



COMMUNITY DEVELOPMENT

203 S. Pacific #208
P.O. Box 819
Kelso, Washington 98626

RECEIVED
CITY OF KELSO
APR 06 2017
COMMUNITY DEVELOPMENT

(360) 423-9922
FAX (360) 423-6591

Date: _____
File: SEP 17-002
Zoning: _____
Reviewed: _____

- Zoning _____
 - Site Plan Review
 - SEPA
- Office Use Only

MASTER LAND USE APPLICATION

- Type II Review
 - Type III Review
 - Type IV Review
- Office Use Only

CHECK ALL THAT APPLY AND ATTACH THE APPROPRIATE SUPPLEMENTAL FORM(S)

- | Zoning / Comp. Plan Amendment | | Subdivision | Other / |
|--|--|---|--|
| <input type="checkbox"/> Type I Use | <input type="checkbox"/> Admin. Adj. | <input type="checkbox"/> Exemption (SSE) | <input type="checkbox"/> Environmental Checklist |
| <input type="checkbox"/> Type II Administrative Use | <input type="checkbox"/> Variance | <input type="checkbox"/> Short Subdivision | <input type="checkbox"/> Appeal: |
| <input checked="" type="checkbox"/> Type III Conditional Use | <input type="checkbox"/> Modification | <input type="checkbox"/> Subdivision (Long) | <input type="checkbox"/> JARPA: |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> PUD | <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Substantial Development |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Nonconforming Use | <input type="checkbox"/> Alteration/Vacation | <input type="checkbox"/> Critical Area |
| <input type="checkbox"/> Rezone / Comp. Plan Amend. | <input type="checkbox"/> Interpretation | <input type="checkbox"/> Subdivision Variance | <input type="checkbox"/> Shoreline Exemption |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Reduce Resource Setback |

Type of Project Commercial Industrial Residential Subdivision/Legal Description _____
 Property Address: 13th & Hazel
 Parcel Number(s): 43470300, 43470400, 43470401, 43470402 Will project be in the Flood Plain (yes/no) _____
 Any part of this property within 200 feet of a shoreline of statewide significance (yes/no) _____
 Will there be any filling, grading or excavation associated with the project (yes/no) If yes, quantity of earthwork 2500 cyds
 Project Description RV & Boat Storage Facility, Approximately 177 Rental Spots, 122 Closed Storage, 55 Carports, High End Design utilizes split faced CMU & Pre-Engineered Shading on Street side exteriors.

Applicant Information: (Please Check Contact Person)

The property owner(s), by signing this form, hereby state as true that they are the owner(s) of the property that is the subject of this application, have reviewed the proposal as presented in the application, and wish to pursue the change(s) in land use.

- Applicant (Property Owner? Yes): Steve Dahl Day Phone: (360) 436-3540
 Company (if any): JR Development, LLC Owner of Parcel(s): (Circle) A B C D
 Address: 1700 Hudson St Suite 101 City: Lonsview State: WA ZIP: 98632
 Signature: [Signature] Date: 4/5/17
- Representative of Applicant (if any): _____
 Company: _____ Day Phone: () _____
 Address: _____ City: _____ State: _____ ZIP: _____
- Property Owner (If different): _____ Day Phone: () _____
 Company (if any): _____ Owner of Parcel(s): (Circle) A B C D
 Address: _____ City: _____ State: _____ ZIP: _____
 Signature: _____ Date: _____
- Property Owner (If different): _____ Day Phone: () _____
 Company (if any): _____ Owner of Parcel(s): (Circle) A B C D
 Address: _____ City: _____ State: _____ ZIP: _____
 Signature: _____ Date: _____

If there are additional property owners, provide an attachment in it



NARRATIVE FORM

Kelso Community Development
203 S. Pacific Ave. #208 - Kelso, WA 98626
360-423-9922 ♦ 360-423-6591 ♦ www.kelso.gov

Project #	Description: <i>Kelso RV & Boat Storage</i>
Parcel Number(s)	<i>43470300, 43470400, 43470401, 43470402</i>
Owner(s)	<i>JR Development, LLC</i>

The Narrative Form is designed to help you and the application reviewer understand how your project meets the legal requirements in the *Kelso Municipal Codes*. In addition to this narrative form you may be asked to fill out other forms that apply to your proposal. You should refer to the appropriate sections of the ordinance, when applicable. You can obtain a copy of the ordinance in our offices, or access it on the internet at www.kelso.gov (click on City of Kelso Code and Charter).

Please tell us the Who, What, Where, When, and Why of your proposal. A checklist for content is provided below. If you address each of the items identified below, the narrative will be complete. Some of the questions may not apply. The area provided for your narrative continues on the second page of this form. You may attach additional pages if needed.

Narrative Content:

- Describe the uses and structures, if any that are proposed.
- Describe the size of the structures and scope of the each use, if any.
- Describe who will be using the structures and implementing the uses (for example; number of people, private or public, any fees . . .)
- Describe timelines for construction and completion of structures, if any.
- Describe timelines that apply to uses (for example: when the uses will take place, how frequently, hours of operation . . .)
- Describe the current use of the area and surrounding area, if any. Please include only those uses that are immediately adjoining your proposal and those which are in the vicinity and may be affected by your proposal.
- Describe the structures currently on site and in the surrounding area (for example: how many, what size . . .)

JR Development, LLC

1700 Hudson Street, Suite 101
Longview, WA 98632

April 5, 2017

City of Kelso
Community Development Department
203 S. Pacific Avenue
PO Box 819
Kelso, WA 98626

Re: Kelso Boat and RV Storage
Conditional Use Request

To whom it may concern:

JR Development, LLC is a group of four investors. Butch Henry, Steve Dahl, Bill Marcum and Tom Underbrink. It is our plan to develop and build a high end Storage Facility in Kelso to support the needs for covered and enclosed RV and Boat Storage in Kelso and the greater surrounding area.

Kelso RV and Boat is planned to be a high-quality RV and Boat Storage Facility. The project site is inclusive of four (4) Parcels totaling 4.95 Acres located at the intersection of Hazel Street and 13th Avenue South. We are still designing the final layout, but anticipate approximately 177ea, 12' x 40' rental spaces. Approximately 122 of these spaces will be enclosed spaces with roll-up doors. The balance will be covered "carport" spaces in the center of the facility. Additionally, we may have a few uncovered spots to maximize available space as dictated by final layout and planning.

The Project is located at the intersection of Hazel Street and 13th Avenue South in Kelso, WA

Included in the Project are four (4) Parcels that will be combined by a Boundary Line Adjustment once their purchase is completed.

Purchase of the properties is contingent upon approval of the Conditional Use Permit.

Contiguous Parcel Numbers are: 43470300; 43470400; 43470401 & 43470402.

All are located South of Hazel Street

Sec.2-T7N-R2W

The structures for the Facility will be designed with CMU Split Face Block wainscot facing the street with Pre-engineered metal sheeting to the eave. (See attached photos of similar facilities). Interior frame will be either wood or structural steel, depending on final Design. Roofing will be pre-engineered metal roofing panels.

A preliminary layout and site plan is attached to show sizes of buildings and planned locations at this time.

Site drainage will be handled in two ways.

- 1) Impervious surfaces will be piped to the City Storm Sewers with appropriate retention design to meet the applicable requirements.
- 2) Design will utilize pervious asphalt.

Building Roof coverage estimated impervious surface of 60%
Plan is to use pervious asphalt in paved areas - 40%+/-
Landscaping percentage has not been calculated yet.

Local area is commercial/industrial in nature.

- There is an existing mini-storage immediately to the West in the County.
- Foster Farms Facility is to the East
- Undeveloped Fields to the immediate North with other "Mini" Storage facilities further to the North.
- To the South is a Warehouse/Corporate office that is a larger pre-engineered building as well as a fueling station and C-Store further to the South.

The proposed use of this land as a storage facility fits well with the current uses in the surrounding vicinity.

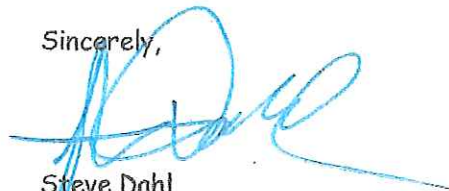
We expect to see about 5% of our customers come through the gates each day Monday thru Friday and 10% on Saturday or Sunday. These trips are usually to check on their vehicles and/or take them out for use. The Facility will be open 24/7 for tenants to access their units. Access is controlled by an automated security code system that is specific to each tenant.

There are not any current facilities on the property. This land has been vacant as long as I can remember.

