



City of Kelso

203 S. Pacific P.O Box 819
Kelso, WA 98626
Phone (360) 423-1371

Permit #:LUA2020-0001

Application Date: 12/22/2020

Final Decision:

Expires: 06/20/2021

Land Use Permit

Job Address:	1107 4TH AVE S, KELSO	Parcel Number:	23386
Permit Type:	Commercial	Project:	CONDITIONAL USE PERMIT FOR: Youth & Family Link Neighborhood Facility
Location:	1107 4TH AVE S, KELSO		
Total Permit Fees:	\$1,000.00		

Contacts

	NAME	ADDRESS	PHONE / EMAIL	
APPLICANT:	YOUTH/FAMILY LINK	907 DOUGLAS ST LONGVIEW, WA 98632		
CONTRACTOR:	J H KELLY LLC C/O Bernard Josh	821 THIRD AVE LONGVIEW, WA 98632	(360) 355-0161 jbernard@jhkelly.com	LIC: JHKELL*011KC EXP: 05/03/2021
PROP OWNER:	YOUTH/FAMILY LINK	907 DOUGLAS ST LONGVIEW, WA 98632		

Work Description

Conditional Use Permit for Youth & Family Link Neighborhood Facility

Special Conditions

None

NOTICE: Separate permits and approvals may be required for this project. Every permit shall expire by limitation and become null and void if the work authorized by such a permit is not completed within 180 days from date of issuance of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. All provisions of laws and ordinances governing the type of project shall be complied with whether specified herein or not. The granting of a permit or an approval does not presume to give authority to violate or cancel the provision of any federal, state, or local laws regulating construction, the performance of construction, and/or operation of the project or use. **I hereby certify that I have read and examined this permit and know the same to be true, and if any of the information provided is incorrect, the permit may be revoked.**

Applicant/Agent Signature

Date

Authorized By

Date



MASTER LAND USE APPLICATION

Questions and Applications
can be directed to:

Community Development
203 S. Pacific #208
PO Box 819
Kelso WA 98626

360-423-9922 (Office)
360-423-6591 (Fax)
building@kelso.gov

For Office Use Only
RECEIVED
CITY OF KELSO
DEC 22 2020
COMMUNITY
DEVELOPMENT

Office Use Only	<input type="checkbox"/> Zoning	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> SEPA	<input type="checkbox"/> Type I Review	<input type="checkbox"/> Type II Review	<input type="checkbox"/> Type III Review
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CHECK ALL THAT APPLY AND ATTACH THE APPROPRIATE SUPPLEMENTAL FORM(S)

Zoning / Comp Plan Amendment		Subdivision	Other
<input type="checkbox"/> Annexation	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Alteration/Vacation	<input type="checkbox"/> Appeal
<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Rezone / Comp. Plan Amend	<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Environmental Checklist
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> JARPA:
<input type="checkbox"/> Design Review	<input type="checkbox"/> Text Amendment Request	<input type="checkbox"/> Short Subdivision	<input type="checkbox"/> Critical Area
	<input type="checkbox"/> Variance	<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Shoreline Exemption
		<input type="checkbox"/> Subdivision (Long)	<input type="checkbox"/> Substantial Development
		<input type="checkbox"/> Subdivision Variance	

Project Name: Youth & Family Link - Kelso Satellite Office

Property Address: 1107 S 4th Ave Kelso, WA 98626

Parcel Number(s): 23386 Will project be in the Flood Plain (yes/no)

Any part of this property within 200 feet of a shoreline of statewide significance (yes/no) (no)

Will there be any filling, grading or excavation associated with the project (yes/no) If yes, quantity of earthwork 10 CY

Project Description Removal of existing residence. Build a new neighborhood community center.

Applicant Information

The property owner(s), by signing this form, hereby state as true that they are the owner(s) of the property that is the subject of this application, have reviewed the proposal as presented in the application, and wish to pursue the change(s) in land use.

