



Notice of Mitigated Determination of NonSignificance (MDNS) and Notice of Application

The applicant requests Temporary Use Permit approval for the installation of a portable concrete plant, operational for approximately one year, immediately east of the existing concrete plant at 2224 Talley Way, Kelso, Washington 98626; Parcel #2406809, Property ID 3038737 (Section 2 Township 07 North, Range 02 West WM - Cowlitz County). Specifically, the proposed concrete plant will be placed on existing concrete footing associated with a prior temporary concrete plant, approved in 2009. The site is zoned Light Industrial (LI) and is bound by industrial development to the north and south, Talley Way to the west, and the CDID#3 (City of Kelso) property dike levee for the Coweeman River. The 200-foot shoreline setback associated with the Coweeman River impacts approximately 70-feet of the subject site's eastern property boundary. However, all proposed development is located outside of the shoreline setback.

Proponent: Wallace Rock Products Inc., represented by Knife River Corporation – Northwest 32260 Old Highway 34, Tangent, OR 97389

Lead agency: Kelso Community Development

SEPA Mitigation Conditions:

1. Provide pavement restoration for Talley Way to mitigate for the additional heavy truck traffic proposed. Specific monitoring and restoration requirements will be a condition of approval in the staff report when issued.

Additional conditions will be placed on the Temporary Use Permit review. The above condition is required to allow a DNS for this proposal.

This will be the only comment period for this MDNS. As per WAC 197-11-340(2); this agency will not act on this proposal for 14 days from the date below.

Responsible official: Mike Murray
Position/title: Planning and Building Manager, City of Kelso
Phone: 360-916-4640
Address: PO Box 819, Kelso WA 98626

Date Issued: April 25, 2023, Signature: Mike Murray

Copies of the MDNS 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 May 9, 2023. Comments should be addressed to Community Development, Kelso City Hall, 203 S. Pacific, Kelso WA. 98626 or by email to mmurray@kelso.gov. Reference Land Use Case# LUA2023-0005.