Current Planned Schedule is as follows:

- 4/5/17 - Submit for Conditional Use Permit
- 6/5/17 - Receive Conditional Use Permit
- 6/5/17 - Submit for Grading Permit
- 6/5/17 - Submit for Building Permit
- 6/19/17 - Close on Property Purchase
- 7/5/17 - Begin Construction
- 12/5/17 - Occupancy

Sincerely,



Steve Dahl
JR Development, LLC
Member

Attachments

2619 Lampert Drive Boise, ID 83705
 Phone (208) 629-2945
 Fax (208) 343-0762
 Email: fbc@forgebuildings.com



Hazel & 13th
 Washington

Date: 12/11/17
 Designer: BITE PLAN

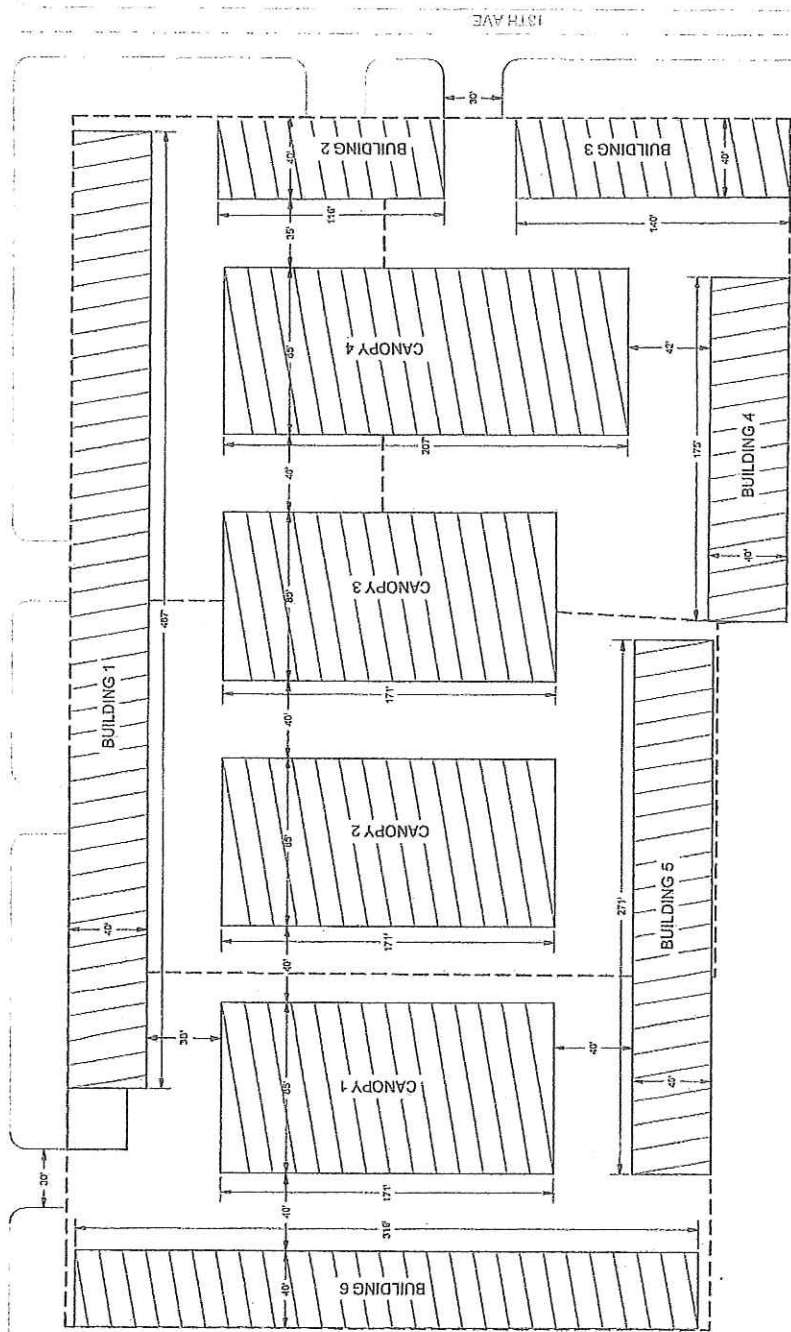
Job Number: FBC-117
 Chief E.P.: [Blank]
 Draftsman: [Blank]

FBC-

Scale: 1/4" = 1'-0"
 Date: 12/11/17
 Drawn By: [Blank]

UNIT TOTALS
 -121,521 SF
 177 UNITS
 12X40 - 122
 12X65 - 55

BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING TOTALS
-19,505 SF	-4,630 SF	-5,884 SF	-7,002 SF	-10,842 SF	-12,762 SF	-60,325 SF
12X40 - 40	12X40 - 9	12X40 - 11	12X40 - 14	12X40 - 22	12X40 - 26	12X40 - 122
CANOPY 1	CANOPY 2	CANOPY 3	CANOPY 4	CANOPY TOTALS		
-14,534 SF	-14,534 SF	-14,534 SF	-17,594 SF	-61,196 SF		
12X65 - 13	12X65 - 13	12X65 - 13	12X65 - 16	12X65 - 55		



13TH AVE

HAZEL ST

- Tie In Map -
Water
Sewer
Storm

BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING TOTALS
12X40 - 40	12X40 - 9	12X40 - 11	12X40 - 14	12X40 - 22	12X40 - 26	12X40 - 122
-16,505 SF	-4,630 SF	-5,684 SF	-7,002 SF	-10,842 SF	-12,762 SF	-60,325 SF
CANOPY 1	CANOPY 2	CANOPY 3	CANOPY 4	CANOPY TOTALS		
12X85 - 13	12X85 - 15	12X85 - 13	12X85 - 16	12X85 - 55		
-14,554 SF	-14,554 SF	-14,554 SF	-17,594 SF	-64,198 SF		
UNIT TOTALS						
~121,521 SF						
177 UNITS						
12X40 - 122						
12X85 - 55						



FORGE
2619 Lampert Drive Boise, ID 83705
Phone: (208) 629-2945
Fax: (208) 343-0762
Email: ipc@forgebuildings.com

Washington
Hazel & 13th

Sheet:	30177	DATE PLAN
City Date:	2/20/06	CHG BY
Proj. No.:	24006	CHG BY
Drawn By:		CHG BY
City ID:		CHG BY
Proj. No.:		CHG BY
Drawn By:		CHG BY
City ID:		CHG BY

FBC-

Scale:	As Shown
North Arrow:	As Shown
Drawn:	As Shown
Checked:	As Shown
Approved:	As Shown

Note! These are preliminary locations prior to final design. Intent to stay out of 13th to minimize Traffic Disruption
Fire Hyd. locations Shown

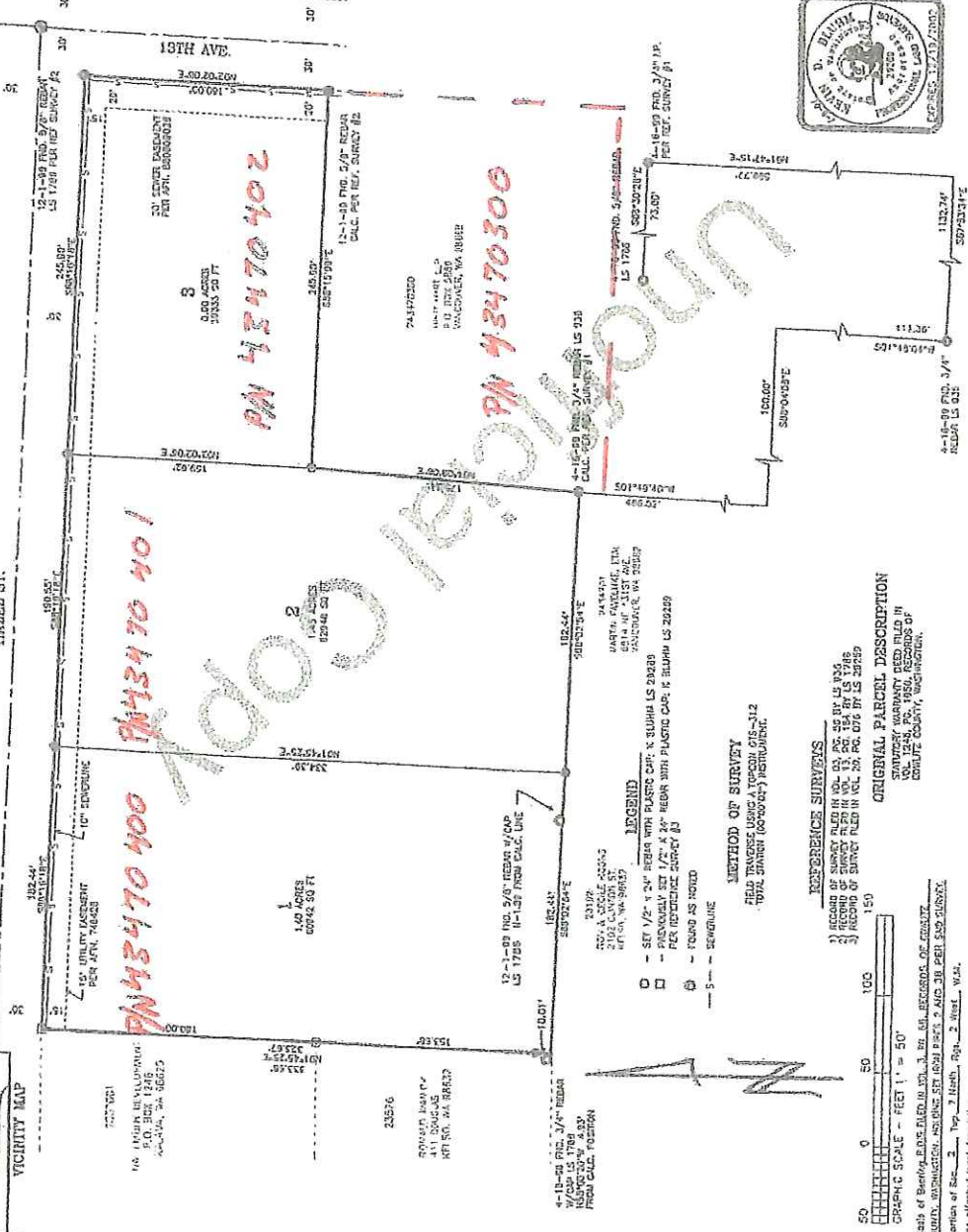


3106518

Part of the NW1/4 NW1/4
 SEC. 2 - T.7N - R.2W., W.M.,
 COWLITZ COUNTY, WASHINGTON.



HAZEL ST.



