



March 16, 2022

NOTICE OF APPLICATION, PUBLIC HEARING, DETERMINATION OF NON-SIGNIFICANCE
Kelso Planning Commission

Request: Comprehensive Plan Map Amendment and Rezone

Applicant: Trammell Crow Company (C/O John Varin), 1300 SW 5th Ave., Suite 3350, Portland, OR 97201

Land Use Case#: LUA2022-0005 & LUA2022-0006

Date of Application: February 11, 2022

Date of Complete Application: February 22, 2022

Location of proposed map amendments: The proposal is located in Sections 12 and 13, Township 7N, Range 2W, WM immediately west of Interstate 5 and south of State Highway 432 on Cowlitz County tax parcel numbers 24905, 24385, and 2439101 in Kelso, WA.

Proposal: The proposal is to change the Comprehensive Plan's Future Land Use Map classification for the subject property from Commercial to Industrial. The proposal is also to change the zoning for the subject property from Regional Commercial (RC) to Light Industrial (LI). The Planning Commission will hold an open record public hearing on the proposal. Following the public hearing, the Planning Commission will make a recommendation to the City Council who will make the final decision for the proposed map amendments.

Public Hearing Date, Time and Place: April 12, 2022 at 6:00PM
Kelso City Hall, Council Chambers
203 South Pacific
Kelso, WA 98626

City Contact: To view the complete application during normal business hours, contact:
Amber Jacobs, Certified Permit Specialist
Community Development
203 S. Pacific, PO Box 819
Kelso, WA 98626
Phone: 360.423.9922 x 3320
Fax: 360.423.6591
Email: ajacobs@kelso.gov

Application materials, SEPA documents and a staff report can be viewed online at <https://www.kelso.gov/departments-services/community-development/current-projects>. The staff report will not be available until approximately a week before the public hearing.

Comment Procedures:

Written comments must be submitted to Kelso City Hall, Community Development at the address listed above up to the date of the public hearing. Only written comments will be accepted separate from the public hearing. 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 March 16, 2022. Copies of the notice, environmental checklist, and other application materials supporting this determination are on file with the Community Development Department, and are available for public review between the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday, except holidays. The public has a right to submit written comments concerning the proposal's environmental impacts. Written comments regarding SEPA need to be submitted no later than 5:00 p.m. on March 30, 2022 to the address or email above, RE: LUA2022-0007.

PLEASE REFERENCE THE CASE NUMBER(S) WHEN CORRESPONDING.