Applicant PROPERTY OWNER			
Business Name: <u>Youth & Family Link - Kelso Satellite Office</u>	Contact Name <u>Corie Dow-Kramer</u>		
Mailing/Billing Address: <u>907 Douglas St</u>	City: <u>Longview</u>	State: <u>WA</u>	Zip: <u>98632</u>
Phone: <u>(360) 423-6741</u>	Email: <u>cdow@linkprogram.org</u>		
Signature:	Date: <u>June 26, 2019</u>		

Representative of Applicant			
Business Name: <u>JH Kelly</u>	Contact Name <u>Josh Bernard</u>		
Mailing/Billing Address: <u>821 3rd Ave</u>	City: <u>Longview</u>	State: <u>WA</u>	Zip: <u>98632</u>
Phone: <u>(360) 355-0161</u>	Email: <u>jbernard@jhkelly.com</u>		

Additional PROPERTY OWNER			
Business Name:	Contact Name		
Mailing/Billing Address:	City:	State:	Zip:
Phone:	Email:		
Signature:	Date:		

If there are additional property owners, provide attachment in the same format and with same declaration.

Are existing structures located on lots?

No

Yes

(Show location and label type of structure on map.
Identify uses of all existing and proposed structures.)



JH| **KELLY** Youth & Family Link

Kelso Neighborhood Facility

Existing



JH KELLY Youth & Family Link

Kelso Neighborhood Facility

New



12.21.20

Youth & Family Link
Proposed Kelso Satellite Facility
1107 S 4th Ave
Kelso, WA 98626

PROJECT NARRATIVE

APPLICANT

Corie Dow-Kramer, Executive Director

Youth & Family Link
907 Douglas St
Longview, WA 98632
360-423-6741
www.linkprogram.org

Youth & Family Link promotes positive change in our local community by partnering with local agencies, business, and residents to offer a variety of free programs for the under-served residents of Cowlitz County. Local community support enables the 'link-ing' of children, youth, and families through services such as Outreach & Engagement, Teen Mentoring, Afterschool Programs, Peer Support, Anger Management, Drug & Alcohol Prevention, Social Norms, and Community Recreation.

Note: the project scope changed from the original CUP proposal which was approved on August 19, 2019 per the City of Kelso Hearings Examiner, Hearing No. CUP 19-001.

PROPOSED REVISED PROJECT

The proposed new structure would serve as a local neighborhood satellite facility. The current structure is a residence located at 1107 S 4th Ave in Kelso, near Wallace Elementary School. The proximity of the school, large lot, two outbuildings, and large floor plan make it ideal for local families. The facility will be available for children, youth, and families Monday through Friday 10AM – 7PM, and occasionally on weekends. At least one staff member will be present during all programs and activities.

The proposed project could facilitate up to 50 local residents and would be available for other uses such as Boy Scouts, Girl Scouts, neighborhood meetings, parent meetings, school programs. It would be a kind of 'Urban Grange'.

With the emphasis on local neighborhood activities, most within walking distance, the project would have minimal impact on local AM/PM traffic trips.

Onsite parking will consist of one ADA parking stall and one staff parking stall. In addition, the Superintendent of Kelso School District has granted written permission to access nearby Wallace Elementary School parking lots for staff and patron parking.



There are (3) existing structures, the house and two small detached shops. All structure will be demolished. The existing basement would remain as a crawl space for the (1) new structure which would be built on the former structure's footprint.

EXISTING RESIDENCE

The current house is a single-family, 3-bedroom, 1 bath residence built in 1923. Per the previous CUP, in June 2019, Youth & Family Link acquired the property from Z/M Properties LLC, Vancouver WA, who owned the residence, and used it as a rental property. The property consists of a 1,300 SF home on a 9,500 SF (.22 acre) lot. The property has two detached shops, one 192 SF and the other 384 SF. In the 1960's, a full-size basement was constructed, consisting of a large open space and a half-bath. The property is located in the low risk flood zone due to the nearby levee.

EXISTING CONDITIONS

JH Kelly has performed an inspection as a part of the feasibility study. In addition, Homeland Inspections performed a professional home inspection as a condition of the purchase & sale agreement. There are signs of routine maintenance neglect and some minor settling issues, but given the age of the structure, it is in relatively good condition.

The basement has a working sump pit & pump. During the rainy season, the basement has minor seepage which is contained by the sump.