PN 43470400

PN 43470401

PN 43470402

PN 43470300

Signature of Owner:
 Glen G. Edwards & Products Northwest
 Forest Services Firm and Trust
 Attention: *Glen G. Edwards*
 Address: *11100 1st Avenue, Everett, WA 98201*

Signature of Applicant:
 William M. Keiser
 City Engineer
 Attention: *William M. Keiser*
 Address: *1088 S. Market Blvd., Chesapeake, VA 20542*

Signature of Surveyor:
 Jeffrey A. Griesbach
 Professional Land Surveyor
 Attention: *Jeffrey A. Griesbach*
 Address: *10101 1st Avenue, Everett, WA 98201*

Signature of Recorder:
 Jeffrey A. Griesbach
 County Auditor
 Attention: *Jeffrey A. Griesbach*
 Address: *10101 1st Avenue, Everett, WA 98201*

Signature of Clerk:
 Jeffrey A. Griesbach
 County Clerk
 Attention: *Jeffrey A. Griesbach*
 Address: *10101 1st Avenue, Everett, WA 98201*

STATE OF WASHINGTON
 COUNTY OF COWLITZ

I, Jeffrey A. Griesbach, a duly licensed Professional Land Surveyor in the State of Washington, do hereby certify that the foregoing plat or map was prepared by me or under my supervision and is a true and correct copy of the original field notes and computations on which it is based, and that the same have been filed in my office for recording.

Witness my hand and seal this 15th day of February, 2004.

Jeffrey A. Griesbach
 Professional Land Surveyor
 No. 10101 1st Avenue, Everett, WA 98201

1 HEREBY CERTIFY THAT THE LOTS ON THE LAND DESCRIBED HEREON ARE TO BE USED FOR RESIDENTIAL PURPOSES AND THAT THE DISTANCE AND BEARING OF EACH CORNER SHALL BE AS SHOWN ON THE PLAT AND THAT THE PLAT SHALL BE A TRUE AND CORRECT COPY OF THE ORIGINAL FIELD NOTES AND COMPUTATIONS ON WHICH IT IS BASED, AND THAT THE SAME HAVE BEEN FILED IN MY OFFICE FOR RECORDING.

William M. Keiser
 City Engineer
 No. 1088 S. Market Blvd., Chesapeake, VA 20542

1 HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON AND THAT I AM THE SURVEYOR OF RECORD FOR THE PLAT AND THAT I HAVE REVIEWED THE PLAT AND THAT IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL FIELD NOTES AND COMPUTATIONS ON WHICH IT IS BASED, AND THAT THE SAME HAVE BEEN FILED IN MY OFFICE FOR RECORDING.

Jeffrey A. Griesbach
 Professional Land Surveyor
 No. 10101 1st Avenue, Everett, WA 98201



METHOD OF SURVEY:
 FIELD TRANSIT USING A TOTAL STATION (TOPCON AUTOMATIC).

REFERENCE SURVEYS:
 1) RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY CLERK, COWLITZ COUNTY, WASHINGTON, NO. 20,000, DATED IN 1989.
 2) RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY CLERK, COWLITZ COUNTY, WASHINGTON, NO. 19,999, DATED IN 1989.
 3) RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY CLERK, COWLITZ COUNTY, WASHINGTON, NO. 19,998, DATED IN 1989.

ORIGINAL PARCEL DESCRIPTION:
 RECORD OF SURVEY FILED IN THE OFFICE OF THE COUNTY CLERK, COWLITZ COUNTY, WASHINGTON, NO. 19,998, DATED IN 1989.

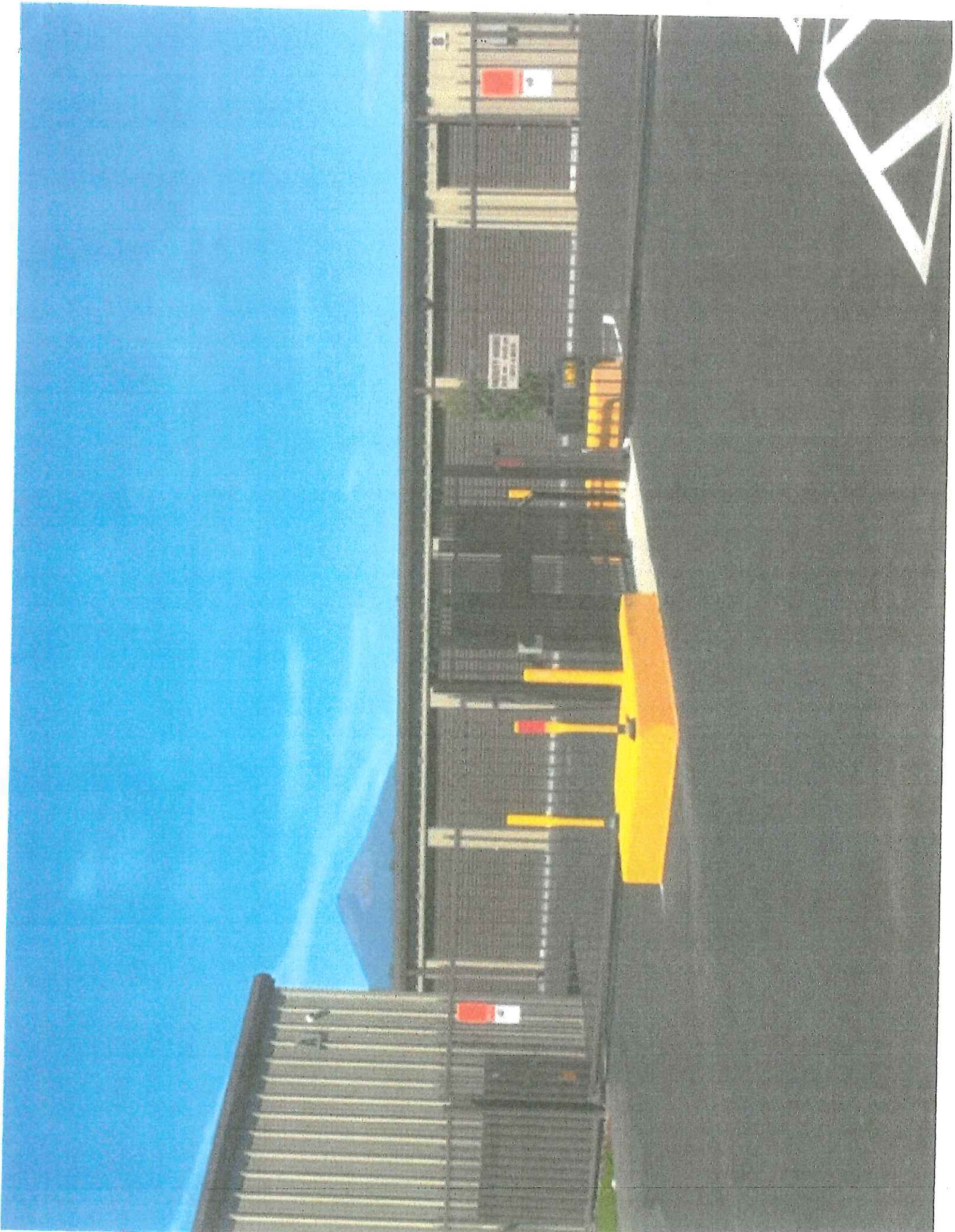
LEGEND:
 □ - SET 1/2" x 24" BEAR WITH PLASTIC CAP, N. BOUNDARY L.S. 20429
 ○ - PRESUMED SET 1/2" x 24" BEAR WITH PLASTIC CAP, E. BOUNDARY L.S. 20429
 ⊕ - FOUND AS FOUND
 --- - 10' EASEMENT

GRAPHIC SCALE - FEET 1" = 50'

0 50 100 150

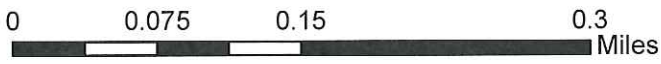
Basics of Boundary Lines Filed in Vol. 3, 20, 1st Ed., Records of Cowlitz County, Washington, No. 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 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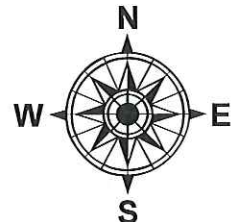


Vicinity Map for Kelso RV & Boat Storage CUP17-001

Proposed location
of
Kelso RV & Boat Storage



1 inch = 524 feet



Date Saved: 4/19/2017 5:13:31 PM

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Community Development Department

203 S. Pacific Avenue, PO Box 819 Kelso, WA 98626



April 19, 2017

Steve Dahl
JR Development, LLC
1700 Hudson St, Suite 101
Longview, WA 98632

COPY

RE: Kelso RV & Boat Storage SEP17-002, STE17-001, and CUP17-001

Dear Mr. Dahl,

Your application for Kelso RV & Boat Storage located at 1813 S. 13th Avenue is complete. No additional information is required to begin review of the application. It is possible that questions will come up during the review process. If additional material is needed, we will contact you.

The required Notice of Application will be circulated on April 26, 2017. This notice includes a fourteen (14) day review period. During this time, the environmental checklist is being circulated for comments. If anything comes up during the environmental review, I will contact you. We will not be able to complete the site plan or conditional use approval process until a determination has been made regarding the environmental review.

Please contact me if you have any questions about the review process. You can reach me by phone at (360) 577.3321 or via email at: tbaraconi@kelso.gov. I look forward to working with through this process.

Sincerely,

Tammy S. Baraconi
Planning Manager

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Community Development Department

203 S. Pacific Avenue, PO Box 819 Kelso, WA 98626



April 26, 2017

Dear Property Owner,

Steve Dahl with JR Development LLC is proposing a 177-spot storage facility for boats and RVs. As per KMC 17.18.040, this is a permitted use in this zone through the conditional use permitting process. By law, the City is required to send notice to all property owners within 300 feet of this area. If you have any questions or comments please follow the directions below in the Notice of Application.

