

**A
PROJECT NARRATIVE
FOR
MINOR ROAD
COMPREHENSIVE PLAN
AMENDMENT/REZONE**

**SUBMITTED TO
CITY OF KELSO**

FOR HILANDER PROPERTIES, LLC

June 2024

General Information

Applicant/Owner: Hilander Properties, LLC
604 N 16th Avenue
Kelso, WA 98626
Attn: Tim Wines
(360) 431-9988

Project Contacts: Three Rivers Land Services, PLLC
Tim Wines, Project Engineer
604 N. 16th Avenue
Kelso, WA 98626
360-431-9988
tim@threeriv.com

Project Location: Minor Road
Kelso, WA 98626
Parcel 207210100

Project Area: 1.68 acres

Existing Zoning: RSF-5 (Residential Single-Family 5,000 sf)

Comprehensive Plan: Lower Density Residential

Project Location and Development Proposal

Hilander Properties, LLC is proposing to amend the Comprehensive Plan Map and rezone approximately 1.68 acres in Kelso. The property is located between Minor Road and Motel 6 approximately 700' north of the intersection of Minor Road and Allen Street in the Southeast ¼ of Section 26, T8N, R2W of the Willamette Meridian. The property has no assigned address, but the parcel number is 207210100. The property is currently designated as Lower Density Residential on the city's Comprehensive Plan Map and is zoned Residential Single-Family 5,000 sf (RSF-5). The applicant is proposing to change the comprehensive plan designation to Commercial and rezone it to Regional Commercial (RC). It is not known at this time who the future tenants will be.

The property is an irregularly shaped piece with the majority of the site being flat and covered in grass. However, there are steep slopes which are covered in mature timber on a small portion of the northern part of the property. There are no existing structures located on the site. The Motel 6 property to the east and the properties to the south, which includes a Jack-in-the-Box restaurant, a Starbucks, a drive through car wash, and a Verizon store, all have a Comp Plan designation of Commercial and are zoned RC. It should be noted that the northernmost of the two parcels that the Motel 6 is constructed on is still designated as Lower Density Residential on the city's comprehensive plan map and zoned as RSF-5. The remaining properties east of the site, and north of the Motel 6 site, are all zoned RSF-5. However, they have steep topography and are mostly covered in timber. In addition, Parcel 20721 directly north of the Motel 6 site contains an active landslide moving in the direction of Motel 6 with a scarp line at the base of NE 16th Avenue. Therefore, due to topography and critical areas, these sites will most likely never be developed. This provides a natural buffer between the proposed commercial and existing residential uses. Finally, the property is bounded on the west by Minor Road and Interstate-5 (I-5).

Access to the property will be obtained from Minor Road. Minor Road is classified as a collector road in the City of Kelso's comprehensive plan. While this is preferred for a commercial development, it is less than ideal to use for access to a residential property. Furthermore, the properties proximity to Interstate-5 raises concerns for a residential development due to traffic noise.

While it is not known what the development will look like at this time, a grade and fill permit has been applied for to allow for placement of fill material to elevate the site to allow access to Minor Road. The approval of the grade and fill permit will allow for acquisition and placement of fill material during the immediate summer months. All necessary utilities for the future development are either located on the site or are in the Minor Road Right-of-Way (ROW). There are two existing sanitary manholes located on the site that are connected by a 16" sewer main. There is a stormline ranging in size from 48" to 60" on the east side of Minor Road that parallels the site along with an existing catch basin. This storm system collects the existing runoff from the site and will be sufficient to convey stormwater from the future development. Finally, there is an existing

16" DI water main located on the west side of Minor Road. This water main is sufficient to provide domestic service and fire flow to the site.

Summary

Given the facts stated above, the applicant believes that changing this property's Comprehensive Plan designation to Commercial and rezoning it to Regional Commercial meets the policies of the city's comprehensive plan and would be beneficial to the city and the community because it would allow for a more intensive use of the land and provide the same or higher level of service more efficiently and cost effectively. The change would allow for development of an income producing property which would generate tax revenue for the city with a minimal amount of additional infrastructure that would require future maintenance. Furthermore, the property is topographically separated from other residential properties by the steep slopes and existing vegetation. In addition, changing the Comp Plan designation and zoning as proposed would match the adjacent properties. It also would be a better use for the property when considering the proximity to Interstate-5 and the surrounding uses. Therefore, we believe the requested Comprehensive Plan designation change and rezone are warranted and in the City of Kelso's best interest.