PROPOSED IMPROVEMENTS

Site

- Demolish (3) existing structures entirely, with the exception of the existing basement
- Clear weeds and unwanted shrubs
- Remove existing cedar fence
- At rear, install new 6' chain-link fence with privacy slats, two 12' rolling gates for alley access
- At sides, install new 6' chain-link fence with privacy slats for 24 LF, 4' chain-link with privacy slats to front
- At front, install new 4' wrought iron fence and swing gates
- Divide large lot into landscaped area with pergola, turf area, and a small community garden area
- Prune existing trees
- Remove existing onsite sidewalk

Debris Removal

- During the feasibility, lead based paint was discovered
- All asbestos and lead based materials will be properly abated and disposed of

Access

- Delineate new disabled parking space and signage on existing paved driveway
- Add new entry access ramp & railing
- Add ADA compliant restroom improvements
- The basement level will have same use as the main level; therefore, ADA access is not warranted



New Structure - Construct a new 2,700 SF neighborhood facility:

- Match the neighborhood's look & feel
- Large open area
- Large classroom
- Enclosed kitchen area with lockable rollup door
- Children's and Public Restrooms as required for ADA compliance
- Staff office
- Active outdoor space

PROPOSED CONSTRUCTION SCHEDULE & IMPACTS

If approved, JH Kelly will be serving as General Contractor for this project.

Schedule

- The proposed construction start date is January 5th 2021.
- Project duration will be approximately 120 days.

Safety

- JH Kelly places a high premium on safety, for employees and the public. To that end, a temporary 6' chain-link security fence will remain for the duration of the project.

Hours of Operation

- Work performed between 7AM - 5PM on weekdays and some Saturdays as required.

Environmental Impact

- Per CUP 19-001 Determination Findings of Fact Item 18, the City of Kelso Staff declared the project exempt from a SEPA environment review.

Traffic Impact

- Material deliveries: 2-6 per week
- Empty & return of the on-site 40-yard dumpster: 1 per every 2 weeks
- On-site portable restroom servicing: 1 per month
- Employee and subcontractor parking will be primarily on-site with some on street parking and Wallace Elementary School parking, when appropriate.

Prepared for Youth & Family Link,

Josh Bernard
JH Kelly
Project Manager



Cowlitz County Property Information

Property ID: 3037858

Parcel: 23386

Site Address: 1107 S 4TH AVE

Owner Information

Owner: Z/M PROPERTIES LLC
Mailing Address: 10222 NW 33RD CT
 VANCOUVER, WA 98685

General Property Info

Jurisdiction: KELSO
Acres: 0.2200
Curr Assmt Yr: 2018
Abbr Prop Ref: 592 (WALLACE) -9 -13,14 34 -8N -2W

Sect/Township/Range: 34-8N-2W
Property Use: SINGLE FAMILY RES
Neighborhood: SOUTH KELSO
Tax Code Area: 800

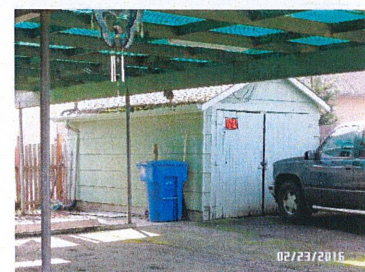
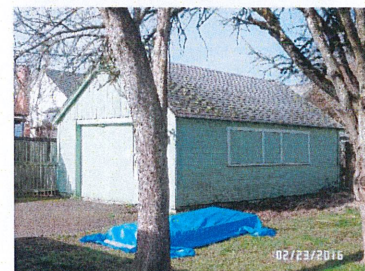
Current Assessed Values For 2018

Land Value: \$25,580
Improvement Value: \$108,610
Current Use: \$0
Total Assessed Value: \$134,190

Current Taxes For 2019 Payable Year

Taxes: \$1,648.81
Assessments: \$313.16
Total Charges: \$1,961.97
First Half: \$0.00
Second Half: \$0.00
Total Paid: \$981.01
Total Due: \$980.96