NOTICE OF APPLICATION

Request: Site Plan Review, Conditional Use, Environmental Review

Applicant: Steve Dahl, JR Development LLC, 1700 Hudson St, Suite 101, Longview WA 98632

Land Use Case#: STE 17-001, SEP17-002, CUP 17-001

Date of Application: April 6, 2017

Date of Complete Application: April 19, 2017

Project Location: 1813 S. 13th Ave, Kelso WA

Proposal: Applicant proposes an RV & boat storage facility with approximately 177 spots, covered and uncovered and located on a 5 acre piece of property.

City Contact: To view the complete application during normal business hours contact:
Tammy Baraconi, Planning Manager
Community Development
203 S. Pacific, PO Box 819
Kelso, WA 98626
Phone: 360.577.3321
Fax: 360.423.6591
Email: tbaraconi@kelso.gov

Comment Procedures: This comment period has a 14 day **public review period that ends on May 11, 2017**. Written comments must be submitted to Kelso City Hall, Community Development at the address listed above. Only written comments will be accepted. If you have further questions please contact Tammy Baraconi at the phone number or email listed above.

PLEASE REFERENCE THE FILE NUMBER(S) WHEN CORRESPONDING.

*** Proof of Publication ***



IN THE MATTER NOTICE OF PUBLICATION

AVA HURSE being duly sworn says that she is the CHIEF CLERK OF THE DAILY NEWS. And that THE DAILY NEWS, published in Cowlitz County, has been approved as a Legal newspaper by order of the Superior court of the State of Washington of Cowlitz County, and that the Annexed printed copy is a true copy of the notice in the above entitled matter as it was printed in the regular entire issue of said paper and online at www.tdn.com, for publication dates as listed below, and that said newspaper was regularly distributed to its subscribers during all of said period, and that said notice was published in said paper and not in a supplement form. That the full amount of the fee charged for said forgoing publication is as listed below, and is \$3.50 per line for the first insertion and \$3.00 per line for each subsequent insertion. There is also an additional charge of \$10.00 for every additional affidavit copy over two copies.

NOTICE OF APPLICATION
Request: Site Plan Review, Conditional Use, Environmental Review
Applicant: Steve Dahl, JR Development LLC, 1700 Hudson St, Suite 101, Longview WA 98632
Land Use Case#:STE 17-001, SEP17-002, CUP 17-001
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PLEASE REFERENCE THE FILE NUMBER(S) WHEN CORRESPONDING.
Publish: April 26, 2017

CITY OF KELSO
PO BOX 819
KELSO, WA 98626

ORDER NUMBER 1561

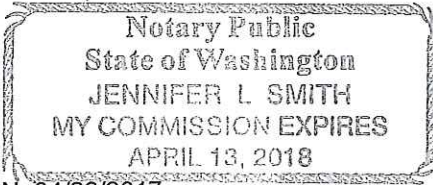
AVA HURSE

Subscribed and sworn to before me this

28 day of April, 2017

JENNIFER L. SMITH

Notary Public for the State of Washington
Residing in Cowlitz County



PUBLISHED ON: 04/26/2017

NOTICE OF APPLICATION
Request: Site Plan Review, Conditional Use, Environmental Review
Applicant: Steve Dahl, JR Development LLC, 1700 Hudson St, Suite 101, Longview WA 98632
Land Use Case#:STE 17-001, SEP17-002, CUP 17-001
Date of Application: April 6, 2017
Date of Complete Application: April 19, 2017
Project Location:1813 S. 13th Ave, Kelso WA
Proposal: Applicant proposes an RV & boat storage facility with approximately 177 spots, covered and uncovered and located on a 5 acre piece of property.
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Tammy Baraconi, Planning Manager
Community Development
203 S. Pacific, PO Box 819
Kelso, WA 98626
Phone: 360.577.3321
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Comment Procedures: This comment period has a 14 day public review period that ends on May 11, 2017. Written comments must be submitted to Kelso City Hall, Community Development at the address listed above. Only written comments will be accepted. If you have further questions please contact Tammy Baraconi at the phone number or email listed above.
PLEASE REFERENCE THE FILE NUMBER(S) WHEN CORRESPONDING.
Publish: April 26, 2017

TOTAL AD COST: 154.00
FILED ON: 4/26/2017

C H INVESTMENT PROPERTIES LLC
dba Kelso Self Storage & RV
430-436 Hazel Street, P. O. Box 696, Kelso, WA 98626
Mailing address: 4050 N.W. Skyline Blvd., Portland, OR 97229

May 9, 2017

City of Kelso
Community Development Dept.
203 South Pacific Ave.
P. O. Box 819
Kelso, WA 98626

Re: Proposed RV/Boat storage, 1813 S. 13th Avenue, Kelso
Land Use Case Numbers; STE 17-001, SEP17-002, CUP 17-001

Gentlemen:

Thank you for the Notice of Application for public review of a proposed development of a RV and Boat storage facility at 1813 S. 13th Avenue in Kelso.

In talking with Mike Cowan, previous owner of Kelso Self Storage, he had been advised by the City of Kelso planning department staff that the property parcel (#243470400) contiguous to Kelso Self Storage was not zoned for a storage business. The property is zoned according to Kelso Ord. 14-3825 and the map on the City of Kelso web page as CSR Commercial-Specialty Retail, which does not permit self-storage or RV storage, not even through a conditional use permitting process.

He has subsequently learned that the proposed RV & Boat Storage facility is possible through a conditional use permitting process, due to a zoning definition update which changes CSR to GC General Commercial, and GC has Self Storage and RV Storage as a permitted conditional use. KMC 17.18.040 only changed recently and wasn't available online.

I am in agreement with Mr. Cowan's letter and agree that, although I am not against the above proposed RV and boat storage business, I would be opposed to it if the only reason the permitted use was changed in CSR/GC was to avoid a re-zoning of the property.

One other item: the proposed name of the facility is VERY similar to ours: "Kelso Self Storage & RV." I would request that, if possible, your office would require a less similar business name. Thank you.

Sincerely,



Connie Hubbard
Managing Member/Owner
C H Investment Properties LLC
dba Kelso Self Storage & RV



April 27, 2017

Tammy Baraconi, Planning Manager
City of Kelso
Community Development
203 S Pacific Avenue
Kelso, WA 98626

RE: 177 spot storage facility for boats and rvs; SEP17-002

Dear Ms. Baraconi:

The Southwest Clean Air Agency (SWCAA) was recently notified that your agency has issued/will issue a SEPA Determination for the above project. Please be advised that SWCAA administers/enforces a number of regulations that may apply to the proposed project. The applicability of these regulations depends on the exact nature of the project in question. The following paragraphs provide a brief summary of the requirements for the general types of activity that may be affected for this project.

Asbestos (SWCAA Regulation 476):

- Prior to **demolition or renovation** of a structure, a thorough asbestos inspection must be conducted by an AHERA certified inspector in order to ascertain the presence of asbestos containing material (ACM) in all affected structure(s) or area(s). A copy of the AHERA asbestos inspection report must be posted for viewing at the project site.

- **If the asbestos inspection reveals ACM to be present in the affected structure(s) or area(s):**

ACM **must be** removed, or if appropriate, encapsulated by certified personnel in full accordance with the Southwest Clean Air Agency's (SWCAA) Regulations SWCAA 476 (Standards for Asbestos Control) and with 40 CFR Part 61 Subpart M (National Emission Standards for Asbestos). **A Notification of Demolition and Renovation, a Notice of Intent to Remove or Encapsulate Asbestos** and a copy of the AHERA asbestos inspection report for each structure **are required and must be** submitted to SWCAA for approval. There is a **10 business day waiting period** from the time the notices are submitted before asbestos removal, structure demolition or structure renovation can begin. All asbestos **must be** completely removed from the affected structure(s) or area(s) prior to structure demolition or structure renovation taking place.

- **If the asbestos inspection does not reveal ACM to be present in the affected structure(s) or area(s), and the structure is to be demolished:**

A Notice of Intent to Remove or Encapsulate Asbestos would not be required. **A Notification of Demolition and Renovation** and a copy of the AHERA asbestos inspection report **are required** and must be submitted to SWCAA. There would be a **10 business day waiting period** from the time the notification is submitted before the demolition can start.

- **If the asbestos inspection does not reveal ACM to be present in the affected structure(s) or**



area(s), and the project involves only renovation and that renovation does not involve the removal of load bearing walls:

A Notice of Intent to Remove or Encapsulate Asbestos would not be required. A Notification of Demolition and Renovation would not be required.

Construction Dust (SWCAA Regulations 400-040):

- Construction activities have the potential to generate dust nuisances related to the movement of equipment and material handling operations. Creating such nuisances is prohibited by SWCAA's General Regulations. Section 400-040(2) of the general regulations states that "No person shall cause or permit the emission of particulate from any source to be deposited beyond the property under direct control of the owner or operator of the source in sufficient quantity to interfere unreasonably with the use and enjoyment of the property upon which the material is deposited." Section 400-040(8)(a) further states that "The owner or operator of a source of fugitive dust shall take reasonable precautions to prevent fugitive dust from becoming airborne and shall maintain and operate the source to minimize emissions." All parties involved with the project are required to minimize particulate fall-out and/or fugitive dust through the use of common preventive measures such as water trucks, water sprays, reduced equipment speeds, etc. Violations of the above regulations can result in penalties being assessed against the property owner or project operator.

