



## Community Development Department

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



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### **SEPA Checklist Routing Form**

Date: July 24, 2024

File #LUA2024-0013:

**Description of Proposal:** The applicant requests a Comprehensive Plan Amendment and Rezone of approximately 1.7 acres of property located in Kelso Washington. The property is located on Minor Road near the existing Motel 6 approximately 700' north of the intersection of Minor Road and Allen Street in the Southeast ¼ of Section 26, T8N, R2W of the Willamette Meridian. The parcel has no assigned address. The assessor's parcel number is 207210100. The property has a current Comprehensive Plan Designation of RSF-5 (Residential Single Family 5,000) and a Comprehensive Plan designation of Lower Density Residential. The applicant proposes to change the Comprehensive Plan designation to Commercial and concurrently change the zoning to Regional Commercial. The applicant has also requested grading approval to grade the property to facilitate future commercial development.

A public hearing is scheduled for the City of Kelso Planning Commission for 6:00 pm, or as soon after as possible on August 13, 2024, in the City of Kelso City Hall, Council Chambers, located at 203 S Pacific, Kelso WA 98626. Public comments can be submitted by email, postal mail to the addresses below or testimony on this request can be provided at the public hearing.

**Proponent:** Highlander Properties, LLC. 604 N 16<sup>th</sup> Avenue, Kelso WA, 98626. The applicant has also designated Three Rivers Land Services PLLC, Tim Wines, Project Engineer, as a contact on this project. The address for Three Rivers Land Services PLLC is 604 N. 16<sup>th</sup> Ave., Kelso, WA 98626.

**Lead agency:** Kelso Community Development

**\*\*The comment period ends at 4:30 pm on August 12, 2024 \*\***

Checklist sent to:

Washington State Department of Ecology E.C.Y., Environmental Review

Cowlitz 2 Fire and Rescue

Cowlitz County Health Department

SW Clean Air Agency

River Cities Transit

Kelso School District

Cowlitz Indian Tribe, Cultural Resources

Cowlitz Indian Tribe, attn: Tiffini Johnson

Dept of Archaeology and Historic Preservation  
City of Kelso Building Official  
City of Kelso Engineering  
The Daily News

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

Todd Johnson, Planner  
City of Kelso Community Development  
PO Box 819  
Kelso WA 98626  
tjohnson@kelso.gov

All comments, conditions or request for additional information must be done in writing or via email. Phone requests cannot be taken.

Questions? Supporting documents can be found at <https://www.kelso.gov/departments-services/community-development/current-projects>