Photos





Cowlitz County Property Information

Property ID: 3037858

Parcel: 23386

Site Address: 1107 S 4TH AVE

Property Details

Year Built - DET_GAR_WD 1923

Area (SQFT) - DET_GAR_WD FIRST 384

Year Built - DET_GAR_WD 1923

Area (SQFT) - DET_GAR_WD FIRST 192

Year Built - SFR 1923

Area (SQFT) - SFR FIRST 1,304

Area (SQFT) - SFR BAS_UNF_V2 964

Baths (Full) 1

Bedrooms 3



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, X99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
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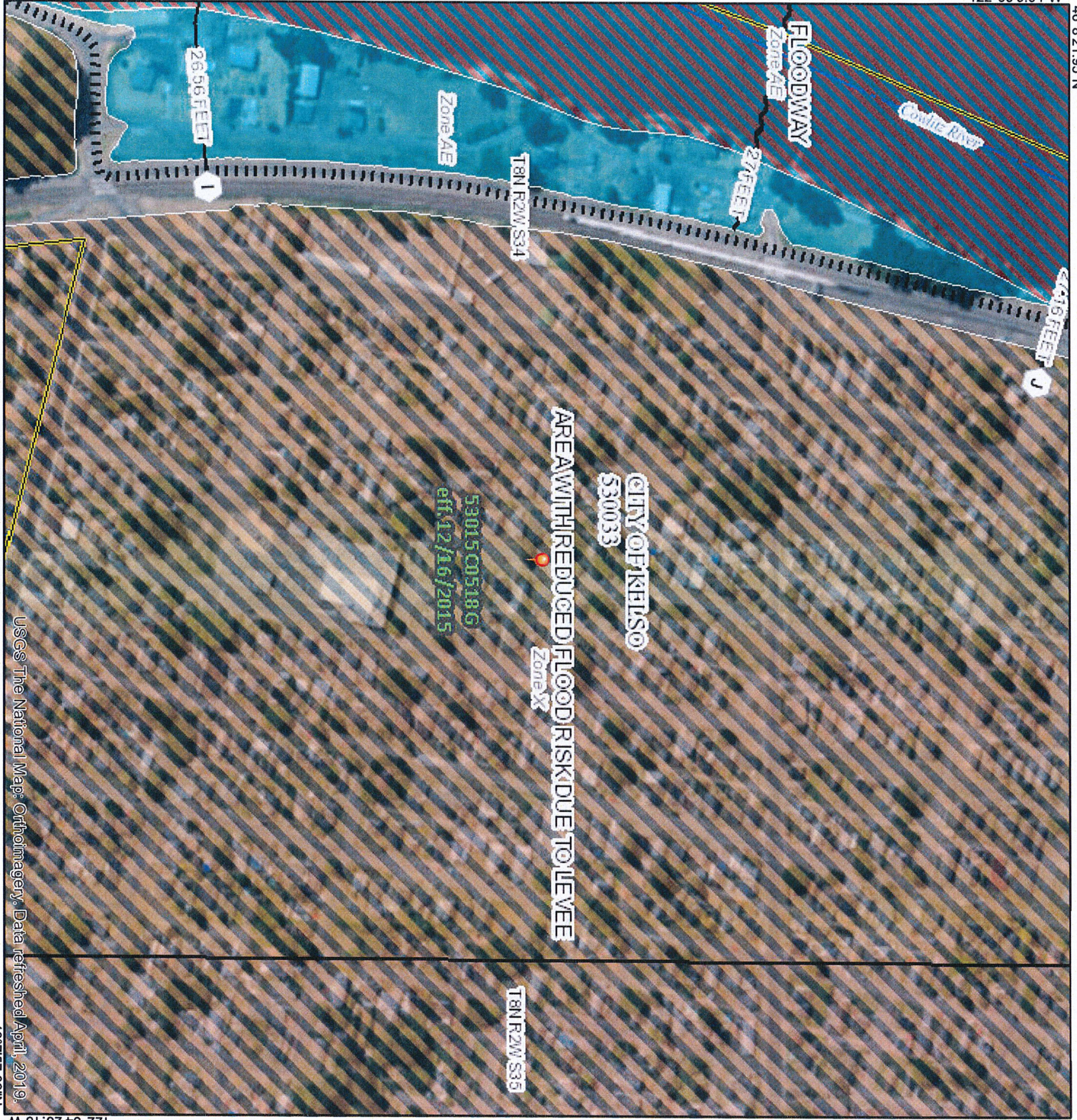
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile (Zone J) Future Conditions 1% Annual Chance Flood Hazard (Zone X) Area with Reduced Flood Risk due to Levee. See Notes. (Zone X) Area with Flood Risk due to Levee (Zone D)
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OTHER AREAS	Area of Minimal Flood Hazard (Zone X) Effective LOMRS Area of Undetermined Flood Hazard (Zone E)
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
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MAP PANELS	Digital Data Available No Digital Data Available Unmapped
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The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