Registration, Notification and Permitting of Air Pollution Sources (SWCAA 400-072, 100, 109, 110)

- SWCAA's General Regulations regulate the installation and/or modification of any building, structure, or facility that emits or may emit an air contaminant. An air contaminant is defined as "...dust, fume, mist, smoke, other particulate matter, vapor, gas, odorous substance, or any combination thereof". Project proponents for any proposed installation or modification that creates a new or increased source of air contaminants may be required to register with the agency and submit a notification or permit application according to SWCAA Regulations 400-072, 100 and 109. If an Air Discharge Permit (ADP) application is required it must be approved and an ADP issued before commencing construction according to SWCAA 400-110. If the proposed project includes any new or modified air pollutant sources, the proponent should consult with SWCAA to determine if these requirements may apply.

The proponent of this project may contact SWCAA at 360-574-3058 for more information on the agency's requirements. Notification forms, permit applications, regulations and other information are available on the internet at www.swcleanair.org.

Sincerely,



Tina Hallock
Secretary

To: City of Kelso

May 10, 2017

Community Development Dept.
203 South Pacific Ave., POB 819
Kelso, Washington 98626

RECEIVED
CITY OF KELSO
MAY 11 2017
COMMUNITY
DEVELOPMENT

From: Tim and Donna Scott

950 Cascade Dr.
Longview, Washington 98632

Re: Proposed Steve Dahl RV & Boat storage facility at 1813 S. 13th Avenue in Kelso, WA.
Land Use Case Numbers; STE 17-001, SEP17-002, CUP 17-001

Dear Planning Manager,

We have recently received two Notices of Application for public review of a proposed development of a RV and Boat storage facility at 1813 S. 13th Avenue in Kelso because of owning 2 properties within 300 feet of said project (2102 Clinton St. and 407 Douglas St.)

In addition to those two properties we are currently running our business out of 2000 S. Pacific and are in fear of the Elks Club Bridge being built and making us without a place to move. We have been trying to make some kind of a plan to relocate. We very recently inquired about purchasing one of the said lots in this project (413 Douglas St.), so that we would have a place to relocate that was nearby the current location, and in close proximity of 2 other properties that we own. In preliminary steps before we made an offer on 413 Douglas St., we inquired in your department and we were told that the zoning would not work for our use (We were going to build a large metal building to store things and run a small business). We currently have a motorhome that we store at our shop on S. Pacific under a metal carport and the your staff even informed us that our 1 RV could not be stored there unless we put in inside of a building . Now you are permitting 177 outside rv's storage? What has changed in this past year, that such a big change in the permitting would be allowed?

We are also wondering if the Steve Dahl Storage Project has the same rules when dealing with Critical Aquifer and Storm Water Management as others in the area have been required to follow?

May I please get a phone response to my questions along with a written letter regarding my concerns on this project?

Tim Scott (360-430-7577)

Donna Scott



HIGH CASCADES i n s u r a n c e

25 A Street S.W. / P.O. Box 310 Castle Rock, WA 98611 (360) 274-6991 (866) 514-3356

April 27, 2017

Community Development
City of Kelso, Washington
P O Box 819
Kelso, WA 98626



Re: STE 17-001; SEP 17-002; CUP 17-001

Dear Kelso Planning Dept.:

Steve Dahl, etal, has applied to build an RV & boat storage facility in South Kelso.

As property owners in the area you have asked for our comments.

Please note that Jana and Wayne Lunday are in favor of the proposed project and feel it will be a benefit to the overall neighborhood and community. We urge you to approve the request presented by Steve Dahl and JR Development, LLC.

Thank you for the opportunity to comment on this community improvement.

Sincerely,

Wayne Lunday

To: City of Kelso
Community Development Dept.
203 South Pacific Ave., POB 819
Kelso, Washington 98626

RECEIVED
CITY OF KELSO
MAY 08 2017
COMMUNITY
DEVELOPMENT

May 7, 2017

From: Michael J. Cowan
PO Box 455
Kelso, Washington 98626

Re: Proposed RV & Boat storage facility at 1813 S. 13th Avenue in Kelso, WA.
Land Use Case Numbers; STE 17-001, SEP17-002, CUP 17-001

Dear Planning Manager,

I recently received a Notice of Application for public review of a proposed development of a RV and Boat storage facility at 1813 S. 13th Avenue in Kelso.

In the past (2007), my company, NW Timber & Development, Inc. had made inquiries into the above properties suitability for expansion of Kelso Self Storage. The City of Kelso planning department staff then advised the property parcel (#243470400) contiguous to Kelso Self Storage wasn't zoned for a storage business. The property is zoned according to Kelso Ord. 14-3825 and the map on the City of Kelso web page as CSR Commercial-Specialty Retail. No Self Storage or RV storage is permitted in CSR even through a conditional use permitting process.

As a result, NW Timber & Development, Inc. purchased two parcels (#'s 243530203 and 243530202) on the North side of Hazel Street within the City limits that are zoned ILM Industrial-Light Manufacturing and are zoned for Self-Storage and RV storage business.

I learned from Tammy Baraconi, the current City of Kelso Planning Manager that per KMC 17.18.040 the above proposed RV & Boat Storage facility is possible through a conditional use permitting process. It was explained that the City has recently completed a zoning definition update which changes CSR to GC General Commercial, and GC has Self Storage and RV Storage as a permitted conditional use. KMC 17.18.040 only changed recently and wasn't available online.

I have some questions concerning the above proposed RV & Boat storage facility;

- 1) Who allowed the use change within CSR/GC zoning?
- 2) Were there any Planning Commission hearings on the use change within CSR/GC zoning? If so, when were the hearing dates?
- 3) How many use changes were made during the KMC 17.18.040 update?
- 4) Why was the proposed property in CSR/GC zoning use changed allowing Storage when there is currently ILM parcels available for such a development?
- 5) Will this use change in CSR/GC effect the use of my ILM zoned property in the future for Self-Storage or RV Storage and its allow ability?

While not specifically opposed to the above proposed RV & Boat Storage facility at this time. I would be if the only reason the permitted use was changed in CSR/GC was to avoid a re-zoning of the property.

I would like a written response to my above questions, and notice of any future public hearings on the above use(s) to be changed within CSR/GC and ILM zoning.

Sincerely,



Michael J. Cowan-Owner
900 Hazel Street in Kelso

RECEIVED
CITY OF KELSO
MAY 08 2017
COMMUNITY
DEVELOPMENT



Community Development Department

203 S. Pacific Avenue, PO Box 819 Kelso, WA 98626



May 9, 2017

Michael J. Cowan
PO Box 455
Kelso WA 98626

COPY

RE: Notice of Application Comment SEP17-002, STE17-001, CUP17-001

Dear Mr. Cowan,

Thank you for taking the time to comment on the Notice of Application for the Kelso RV & Boat Storage facility at 1813 S. 13th Avenue. In your letter, you had five (5) questions that I am responding to.

1. Who allowed the use change within CSR/GC zoning?

Staff response: This change takes a legislative action and as such can only be done by the City Council.

2. Were there any Planning Commission hearings on the use change within CSR/GC zoning? If so, when were the hearing dates?

Staff response: There were a total of 16 public workshops between April 2015 and December 2016. These public workshops were held with the Planning Commission during the preparation for creating a new Unified Development Code.

The Planning Commission then held a public hearing on January 10, 2017. Public notice for this hearing was posted in the paper and a notification post card was sent to all addresses within the City limits.

3. How many changes were made during the KMC 17.18.040 update?

Staff response: Numerous changes were made to the Development Code overall. The exact number of changes to the code have not been calculated.

I have included copies of the previous Table of Permitted Uses and the currently adopted Table of Permitted Uses for your review.

4. Why was the proposed property in CSR/GC zoning use changed allowing Storage when there is currently ILM parcels available for such a development?

Staff response: The goal of zoning is to ensure compatibility of uses. How many of a particular type of development is determined by the market.

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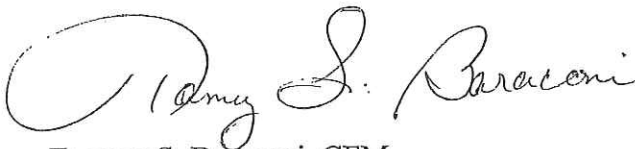
5. Will this use change in CSR/GC effect the use of my ILM zoned property in the further for Self-Storage or RV Storage and its allow ability?

Staff response: There is currently no language in the code that prohibits or restricts the number of self-storage or RV storage by distance. It is regulated strictly on permitted uses in a particular zone. For the ILM, self-storage and RV storage are currently permitted.

Thank you again for your comments. I will see that they are submitted to the hearing examiner at the time of public hearing. You will receive notice of this public hearing and are welcome to comment at that hearing as well.

If you have any additional questions do not hesitate to contact me at 360.577.3321 or via email at tbaraconi@kelso.gov.

Respectfully,



Tammy S. Baraconi, CFM
Planning Manager

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Community Development Department

203 S. Pacific Avenue, PO Box 819 Kelso, WA 98626



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SEPA #: SEP17-002

Case #: CUP17-001 & STE17-001

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Steve Dahl with JR Development LLC is proposing a 177-spot storage facility for boats and RVs. As per KMC 17.18.040, this is a permitted use in this zone through the conditional use permitting process. Cowlitz Co Parcel numbers 243470300, 243470400, 243470401 and 243470402.

Proponent: Steve Dahl, JR Development LLC, 1700 Hudson St, Suite 101, Longview, WA 98632

Location of proposal: 1813 S. 13th Ave, Kelso, WA 98626

Lead agency: Kelso Community Development

Kelso Community Development has determined that this proposal does not have a probable significant adverse impact on the environment. 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.

