



Combined Notice of Mitigated Determination of NonSignificance (MDNS) and Notice of Public Hearing, Minor Road Comprehensive Plan Amendment, Rezone, and grading (LUA2024-0013)

The applicant requests a Comprehensive Plan Amendment and Rezone of approximately 1.7 acres of property located in Kelso Washington. The property is located on Minor Road near the existing 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 parcel has no assigned address. The assessor's parcel number is 207210100. 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 Comprehensive Plan designation to Commercial and concurrently change the zoning to Regional Commercial. The applicant has also requested grading approval to grade the property to facilitate future commercial development. A public hearing is scheduled for the City of Kelso Planning Commission for 6:00 pm, or as soon after as possible on August 13, 2024, 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: Highlander Properties, LLC. 604 N 16th Avenue, Kelso WA, 98626. The applicant has also designated Three Rivers Land Services PLLC, Tim Wines, Project Engineer, as a contact on this project. The address for Three Rivers Land Services PLLC is 604 N. 16th Ave., Kelso, WA 98626.

Lead agency: Kelso Community Development

SEPA Determination: Kelso Community Development has determined that this proposal does not have a probable significant adverse impact on the environment as conditioned below. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. This will be the only comment period for this DNS. As per WAC 197-11-340(2); this agency will not act on this proposal for 15 days from the publication date below.

SEPA Mitigation Conditions:

1. Complete a boundary Line Adjustment to reflect the proposed rezone parcel.
2. Provide a complete application for grading, including erosion control as required by the City of Kelso Municipal Code and Kelso Engineering Design Manual (KEDM).
3. Provide a geotechnical analysis showing how slope stability will be addressed with the proposed grading and subsequent commercial use.

City of Kelso File Number: LUA 2024-0013

Date Issued: July 23, 2024

Date Published: July 27, 2024

Date of Public Hearing: August 13, 2024, at 6:00 pm or as soon after as practical.

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 August 12, 2024, by 4:30 pm in writing. 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 August 13, 2024.