USGS The National Map, Orthoimagery, Data refreshed April, 2019.

1:6,000

46°7'57.02"N

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/13/2019 at 11:56:53 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ELVA

ELVA ARCHITECTS, P.S.

3800 1st Avenue
3800 302
VANCOUVER, WASHINGTON
V. 360.798.3801

SARGENT ENGINEERS, INC.

2320 ROUTE 146
98503
V. 360.867.9284

JH KELLY, LLC

BLDG. 3180
LINDAVEN, WASHINGTON
V. 360.428.0991

MFIA INC.

2007 8E AVE ST.
97214-0000 OREGON
V. 503.234.0348

EXPIRES: 01.20.22
SIGNED: 11.24.20

REVISIONS DATE

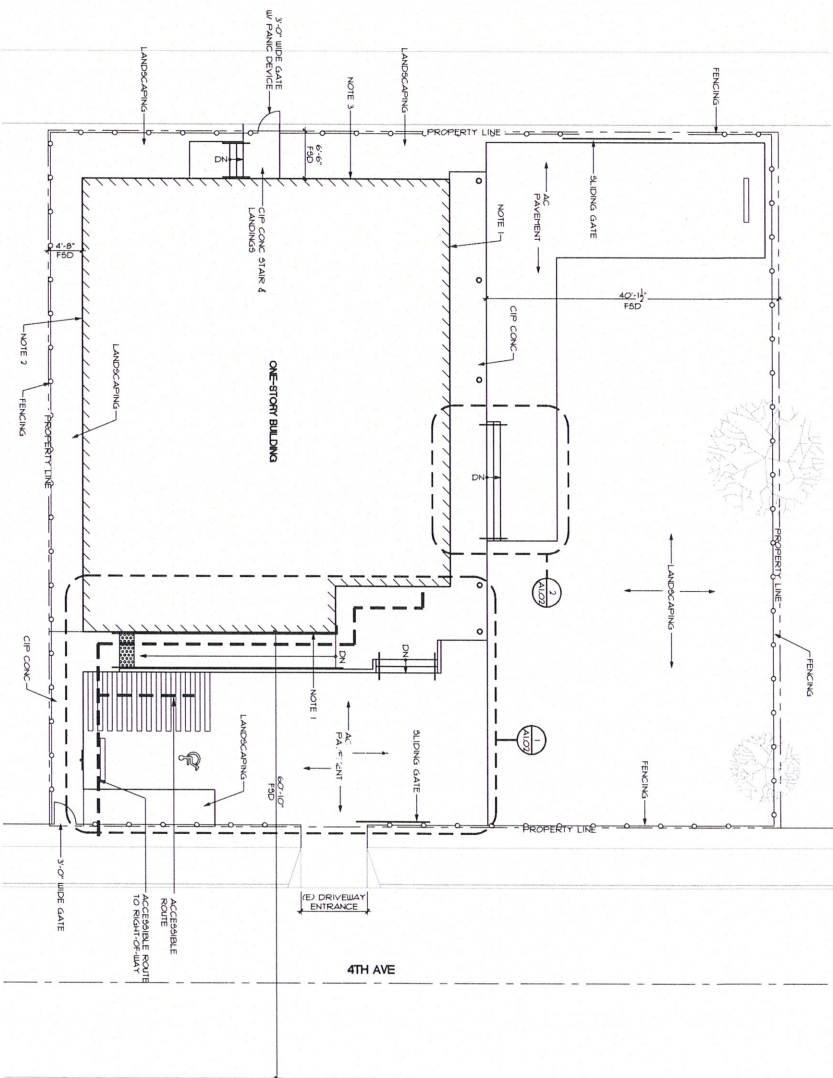
YOUTH & FAMILY LINK

1107 S 4TH AVE,
KELSO, WA 98626

PERMIT SET

SITE PLAN

A1.01



1 SITE PLAN
1/8" = 1'-0"

- PLAN NOTES
1. PER TABLE 202A NO LIMITS TO WALL OPENINGS
 2. PER TABLE 202A NO OPENINGS PERMITTED, NONE
 3. PER TABLE 202A WALL OPENINGS LIMITED TO 10% OF WALL AREA, 3% PROPOSED