There is no further comment period for this DNS. As per WAC 197-11-340(2); this agency will not act on this proposal for 14 days from the date below.

Responsible official: Tammy S. Baraconi, CFM
Position/title Planning Manager, City of Kelso - Community Development
Phone: (360) 577-3321
Address: PO Box 819, Kelso WA 98626

Date: May 19, 2017 Signature:

You may appeal this determination to City of Kelso - Community Development, 203 S. Pacific, Kelso WA 98626. All appeals must be filed with City of Kelso in writing with a \$1,000.00 fee submitted by 5:00 pm on June 2, 2017. You may contact Tammy Baraconi to ask about the procedures for SEPA appeals.

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CITY OF KELSO COMPREHENSIVE PLAN

The proposed development is compatible with the following goals and policies of the City of Kelso Comprehensive Plan.

Kelso Comprehensive Plan

Goal #2: Promote and sustain a diverse and well-balanced local economy.

Goal #3: Promote and sustain a range of employment opportunities for Kelso residents.

Goal #9: Maintain a strong fiscal base for the provision of city services.

The environment threshold determination is based on analysis of information contained in the following documents:

- Environmental Checklist
- Site Plan

Notes:

1. The issuance of a Determination of Nonsignificance does not constitute project approval. All building plans and site design must meet the following: 2012 International Fire Code, the 2012 International Building Code, the City of Kelso Design and Development Guidelines (KMC Title 12.08) and the City of Kelso Municipal Code (KMC Title 17 and Title 18.)
2. The Determination of Nonsignificance is based on the applicant developing the site in accordance with the Stormwater Plan as approved by City of Kelso and the site plan for Kelso RV & Boat Storage.
3. If contamination is currently known or observed during construction, sampling of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily visible, or is revealed by sampling, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required contact Mr. Dean Phillips at (360) 407-6969.
4. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

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5. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work.

6. In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100' buffer; this number may vary by circumstances) must stop and the following actions taken:
 - a. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
 - b. Take reasonable steps to ensure the confidentiality of the discovery site; and
 - c. Take reasonable steps to restrict access to the site of discovery.

The project proponent will notify the concerned Tribes and all appropriate local, state and federal agencies including the Department of Archaeology and Historic Preservation and the City of Kelso Community Development. The agencies and Tribes(s) will discuss possible measures to remove or avoid cultural material, and will reach an agreement with the project proponent regarding actions to be taken and disposition of material.

If human remains are uncovered, the City of Kelso Police Department shall be notified first and the above steps followed. IF the remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains.

See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal law(s) may also apply.

CC:

Wayne Lundy, 25 A Street, SW Castle Rock WA 98611

Tim and Donna Scott, 950 Cascade Dr., Longview WA 98632

Michael J. Cowan, 900 Hazel St., Kelso WA 98626

Connie Hubbard, Kelso Self Storage & RV Storage, 4050 NW Skyline Blvd., Portland OR 97229

SEPA Unit PO Box 47703 Olympia WA 98504-7703 (with checklist)

Mike Kardas, City Engineer

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Community Development Department

203 S. Pacific Avenue, PO Box 819 Kelso, WA 98626



SEPA Checklist Routing Form

Date: April 25, 2017

File # SEP17-002, STE17-001, CUP17-001: Steve Dahl with JR Development LLC is proposing a 177-spot storage facility for boats and RVs. As per KMC 17.18.040, this is a permitted use in this zone through the conditional use permitting process. Cowlitz Co Parcel numbers 243470300, 243470400, 243470401 and 243470402.

Checklist sent to:

- | | |
|--|-----------------------------|
| City of Kelso Building Official | X Cowlitz 2 Fire and Rescue |
| X City of Kelso Engineering | Cowlitz County Planning |
| Cowlitz County Environmental Health | Cowlitz County Engineering |
| Longview Community Development | |
| X SW WA Airport | |
| SW Clean Air Agency | |
| River Cities Transit | |
| X WDFW Region 5 | |
| WA DNR Pacific Cascade Region | |
| US Army Corps of Engineers | |
| Kelso School District | |
| X Cowlitz Indian Tribe, attn: dAVe Burlingame | |
| X Cowlitz Indian Tribe, attn: Taylor Aalvik | |
| X Cowlitz Indian Tribe, attn: Tiffini Alexander | |
| WSDOT SW Region Jeff Barsness PO Box 1709 Vancouver, WA 98668-1709 | |
| X Dept of Archaeology and Historic Preservation | |

Please send any comments, conditions or requests for additional information to:

Tammy Baraconi, Planning Manager
City of Kelso Community Development
PO Box 819
Kelso WA 98626
360.577.3321
tbaraconi@kelso.gov

All comments, conditions or request for additional information must be done in writing or via email. Phone requests can not be taken. **Deadline for comments is May 10, 2017.**

Questions? Supporting documents can also be found at <http://www.kelso.gov/departments-services/kelso-planning-department>

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Kelso RV & Boat Storage

2. Name of applicant: [\[help\]](#)

JR Development, LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)
1700 Hudson Street, Suite 101, Longview, WA 98632 Attn: Steve Dahl
4. Date checklist prepared: [\[help\]](#)
April 5, 2017
5. Agency requesting checklist: [\[help\]](#)
City of Kelso Community Development Department
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
4/5/2017 Apply Conditional Use Permit
6/5/2017 Receive Conditional Use Permit
6/5/2017 Apply for Grading Permit
6/5/2017 Apply for Building Permit
7/5/2017 Begin Construction
12/5/2017 Occupancy Permit
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
No
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
Conditional Use Permit
SEPA Determination
Boundary Line Adjustment
Construction Stormwater Discharge Permit
Grading Permit
Building Permit
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Kelso RV and Boat is planned to be a high quality RV and Boat Storage Facility. The project site is inclusive of four (4) Parcels totaling 4.95 Acres located at the intersection of Hazel Street and 13th Avenue South. We are still designing the final layout, but anticipate approximately 230ea, 12' x 40' rental spaces. Approximately 120+ of these spaces will be enclosed spaces with roll-up doors. The balance will

be covered "carport" spaces in the center of the facility. Additionally we may have a few uncovered spots to maximize available space as dictated by final layout and planning.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Project is located at the intersection of Hazel Street and 13th Avenue South in Kelso, WA Included in the Project are four (4) Parcels that will be combined by a Boundry Line Adjustment once their purchase is completed. Purchase is contingent on approval of the Conditional Use Permit.

Contiguous Parcel Numbers are: 43470300; 43470400; 43470401 & 43470402.

All are located South of Hazel Street
Sec.2-T7N-R2W

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

Site is Flat

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

None

b. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Property has been pasture land and is a grass field at this time. Soils appear to be a Sandy Loam.

Project would remove a minimum of soils from the site. It appears soils will be able to be utilized on site.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

NO

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Excavation for Storm Sewer installation, Water line install and Sanitary Sewer.

Amounts to be removed off site estimataed to be <100cyds and import to replace <50cyds.

Structural Fill import of an estimated 2300cyds to be sourced from a local licensed Quarry. Most likely from Storedahl.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

NO

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Building Roof coverage estimated impervious surface of 60%
Plan is to use pervious asphalt in paved areas – 40%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Silt Fence Perimeter of Construction site and follow BMP's for Construction Stormwater.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

General construction equipment during construction. Quantities unknown.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

NO

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

EQUIPMENT WILL BE TURNED OFF WHEN NOT IN OPERATION. EQUIPMENT WILL BE MAINTAINED TO INDUSTRY STANDARDS.

3. Water [\[help\]](#)

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

None known

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

N/A

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

NO

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

NO

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

NO

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

NO

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

N/A

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Stormwater runoff will go into the City of Kelso Storm Sewer System. Design will incorporate on-site retention as required by statute.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

NO

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

NO

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Design will incorporate statutory retention requirements as required.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other(on parcel 43470300)

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Grass and the trees

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Design will incorporate grass, flower beds and shrubs on the perimeter exterior of the properties along the street sides.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

None observed.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

NO

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

NONE

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electric Cowlitz PUD – Lights and Minimal Heating

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

NO

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Energy Efficient Lights

Minimal Insulation as related to Minimal Heating requirements

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

NO

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

[\[help\]](#)

None Known

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None Known

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None Known

- 4) Describe special emergency services that might be required. [\[help\]](#)

No Special Services required

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Best management Practices as they relate to the operation of the facility.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

None

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Short Term Construction Equipment – 7:00am to 7:00pm

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Exhaust Mufflers

Well maintained equipment

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Land is currently a large grass field. Adjacent to the West is a current Storage Facility. To the North is a Large Grass Field (North of Hazel Street). To the East is the Foster Farms Manufacturing Facility. To the South is a Large Warehouse and Office for a local business.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

- c. Describe any structures on the site. [\[help\]](#)

None

- d. Will any structures be demolished? If so, what? [\[help\]](#)

NO

- e. What is the current zoning classification of the site? [\[help\]](#)

Commercial

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

1-2

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

NONE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None

9. **Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None

10. **Aesthetics** [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Estimated to be a maximum of 24' Tall at tallest point. More likely 20' tall at tallest point. Final design is not completed. Split-faced CMU Block and Pre-Engineered Metal Siding Products.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Landscaping,

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Tamo-Shanter Park , 3-Rivers Golf Course, Walking Trail on Dike

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

NO

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. [\[help\]](#)

None known

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts,

or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

NO

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

None anticipated

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Site is served by 13th Ave S and Hazel Street. 13th Ave ties to Grade Street and on into Downtown Kelso and the 3 Rivers Mall to the North. To the South 13th Ave S ties to Parrot Way and out to I-5.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

No parking spaces effected by this proposal.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

NONE ANTICIPATED. 13TH CURRENTLY HAS A CENTER TURN LANE.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

Kelso Airport is to the South of the property. This property is to the East of the runway flight path.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

We anticipate approximately 10-20 visits by tenants each day at a maximum.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

NO

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None anticipated

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

NO

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None anticipated

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Electricity, Phone, Water, Phone, Sanitary Sewer, Storm Sewer, Natural Gas

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity, Phone, Water, Phone, Sanitary Sewer, Storm Sewer

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Rain Water to Storm Sewer in lieu of current pervious soils.

