



November 23, 2022

## NOTICE OF APPLICATION AND DETERMINATION OF NON-SIGNIFICANCE

**Request:** The City of Kelso is proposing to make changes to its Unified Development Code – Chapter 17 of the Kelso Municipal Code.

**Applicant:** City of Kelso c/o Mike Murray

**Land Use Case#:** LUA2022-0025 (SEPA)

**Date of Application:** September 13, 2022

**Date of Complete Application:** November 23, 2022

**Project Location:** N/A

**Zoning District:** N/A

**Proposal:** The City of Kelso is proposing to make changes to its Unified Development Code – Chapter 17 of the Kelso Municipal Code. The changes include:

- Increasing the allowable size of ADUs
- Clearing up confusing language in some definitions
- Increasing the lot coverage for lots in the RSF-5 zone
- Correcting a mislabeled column and remove confusing language in Table 17.22.020
- Updating the requirements and language for Townhouses
- Clarifying language about Accessory Buildings
- Removing conflicting language about number of lots allowed in a short plat
- Removing some of the requirements for lot consolidations involving two lots when a single dividing line is being removed.
- Changing some comment periods from 15 to 14 days to bring them into alignment with others
- Increasing the number of zoning districts where fire/ambulance stations, public works buildings and townhouses can be sited either permitted outright or upon receiving a conditional use permit.

The decision of Non-Significance will be rendered by City staff after a comment period and environmental review. In support of the application, the applicant has submitted a SEPA Environmental Checklist, a project narrative, site plans, and profile views of the projects.

City Contact:

Mike Murray, Building & Planning Services Manager, City of Kelso  
Community Development  
203 S. Pacific, PO Box 819  
Kelso, WA 98626  
Phone: 360.916.4640  
Email: [mmurray@kelso.gov](mailto:mmurray@kelso.gov)

Application materials are available on the City's website at:

<https://www.kelso.gov/departments-services/community-development/current-projects>

Comment Procedures:

Written comments must be submitted to Kelso City Hall, Community Development at the address listed above. Only written comments will be accepted. Mike Murray at the phone number or email listed above. RE: LUA2022-0025.

**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 November 23, 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 on the City's website at: <https://www.kelso.gov/departments-services/community-development/current-projects>. 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 4:30 p.m. on December 7, 2022 to the address or email above, RE: LUA2022-0025.

\*\*\*PLEASE REFERENCE THE CASE NUMBER(S) WHEN CORRESPONDING.\*\*\*

J: Planning Permits\SEPA 2022\Downtown Design Review Overlay Removal from KMC