Kelso School District #458
601 Crawford Street
Kelso, WA 98626

Mary Beth Tack, Superintendent
360-501-1927
marybeth.tack@kelsosd.org

June 12, 2019

Tammy Baraconi, Planning Manager
203 S Pacific
PO Box 819
Kelso, WA 98626

Dear Ms. Baraconi,

The purpose of this letter is to confirm that there is an agreement between the Kelso School District and Youth and Family Link, based in Longview Washington, regarding parking for patrons and staff of the proposed Wallace Community Center. The District has agreed to give full access to the Wallace Elementary School parking lots for use by the Community Center.

Please feel free to contact me if you have any questions.

Sincerely,

Mary Beth Tack, Superintendent

Kelso School District

Don Iverson, Director of Student Services

Kelso School District

MBT:bg

1 BEFORE THE CITY OF KELSO HEARINGS EXAMINER

2 IN RE:) HEARING NO. CUP 19-001
3 YOUTH AND FAMILY LINK,)
4 Applicant.))
))
))

5 The Hearing Examiner having previously entered his Findings of Fact and Conclusions of
6 Law, now, therefore, the Applicant's request for a Conditional Use Permit to allow conversion of
7 a single-family home into a satellite office so that it can extend many of its community services
8 into the Kelso neighborhoods, located at 1107 S. 4th Street, Kelso, Tax Parcel No. 23386, is
9 **approved** subject to the following conditions:

10 1. One off-street parking space for staff and one off-street ADA parking space shall
11 be provided. The ADA space shall be marked according to current ADA requirements.

12 2. Because of the existing nature of the site and its location to the neighbors it will
13 be difficult for the Applicant to meet the required 20 foot buffering. Therefore, a solid fence
14 must be installed that will block light and views to the properties north, south, and west. All
15 efforts should be made to retain the vegetation located on the north end of the property.
16

17 3. A building permit will be required for the following work:

- 18 a. Installation of two (2) new ADA bathrooms.
- 19 b. Removal of all stairs.
- 20 c. Replacement of attic stairs.
- 21 d. Corrections to the foundation and/or floor beams.
- 22 e. Addressing the seepage in the basement.
- 23 f. A one-hour fire rated wall on all sides of the structure that are within ten
24 (10) feet of another structure.
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- g. Required signage for exits and restrooms.
- h. Installation of fire alarms, fire extinguishers, etc. as required by the International Fire Code.
- i. Final occupancy permit.

4. Because upgrades to the kitchen are not proposed at this time, the kitchen will be enclosed with new walls and a lockable door to ensure that the public does not have access.

5. All other permits as needed to complete the work as described within the application.

DATED this 19 day of August, 2019.



Mark C. Scheibmeir
City of Kelso Hearing Examiner

1 BEFORE THE CITY OF KELSO HEARINGS EXAMINER

2 IN RE:) HEARING NO. CUP 19-001
3 YOUTH AND FAMILY LINK,) FINDINGS OF FACT AND
4 Applicant.) CONCLUSIONS OF LAW

5 **APPLICANT:** Youth and Family Link
6 c/o Corie Dow
7 907 Douglas Street
8 Longview, Washington 98632

9 **REPRESENTATIVE:**

10 Michael Howard
11 JH Kelly
12 P. O. Box 2038
13 Longview, Washington 98632

14 **SUMMARY OF REQUEST:**

15 The Applicant requests a Conditional Use Permit to allow conversion of a single-family home
16 into a satellite office for Youth and Family Link, allowing the agency to extend many of its
17 community services into the Kelso neighborhoods.