Proposed measures to avoid or reduce such increases are:

Retention has required by statute.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

None Known

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

None Known

Proposed measures to protect or conserve energy and natural resources are:

Energy Efficient Light Fixtures

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

None Known

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

None Known

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

None Expected

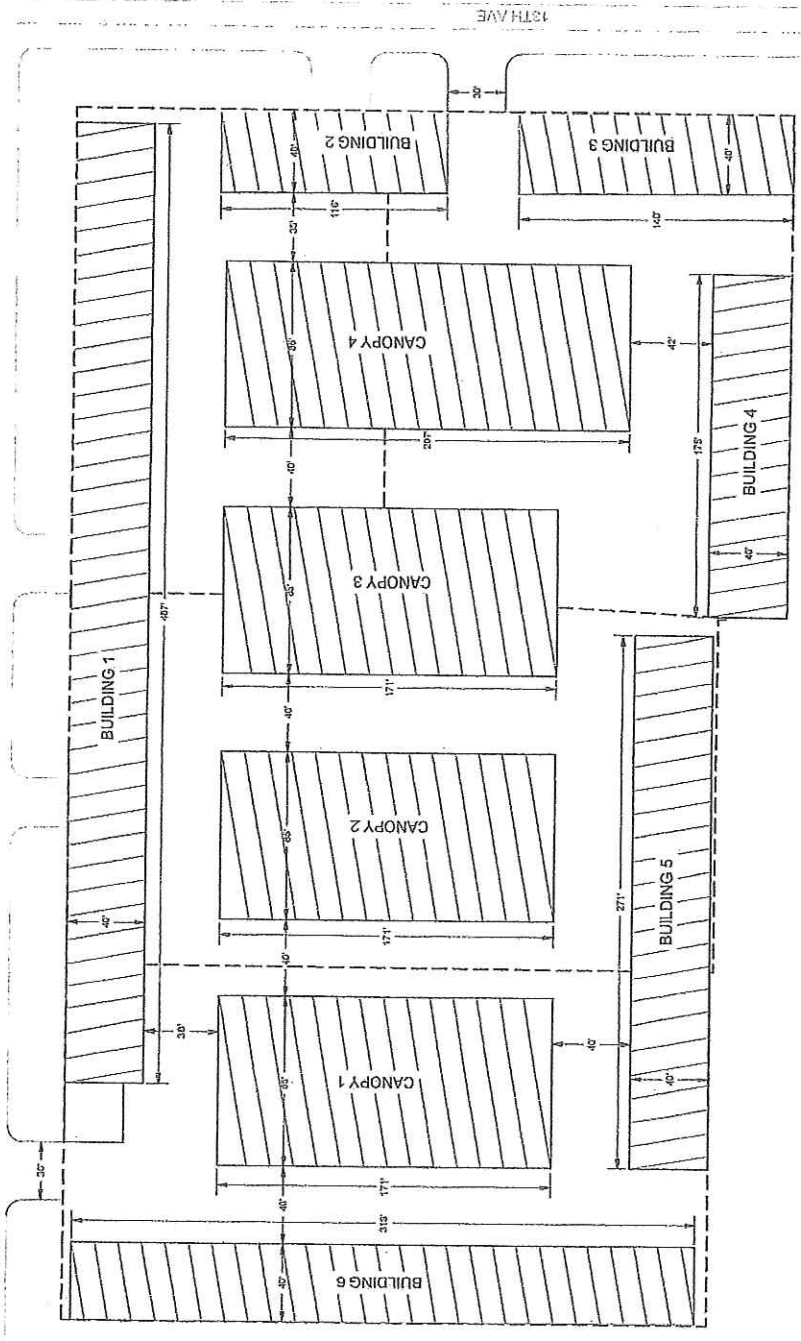
Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Proposal will abide with local, state, or federal laws as applicable to the project.

BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING TOTALS
-19,505 SF	-4,630 SF	-3,584 SF	-7,002 SF	-10,342 SF	-12,762 SF	-60,325 SF
12X40 - 40	12X40 - 9	12X40 - 11	12X40 - 14	12X40 - 22	12X40 - 26	12X40 - 122
CANOPY 1	CANOPY 2	CANOPY 3	CANOPY 4	CANOPY TOTALS		
-14,534 SF	-14,534 SF	-14,534 SF	-17,594 SF	-61,196 SF		
12X85 - 13	12X85 - 13	12X85 - 13	12X85 - 16	12X85 - 55		

UNIT TOTALS
 ~121,521 SF
 177 UNITS
 12X40 - 122
 12X85 - 55



FBC FORCE
 BUILDING & PLANNING

2619 Lampert Drive Boise, ID 83705
 Phone: (208) 629-2945
 Fax: (208) 343-0762
 Email: fbc@forgeidings.com

Hazel & 13th
 Washington

Date: 2/10/17 Description: SITE PLAN

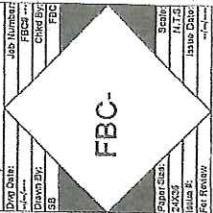
Drawn By: [Blank] Check By: [Blank] FBC

Issue Date: [Blank] Per Review: [Blank]

Scale: N.T.S.

Issue Date: [Blank]

Per Review: [Blank]





City of Kelso
Hearing Examiner
Staff Report
May 15, 2017

To:	Hearing Examiner	Zoning:	General Commercial
From:	Tammy Baraconi	Property Size:	4.8 acres, 210,448.8 sq ft
Date:	May 15, 2017	Assessor Parcel:	043470300, 043470400, 043470401, 043470402
Subject:	Conditional Use Permit CUP 17-001 and Site Plan STE 17-001 Approval for Kelso RV & Boat Storage		
Location:	1813 S. 13th Ave, Kelso WA		

Project Description

On April 06, 2017 applicant Steve Dahl, with JR Development LLC submitted an application to the City of Kelso for development of a storage facility that will support the needs for covered and enclosed RV and boat storage. (Exhibit A) It was declared a complete application on April 19, 2017. (Exhibit B)

The four (4) parcels, located on the southwest corner of 13th and Hazel Street, combine for approximately 4.95 acres. Final layout will include 177 rental spaces at 12 feet by 40 feet. 122 of these spaces will be enclosed with roll up doors. The remaining spaces will be covered but otherwise open to the elements. Allowing for the room necessary for maneuverability of large vehicles, a few uncovered spaces may be added but these will be dictated by the final layout. A preliminary site plan is included in the application packet.

Because the applicant is purchasing four separate lots, he understands the need for a boundary line adjustment to combine all of the lots into one.

The applicant proposes CMU Split Face Block wainscot facing the streets with pre-engineered metal sheeting to the eave. The interior frame will be either wood or structural steel, dependent upon final building plan approval. The roof is proposed to be pre-engineered metal roofing panels.

Site drainage will be addressed by on site retention and pre-treatment with discharge into the City's storm water system. The applicant intends to use existing asphalt.

Applicant proposes 100% lot coverage with 60% for structures and 40% for asphalt driveways and parking.

The applicant proposes allowing access to the facility by renters 24 hours a day, 7 days a week by an automated security code system that is specific to each tenant.

Public Notification

Notice of application was published in The Daily News on April 28, 2017. (Exhibit C) The comment period closed on May 11, 2017. Notice was mailed to all property owners within 300 feet of the site.

Notice for the public hearing was published in The Daily News on May 30, 2017. Staff has not received an affidavit of publication for this ad as of the date of this staff report. This comment period ends on June 14, 2017. Notice was mailed to all property owners within 300 feet of the site.

Public Comment

Four (4) citizens and one (1) agency responded to the Notice of Application. (Exhibit D) Of the comments submitted only one (1), from Mr. McGowen warranted an immediate response. (Exhibit E)

As of the writing of this staff report, no written comments have been received regarding the public hearing.

Environmental Review

On May 19, 2017 staff issued a Determination of Non-Significance for this project based upon the preliminary site plan and SEPA checklist submitted. (Exhibit F) The appeal period on this project closed on May 2, 2017. No appeals were made.

Adjacent Land Use

North: Vacant land; Zoned LI, Light Industrial
South: Corporate office and warehouse; Zoned GC, General Commercial
East: Manufacturing; Zoned, LI, Light Industrial
West: Residential use; Zoned, GC, General Commercial

Code Analysis

I. KMC 17.10.030 Site Plan Review

The purpose of a site plan review is to help ensure that new development activities do not adversely affect the public health, safety and welfare of residents of Kelso, and that new development activities are compatible with existing patterns of development and the provisions of the Kelso comprehensive plan.

(C). The city may approve a proposed site plan in whole or in part, with or without conditions, if all of the following findings of fact can be made in an affirmative manner:

1. The project is consistent with the Kelso comprehensive plan and meets the requirements and intent of the Kelso Municipal Code, including the type of land use and the intensity/density of the proposed development.

Staff analysis: Staff finds no conflicts with the comprehensive plan and finds that this proposal with all the recommended conditions listed below will meet the requirements of the Kelso Municipal code.

