



Combined Notice of SEPA Categorical Exemption and Notice of Public Hearing, Catlin Elementary School Site Plan and Conditional Use Permit

The applicant requests to modify the use and pave a graveled parking area for the Catlin Elementary School Site located in Kelso Washington. The property is approximately 4.44 acres and is located at 404 Long Avenue, Kelso, Washington in Section 27, T8N, R2W of the Willamette Meridian. The assessor's parcel number is 23863. The property has a current Comprehensive Plan Designation of RSF-5 (Residential Single Family 5,000) and a Comprehensive Plan designation of Lower Density Residential. The applicant proposes to change the use of the property from an elementary school to support several different educational programs and the district's technological department. The previous use as an Elementary School Campus accommodated approximately 400 students and staff. The proposed change would accommodate approximately 70 students and staff, with additional occupancy for approximately 40 additional students and staff. Special programs held at the proposed Catlin School campus would occur and would draw larger attendance, but the overall occupancy would still be below previous school use occupancy.

The former CUP was approved with the condition that when the portables were moved, the site would be returned to the condition prior to the portable installation. To do so, the District would need to restore a play area and a grassy field, among other things. This would not be desirable to the District, as the District no longer needs or wants a playground at this site and the surrounding area has been paved and graveled. As the needs of the District have changed, the site restoration conditions in the 2021 CUP decision would cause the District unnecessary cost and would not serve the public need. The District has removed three of the five portables, and desires to keep the remaining two for future use either on site or at another school site location. The application also includes paving and striping the existing parking lot to modify the graveled parking area into a paved parking area. Stormwater improvements are also included to address the stormwater from the newly paved parking area.

A public hearing is scheduled for the proposed conditional use permit review with the Hearings Examiner, the public hearing will be held on Wednesday October 9th at 1:30 pm, or as soon after as possible in the City of Kelso City Hall, Council Chambers, located at 203 S Pacific, Kelso WA 98626. Public comments can be submitted by email, postal mail to the addresses below or testimony on this request can be provided at the public hearing.

Proponent: Kelso School District 458, Scott Westlund, 612 Ash Street, Kelso, WA, 98623
scott.westlund@kelsosd.org the applicant's representative is PBS Engineering and Environmental LLC, Peter Reich, 1325 SE Tech Center Drive, Vancouver, WA, 98683,
peter.reich@pbsusa.com

Lead agency: Kelso Community Development

SEPA Determination: Kelso Community Development has determined that this proposal is Categorically Exempt from SEPA review as listed in Kelso Municipal Code 17.04.050.4. No building is proposed to be constructed for the school facility and there is no increase in parking.

City of Kelso File Number: LUA2024-0020 and LUA2024-0024

Date Issued: September 24, 2024

Date Published: September 24, 2024

Date of Public Hearing: October 9th, 2024, at 1:30 pm or as soon after as practical. The City of Kelso Hearings Examiner will hold the public hearing in the City of Kelso City Hall, Council Chambers, located at 203 S Pacific, Kelso WA 98626. Public comments can be submitted by email, postal mail to the addresses below or testimony on this request can be provided at the public hearing.

Copies of the DNS and application materials are available at no charge from Community Development, Kelso City Hall, 203 S. Pacific, Kelso WA. Additional documents can be found on the City's webpage, www.kelso.gov. The public is invited to comment on the DNS with written comments no later than 4:30 on October 8th, 2024, by 4:30 pm in writing or in person at the public hearing. Comments should be addressed to Community Development, Kelso City Hall, 203 S. Pacific, Kelso WA. 98626 or by email to tjohnson@kelso.gov or may be provided on the application at the public hearing up to the close of the public hearing on October 9th.