18 **LOCATION OF PROPOSAL:**

19 The 1107 S. 4th Street, Kelso, Washington. Tax Parcel Nos. 23386.

20 **SUMMARY OF DECISION:**

21 The Conditional Use Permit is **approved** subject to conditions.

22 **BACKGROUND**

23 Youth and Family Link is a community services organization currently providing a wide
24 range of community services in Cowlitz County, primarily through its existing facilities in
25 Longview. It would like to increase its delivery of these services to Kelso neighborhoods by
establishing a satellite facility at the site of a vacant house at 1107 S. 4th Street in Kelso. If the

*Findings of Fact and
Conclusions of Law - 1*

**CITY OF KELSO HEARING EXAMINER
299 N.W. CENTER ST. / P.O. BOX 939
CHEHALIS, WASHINGTON 98532
Phone: 360-748-3386/Fax: 748-3387**

1 permit is approved, the house would be extensively remodeled to allow a wide array of
2 community services to be made available on the premises, including after school programs, drug
3 prevention programs, youth leadership opportunities, programs for the elderly, family outreach,
4 and community-based education. It would also serve as a convenient location for a
5 neighborhood residents to meet with service providers. It is the Applicant's intent to have the
6 facility open available for a wide array of community uses to promote positive activities in the
7 Kelso area.

8 Recognizing the benefits the project would have to the Kelso school system, the Kelso
9 School District has graciously offered users of the facility to park in the parking lot at Wallace
10 Elementary, located a half block to the south of the facility.

11 There has been no public opposition to the application either before or during the public
12 hearing. City Staff recommends approval of the application subject to several conditions.

13 **PUBLIC HEARING**

14 Prior to the public hearing I took an independent site visit. My visit included a walk
15 through the neighborhood and an examination of adjoining properties.

16 The public hearing commenced at 5:30 p.m., on Wednesday, August 14, 2019, in the City
17 Council Chambers in the City Hall. The City appeared through Tammy Baraconi of Planning
18 Staff along with Jeanine Parker, City Attorney, and other staff members. The Applicant, Youth
19 and Family Link, appeared through Corie Dow and was represented by Michael Howard of JK
20 Kelly. Testimony was received from the City through Ms. Baraconi. Testimony from the
21 Applicant was received from Mr. Howard and Ms. Dow. There were no members of the public
22 present who wished to give testimony. A verbatim recording was made of the public hearing and
23 all testimony was taken under oath.

1 Documents considered at the time of the hearing were the City Staff Report including all
2 attachments, collectively identified as Exhibit 1. No other exhibits were entered during the
3 hearing.

4 After consideration of the testimony and exhibits described above, the Hearing Examiner
5 makes the following Findings of Fact, Conclusions of Law and Decision:

6 **FINDINGS OF FACT**

7 **General Findings.**

8 1. Any Findings of Fact contained in the foregoing Background section are
9 incorporated herein by reference and adopted by the Hearing Examiner as his Findings of Fact.

10 2. The Applicant seeks a Conditional Use Permit to convert an existing single-
11 family home into a satellite office to extend it wide array of community services to Kelso
12 residents.

13 3. The residence is located at 1107 S. 4th Street in Kelso in what is known as the
14 Wallace Neighborhood within South Kelso.

15 4. The residence is currently vacant and is in a somewhat dilapidated state.

16 5. The residence is surrounded in all locations by residential neighborhoods of
17 primarily single-family residences.

18 6. Across the street from the residence and approximately a half block to the south is
19 the Wallace Elementary School. The school is currently undergoing renovations which are
20 expected to be completed within the coming school year. These renovations will provide
21 significant improvements to the school while increasing it available parking.

22 7. The site contains approximately 9,500 square feet and includes the residence,
23 attached carport and two detached garages/sheds. The site contains sufficient parking area for
24 on-site staff parking and an ADA compliant parking space.

1 8. The Applicant proposes to upgrade and modify the residence consistent with code
2 requirements, including upgraded bathrooms. The two detached structures will also be improved
3 such that the larger one will be used for woodworking/craft classes and workshops and the
4 smaller one will be used for maintenance equipment, storage and repair.