KMC Table 17.18.040, Table of Permitted Uses

Commercial moving and storage are permitted with a Conditional Use permit in the General Commercial zoning classification.

Staff analysis: Staff interprets commercial moving and storage to be moving and storage that is available for rent to others outside the immediate family of the property owner. Staff finds this use consistent with the code provided that the applicant receives a Conditional Use and Site Plan permit.

2. The physical location, size, and placement of the development on the site and the location of the proposed uses within the project minimize impacts to any critical resource or floodplain area to the greatest extent possible or are compatible with the character and intended development pattern of the surrounding properties.

Staff analysis: Staff has reviewed this project for critical areas and the floodplain and does not find any to be present.

3. The project makes adequate provisions for water supply, storm drainage, sanitary sewage disposal, emergency services, and environmental protection to ensure that the proposed project would not be detrimental to public health and safety.

Staff analysis: Staff finds compliance with the findings of fact number 3 as long as the project is conditioned as recommended.

KMC 13.04.030 Water Service Required, 13.08.040 Mandatory Drain & Sewer Connections, 13.08.050 Installation & Connection of Toilet Facilities

Title 13 of the KMC deals with water, sewer, and stormwater connections for all uses within the City.

Staff analysis: As per the aforementioned codes, water, sewer, and toilets must be installed on site.

Staff recommends that water and sewer is required to be hooked up to the site and toilet facilities be installed.

KMC17.22.120 Stormwater Management

General Commercial is required to have final approval of a Stormwater Plan designed consistently with the KEDM and approved by the City Engineering Department.

Staff analysis: City Engineering has reviewed the preliminary site plan and determined that a Stormwater Plan is not required until the applicant is ready to submit for final approval of the civil permit. (site work)

Staff recommends that a Stormwater Plan be created consistent with the KEDM and approved by City Engineering before civil permit issuance.

4. Public access and circulation including non-motorized access, as appropriate, are adequate to and on the site.

Staff analysis: Staff finds compliance with the findings of fact number 4 as long as the project is conditioned as recommended.

KMC 17.22.110 Parking

General Commercial requires parking as established through analysis for this zoning classification.

Staff analysis: The applicant does not propose having an office at the site so staff does not see the need for off street parking for employee use. However, staff does have concerns about the lane widths proposed in the site plan. Building depths are shown at 40 feet and 85 feet. Staff is concerned that lane widths less than 40 feet will make it extremely difficult

for the site to be utilized as proposed.

Staff also notes that three ingress/egress points are shown on the site plan. Because the applicant must do a boundary line adjustment to develop this site as proposed they will need to meet ingress/egress requirements as outlined in the KEDM.

Staff recommends that the final site plan be designed by an engineer showing that turning radiuses for proposed use is adequate. The final site plan should also contain no more than two points of ingress/egress and placed in conformance with the KEDM.

5. Adequate setbacks and buffering have been provided. Any reduction to setbacks or buffer widths is the minimum necessary to allow for reasonable economic use of the lot and does not adversely impact the functional value of the critical resource area or adjoining land uses.

Staff analysis: Staff finds compliance with the findings of fact number 5 as long as the project is conditioned as recommended.

KMC Table 17.22.020 Table of Density, Dimension, Height, and Setback Requirements

This code states that setbacks in the General Density classification will be determined through the site review process provided that the applicable provisions of the West Kelso Overlay and Downtown Design Review Overlay are met.

Staff analysis: Staff finds that this development is not within the West Kelso Overlay or the Downtown Design Review Overlay. Therefore, we recommend that setbacks be required at:

- 1. Front: 20 feet*
- 2. Side: 5 feet*
- 3. Street side: 7 feet*
- 4. Rear: 10 feet*

Staff finds that these setbacks are consistent with the general site development throughout the City, Low Impact Development (LID) principals recently adopted in the Kelso Engineering Design Manual (KEDM), and the City of Kelso Comprehensive Plan.

The applicant is proposing lot line to lot line impervious surface coverage. Staff finds that this table identifies the maximum lot coverage for impervious surfaces for this zoning classification to be 85%. Staff recommends requiring the applicant to create a site plan with the required setbacks and not exceeding the 85% lot coverage.

Staff further recommends that a 20 foot setback be required along the west property line adjacent to the existing residential development.

KMC Table 17.22.020 Table of Density, Dimension, Height, and Setback Requirements

Maximum building height in the General Commercial classification is 60 feet.

Staff analysis: The applicant proposes a single story structure to house RVs and boats. While the Federal Highway Transportation Department does not have a height limitation on vehicles that can traverse highways,

typically they find that most overpass heights are between 13.6 feet and 14.6 feet to allow for passage. Experience in the building and planning field has taught me that approximately 2 feet is needed for roll up doors on enclosed RV storage units. That makes the total height necessary no more than 17 feet. Staff finds this to be within the allowable height restrictions of the code.

KMC17.22.100(E)(2) Landscaped Area Requirements

General Commercial requires 20% of the lot be landscaped.

Staff analysis: Staff finds this requirement in conflict with the maximum lot coverage of 85% found in the previously noted code section. Staff recommends approval of minimum 15% landscaped area.

KMC 17.22.100(F) and (G)

General Commercial has landscaping specifications for the site as well as setback areas adjacent to single family use.

Staff analysis: Preliminary landscaping plans are not traditionally required at this step in the land use process. For this reason, staff recommends that landscaping plans be submitted and approved consistent with KMC 17.22.100 Landscaping before the civil permit is issued.

6. The physical location, size, and placement of proposed structures on the site and the location of proposed uses within the project are compatible with and relate harmoniously to the surrounding area.

Staff analysis: Staff finds compliance with the findings of fact number 6 as long as the project is conditioned as recommended in number 5.

7. The project adequately mitigates impacts identified through the SEPA review process, if required.

Staff analysis: Staff found no issues to mitigated through the SEPA review process and issued a Determination of Non-Significance on May 19, 2017.

8. The project would not be detrimental to the public interest, health, safety, or general welfare.

Staff analysis: Staff finds compliance with the findings of fact number 8.

II. 17.10.140 Permit Processing.

(B) The City may, in approving an application, impose such conditions as may be required to comply with this title and to protect the public health safety and welfare. These conditions and safeguards include but are not limited to the following:

- a. Measures identified during the environmental review process;
- b. Measures necessary to comply with the provisions of the Kelso comprehensive plan;
- c. Measures necessary to comply with provisions of the Kelso Municipal Code; and/or

d. Measures necessary to ensure compatibility of the proposed development activity with neighboring land uses, and consistency with the intent and character of the zoning district.

Staff analysis: Staff finds that, with the recommended conditions as set forth herein, the proposed application complies with the environmental review, Kelso comprehensive plan, and Kelso municipal code and further that that the proposed development activity is compatible with neighboring land uses and consistent with the intent and character of the zoning district.

Staff Recommendation

In addition to review by outside agencies identified in Exhibit F and public comments in Exhibit D for the SEPA Notice of Application, this proposal has been reviewed by City of Kelso Engineering, Planning and Building, and Cowlitz 2 Fire and Rescue. What follows is a summary of recommendations based upon all of these review, comments, and analysis.

Staff recommends approval of Conditional Use Permit CUP17-001 and Site Plan Review STE17-001 for the development of Kelso RV and Boat Storage with 177 rental spaces with the following conditions:

1. *A boundary line adjustment must be submitted for review before or at the time of civil and building permit submittal. This work must be completed by a Washington State licensed surveyor and generally comply with all applicable local and state regulations. Preliminary approval for the boundary line adjustment must be issued before civil and building permits are issued. Final approval must be given before final occupancy of the facility is granted.*
2. *Additional permits are required as follows:*
 - a. *Civil Permit. 3 full size sets must be submitted for review. This permit shall include:*
 - i. *Site plan showing:*
 1. *No more than 2 ingress/egress as defined in the KEDM chapter 1, Streets.*
 2. *Setbacks as follows:*
 - a. *Front: 20 feet*
 - b. *Side: 5 feet*
 - c. *Street side: 7 feet*
 - d. *Rear: 10 feet*
 - e. *20 foot setback along the west property line.*
 3. *Internal turning radiuses on all lanes that will adequately accommodate the proposed use.*
 4. *Utilities. This shall show connections for water, sewer, and stormwater as well as location of the restroom facilities.*
 5. *Onsite stormwater infiltration site.*
 6. *All requirements outlined in KMC 17.10.130(B).*
 - ii. *Stormwater Plan, consistent with KEDM chapter 3, Stormwater Management.*
 - iii. *Landscaping Plan consistent with KMC 17.22.100 and KEDM chapter 3, Stormwater Management. The minimum landscaped area shall be 15% and be included in all setbacks.*
 - iv. *Other documents or studies as needed to approve the landscaping and stormwater plan approvals.*

b. *Building Permit. This permit shall include:*

i. *2 sets of site plans showing placement of buildings, infrastructure, and setbacks. It shall also show and give a tally of the storage spaces being provided, both covered and uncovered as well as the information listed above in the civil permit.*

ii. *2 full size sets of building plans for each of the structures being built.*

3. *Payment of all applicable fees are due at the time of submittal.*

4. *As per a comment letter dated May 9, 2017 from Connie Hubbard (Exhibit D), the applicant shall consider changing the name of their facility to avoid confusion with the existing business, "Kelso Self Storage & RV".*

Exhibits

Exhibit A: Application with vicinity map

Exhibit B: Notice of Complete Application

Exhibit C: Notice of Application and Affidavit of Publication for the Notice of Application

Exhibit D: Public comments

Exhibit E: Staff response to public comments

Exhibit F: Determination of Non-Significance, SEPA checklist with supporting documents

