



Community Development Department
Building & Planning Division

360.423.9922 (P)
360.423.6591 (F)

October 11, 2022

Todd Johnson
TRJ Planning, Inc.
1417 NW 102nd Street
Vancouver, WA 98685

RE: Mid I-5 Industrial Park Site Plan Review STE22-002

Dear Mr. Johnson,

The site plan as submitted on July 14, 2022 is approved with the following condition.

The development shall comply with the measures as given in an October 4, 2022 memo regarding Mid I-5 Industrial Park Wetland Enhancement Measure Summary (enclosed) signed by Steffanie Taylor, Senior Biologist/Principal with Ecological Land Services. Performance standard 3b regarding "A conservation covenant or similar legal document ..." shall be consistent with KMC 17.26.030 E. Performance Bonds.

This site plan review approval is based upon your responses to the site plan approval criteria (KMC 17.10.130.C.) The responses are given in the 'Project Narrative' portion of your application. In addition, this approval is based upon your responses to the SEPA comments.

Your application also included a request for a variance to the maximum building height limit for the Light Industrial District. You requested a 55-foot building height instead of the standard of 35 feet. KMC 17.22.020 Footnote 4 states "The maximum building may be increased by variance through a Class 2 review of the site plan." In your "Project Narrative" portion of the application you address the variance criteria given in KMC 17.10.190. City staff concurs with your responses to the criteria. Thus, the building height variance is approved.

An environmental review was conducted as part of the site design approval process. A determination of non-significance was issued on August 29, 2022 and the comment period ended on September 12, 2022. The city received eight comments. You, as the applicant, adequately addressed those comments.

This approval does not include the civil permit, building permit, sign permit, fire alarm system permit or fire sprinkler permit approval. All of these plans must meet the 2018 International Fire Code, the 2018 International Building Code, the City of Kelso Engineering Design Manual (KMC Title 12.08) and the City of Kelso Municipal Code (KMC Title 17) as well as all other applicable federal, state, and local laws and be designed in consistency with this site plan approval. Significant changes to the site plan will require a new site plan approval process and possibly a new environmental determination.

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Site Plan approval is valid for one (1) year from the date of this letter unless a building permit has been issued. (KMC 17.10.130(D))

The appeal period for this decision will end on October 25th at 4:30PM. Appeals must be submitted to the Kelso Community Development Department and comply with section 17.10.160 of the Kelso Unified Development Code.

If there is anything else that I may do to assist you, please do not hesitate to contact me at 360.916-4640 or by email at mmurray@kelso.gov.

Sincerely,



Mike Murray
Building & Planning Services Manager

Enc

cc: Kirk Olsen, Trammell Crow Company
Mike Pruett, Segale Properties, LLC