5 9. To minimize the cost of improvements, the City and Applicant agree that the
6 kitchen will not be required to be upgraded so long as it is not allowed for use by the public.
7 Similarly, the existing pull down stairs to the upper floor will be eliminated to prevent use of the
8 upper floor by the public.

9 10. Renderings of the premises following renovation are included in the Staff Report.

10 11. The site is currently enclosed by a variety of fences, most of which are in a
11 rundown condition. As a condition of project approval, the City is requiring that these fences be
12 replaced with new perimeter fencing. This fencing must be at least three and a half feet in height
13 across the front and to a depth of twenty feet, and thereafter at a height of six feet.

14 12. All reconstruction work will be undertaken by JH Kelly. The company's
15 representative, Michael Howard, does not object to any of the conditions imposed by City Staff.
16 Similarly, the Applicant does not oppose any of the conditions recommended by City Staff.

17 13. Once renovated, the premises will be used to serve the children, youth and
18 families of the neighborhood by providing various programs including afterschool programs,
19 anger management classes, peer support, teen monitoring, drug prevention, community-based
20 education, and various other community support resources.

21 14. By written letter dated June 12, 2019, the Kelso School District has formally
22 approved the use of the parking lot at Wallace Elementary by those using the facility.

23 15. Wallace Elementary is currently undergoing reconstruction which prevents the
24 full use of its parking area. Until this reconstruction is completed its parking lots will not be able
25

1 to be used by the facility. This may cause short term parking issues with the facility but these
2 problems, if any, will be eliminated once the school project is completed.

3 16. The property is located in the RSF5-Residential Single-Family 5,000 zoning
4 district. City Staff considers the proposed use to be a "community center". Community centers
5 are allowed within this zoning district subject to a Conditional Use Permit.

6 17. Notice of Application and Notice of Public Hearing was placed in The Daily
7 News on July 30, 2019, and mailed to property owners within 300 feet of the project. No written
8 comments were received prior to the public hearing and there was no public comment at the
9 public hearing.

10 18. City Staff finds that the project is exempt from environmental review under
11 SEPA.

12 Findings Relating to Conditional Use Permits.

13 19. Staff finds that the project is consistent with the Kelso Comprehensive Plan and,
14 as conditioned, meets the requirements and intent of the Kelso Municipal Code including the
15 type of land use and the intensity/density of the proposed development.

16 20. Staff finds that the proposed use, as a community center, is permitted with a
17 Conditional Use Permit in the RSF5 Residential Single Family 5,000 zoning classification.

18 21. Staff finds that with the existence of at least two off-site street parking spaces and
19 the use of the Wallace Elementary parking lot, the application meets the parking requirements of
20 KMC 17.22.110.

21 22. Although preliminary landscaping plans are not required at this stage in project
22 development, City Staff finds that the project, as conditioned, is compliant with the landscaping
23 requirements of KMC 17.22.100.

24 23. There are no critical areas within the project.

1 3. In particular, any Finding herein which may be deemed a Conclusion is hereby
2 adopted as such.

3 4. The requirements of SEPA have been met.

4 5. The requirements for public notice of the hearing have been satisfied.

5 6. The proposed use, as conditioned, is consistent with the Kelso Comprehensive
6 Plan.

7 7. The project, as conditioned, satisfies the requirements of KMC 17.10.030.

8 8. The project is a community center and is a permitted use within the RSF5
9 Residential Single-Family 5,000 zoning classification subject to a Conditional Use Permit.

10 9. The project, as conditioned, satisfies the parking requirements of KMC 17.22.110.

11 10. The project, as conditioned, satisfies the landscaping requirements of KMC
12 17.22.100.

13 11. The project does not impact any critical areas or flood plains.

14 12. The project, as conditioned, is compatible with the character and intended
15 development pattern of the surrounding properties.

16 13. The project, as conditioned, makes adequate provision for water supply, storm
17 drainage, sanitary sewage disposal, emergency services, and environmental protection to ensure
18 that the proposed project will not be detrimental to public health and safety.

19 14. The project, as conditioned, provides public access and circulation including non-
20 motorized access, as appropriate.

21 15. The project, as conditioned, provides adequate setbacks and buffering.
22
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