

**City of Kelso**  
**Planning Commission**  
*Staff Report*  
*December 11, 2018*

**To:** Planning Commission  
**From:** Tammy Baraconi  
**Date:** December 11, 2018  
**Subject:** Revisions to KMC 17.26 Environmentally Sensitive Areas

**Description**

Washington State mandates that cities and counties must update their Critical Areas Ordinance (Environmentally Sensitive Areas) periodically. After several public workshops and review of requirements established within Washington State Law, updates to the Environmentally Sensitive Areas Ordinance is being reviewed at a public hearing this evening before making a recommendation to the City Council.

The majority of changes to our code occur in KMC 17.26.080 Geologically Hazardous Areas. Areas within Kelso have been subject to landslides for most of it's time incorporated. However, regulations have been vague and difficult to interpret.

The current approach for regulation is to regulate according to slope. Slopes below 12% do not require a soil study of any type unless there are known slides, slopes from 12% to 40% require one of two types of studies with the least demanding study required for slopes from 12% to 20% and a more rigorous study for slopes over 20%. These two types of studies are both defined within the code for clarity.

In addition to text changes, a new slope map has been created for the City. This map identifies slopes according to their grade, adding in interpretation for regulations.

The proposed code is attached as Exhibit A and the map is Exhibit B.

**Public Notification and Public Comment**

Notice of this public hearing was published in The Daily News. As of the writing of this staff report no written comments have been received. (Exhibit C) The affidavit of publication had not been received at the time this staff report was written.

**Environmental Review**

Environmental review will occur between the public hearing in front of the Planning Commission and before the code goes to the Council for consideration. This will allow the Planning Commission to make any additional changes based upon public comment.

**Recommendation**

*If Approve*

**Make the motion to give KMC 17.26 Environmentally Sensitive Areas a POSITIVE recommendation to the City Council subject to the following change(s):**

*If Deny*

**Make the motion to give KMC 17.26 Environmentally Sensitive Areas a NEGATIVE recommendation to the City Council for the following reason(s):**

*If Table*

**Make the motion to TABLE KMC 17.26 Environmentally Sensitive Areas for the following reason(s):**

**Exhibit A:** Proposed KMC 17.26 Environmentally Sensitive Areas

**Exhibit B:** Proposed City of Kelso Slope Map

**Exhibit C:** Copy of Notice of Public Hearing

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