) currently in process.
- ❖ Apply for Water Availability Notification (WAN) form signed by LCWSD#3.
- ❖ Apply for septic connection permits with County Environmental Services Division.
- ❖ Once the water and septic reviews are approved, a building permit application for the interior remodel will be submitted for review and issuance by the County Building Division.
- ❖ Prior to operation of the brewery, the building will need to be issued a final inspection and certificate of occupancy.
- ❖ We understand that several past building permits do not have final approval, including occupancy. The building permits were issued and inspected, but not finalized in the county's permit tracking system. The ELCPPA will work with the County Building Division to close out and complete.

C G Monkman

Secretary Treasurer
East Lewis County PDA

Longmire Springs Brewing Site Plan

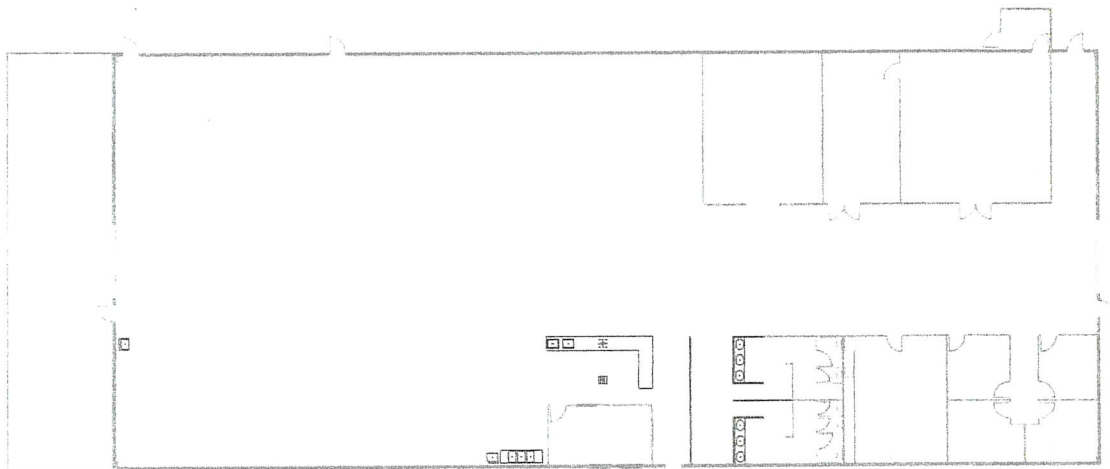


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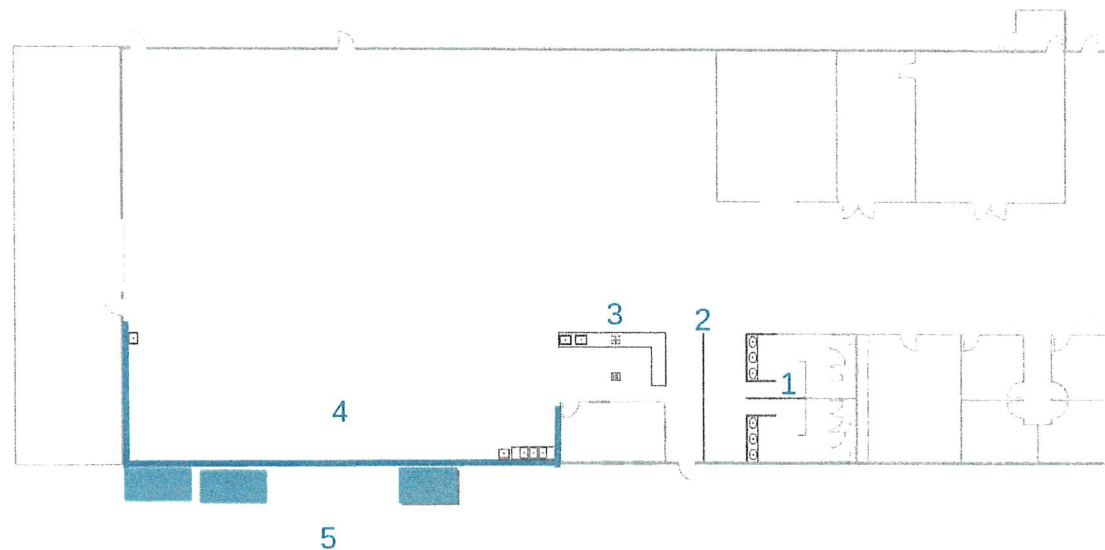
Longmire Springs Brewing Floor Plan



1/16" = 1'-0"

Existing walls and fixtures shown in grey
New walls and fixtures shown in black

Longmire Springs Brewing Preliminary Construction Plan



1. Bathroom addition - 5/8" type X GWB each side, 4" metal studs at 4" O.C., fin. floor and base, laminate countertops, 2 single compartment drop-in sinks.
2. Partition wall - 5/8" type X GWB each side, 4" metal studs at 4" O.C., sound insulation, fin. floor and base.
3. Bar area – laminate countertop, 1 drop-in glassware sink, 1 hand wash sink, 1 automatic glass washer floor sink, 1 draft beer drip tray floor sink.
4. Manufacturing area – 2 wall mounted hand wash sinks, 1 free standing three compartment sink, new framed walls with 5/8" type X GWB, 4" metal stud, .090 FRP wall board, epoxy flooring, sanitary slot drain.
5. 2 1300 gallon waste water holding tanks, Chillstar Glycol unit