



May 24, 2021

NOTICE OF APPLICATION AND DETERMINATION OF NON-SIGNIFICANCE

Request: **Zoning Map amendment for a site located near 1600 S 13th Avenue in Kelso that is currently zoned Open Space and conflicts with the Comprehensive Plan designation of Light Industrial. Shoreline Exemption per WAC 173-27-040(2)(b) (Developments Exempt from Substantial Development Permit Requirement)**

Applicant: William Tastad, on behalf of Cowlitz County, 207 Fourth Avenue North, Kelso, WA 98626

Land Use Case#: LUA2021-0010

Date of Application: March 5, 2021

Date of Complete Application: May 27, 2021

Project Location: Near 1600 S 13th Avenue, Kelso, WA 98626

Zoning District: Open Space

Proposal: William Tastad of Cowlitz County is requesting a Zoning Map amendment review for a current parcel located near 1600 S 13th Avenue in Kelso. The parcel is currently zoned as Open Space, which conflicts with the Comprehensive Plan Map's designation of Light Industrial. The site is a previously disturbed gravel parking lot and the proposed amendment would allow Cowlitz County to construct a 3,600 square foot metal storage building with seven bays. Per WAC 197-11-800(6) Categorical Exemptions- Land Use Decisions, the proposed rezone must be consistent with and cannot require an amendment to the comprehensive plan. The applicable comprehensive plan must have also been previously subjected to environmental review and analysis through an EIS under the requirements in WAC 197-11-800 prior to adoption; and the EIS must have adequately addressed the environmental impacts of the rezone to be categorically exempt. The applicant's proposal meets the requirements to be categorically exempt from SEPA review and a Determination of Non-significance has been issued. The proposed Zoning Map amendment also does not interfere with an intermittent slough that is near the site's property lines and any applications for development will be reviewed at the time of building permit submittal.

The decision for this Zoning Map amendment and Determination of Non-Significance will be rendered by City staff after a comment period,

environmental review, and review by the Kelso Planning Commission. In support of the proposed Zoning Map amendment, the applicant has submitted a SEPA Environmental Checklist, a project narrative, site plans, and profile views of the projects.

City Contact: Amber Jacobs, Certified Permit Specialist
Community Development
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Application materials are available on the City's website at:
<http://www.kelso.gov/departments-services/kelso-planning-department>.

Comment Procedures: Written comments must be submitted to Kelso City Hall, Community Development at the address listed above. Only written comments will be accepted. Written comments regarding the exemption need to be submitted no later than July 1, 2021. If you have further questions please contact Amber Jacobs at the phone number or email listed above.

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE: As lead agency under the State Environmental Policy Act (SEPA), the City of Kelso Community Development Department issued a Determination of Non-significance (DNS) per the State Environmental Policy Act Rules (Chapter 197-11 WAC) for this proposal on June 16, 2021. Copies of the notice, environmental checklist, and other application materials supporting this determination are on file with the Community Development Department, and are available on the City's website at: <http://www.kelso.gov/departments-services/kelso-planning-department>. The public has a right to submit written comments concerning the proposal's environmental impacts. Written comments need to be submitted no later than 5:00 p.m. on July 1, 2021 to the address or email above, RE: LUA2021-0010.

PLEASE REFERENCE THE CASE NUMBER(S) WHEN CORRESPONDING.

J: Planning Permits\shoreline\2020\SHR20-002