

PROJECT NARRATIVE
FOR
DLC PROPERTIES SITE
PLAN

A SITE PLAN APPLICATION

SUBMITTED TO
CITY OF KELSO

FOR DLC PROPERTIES, LLC

March 2021

General Information

Applicant/Owner: DLC Properties, LLC
30 Colorado Street
Kelso, WA 98626
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Project Location: Colorado Street
Kelso, WA 98626
Parcel 243490100

Project Area: 4.31 acres

Existing Zoning: Light Industrial (LI)

Comprehensive Plan: Industrial

Project Location and Development Proposal

DLC Properties, LLC is proposing to construct a 26,400 sf metal warehouse building on approximately 4.31 acres in Kelso. The project will be completed in a single phase. The site is currently zoned Light Industrial (LI). It is bounded by Foster Farms to the north, a light industrial metal building to the east, Colorado Street to the south, and Anderson Environmental Construction to the west.

The site is located on Colorado Street, Kelso, WA in the Northeast ¼ of Section 2, T7N, R2W of the Willamette Meridian, Cowlitz County, Washington. The Parcel Number is 243490100.

Improvements proposed for the site include the construction of a 26,400 sf metal warehouse building, interior travel lanes and associated parking, stormwater facilities, and all utilities necessary to serve the structure.

Site Characteristics and Existing Conditions

The DLC Properties, LLC site is comprised of a single parcel located northwest of the corner where Talley Way turns into Colorado Street and just east of Anderson Environmental Construction. There are no existing structures located on the site. There is a 12" storm sewer line located on the north end of the site that provides drainage to the properties to the west. The City of Kelso is both the sewer and water purveyor. The city staff has indicated that the infrastructure is sufficient to provide the necessary services to the site. All utilities required for this development are located in Colorado Street and will be extended throughout the site, as necessary. Improvements to the existing access onto Colorado Street will be constructed but no other road frontage improvements are proposed with this development.

Topography on the site is extremely flat with slope ranging from 0% to 3%. The topography on the site generally crowned in the center with stormwater flowing in all four directions. Ultimately, stormwater runoff from this site is conveyed north into the Consolidated Diking Improvement District #3 (CDID #3) drainage ditch.

Applicable Criteria

In order to obtain site plan approval, it is necessary to demonstrate how the proposal meets or exceeds each of the applicable approval criteria and various standards set forth in the City of Kelso Municipal Code (KMC). The following addresses these items, including a general description of how services will be provided to the site and how the proposal is consistent with all applicable provisions.

13.04 Water System

As previously discussed, water service will be provided by the City of Kelso. Per the city's utility maps, an existing 8" AC waterline is located on the south side of Colorado Street. There is also an existing fire hydrant located on the south side of Colorado Street near the southwest corner of the site. A 6" service connection will be extended to the site near the proposed entrance. This service line will be used to provide domestic water along with fire flow for a proposed fire suppression sprinkler system. This system will be constructed with a state approved backflow prevention device that will be located in the proposed building. Construction drawing approval from the City of Kelso will be obtained prior to construction of the site.

13.08 Sewer System

As previously discussed, sewer service will be provided by the City of Kelso. Per the city's utility maps, an existing 24" sanitary sewer main is located on the north side of Colorado Street. A 6" service lateral will be connected to the existing sanitary main and extended onto the site to provide service for the proposed building. Construction drawing approval from the City of Kelso will be obtained prior to construction of the site.

13.09 Stormwater Management

See section 17.22.130 below.

17.14.060 SEPA Checklist

A SEPA checklist has been prepared and submitted with this application.

17.18 Zoning

Per the City of Kelso official zoning map this property is zoned Light Industrial (LI).

17.18.040 Table of permitted uses

Per Table 17.18.040, Warehouse storage is a permitted use in the LI zone.

17.22.020 Density, dimension, height, and setback requirements

As previously stated, this property has been zoned LI. The proposed layout meets all the following required development standards of Table 17.22.020:

Minimum Lot Width = 25'
Maximum Building Height = 35'
Setback (Front) = 20'
Setback (Side) = 20'

Setback (Rear) = 20'
Maximum Lot Coverage = 85%

17.22.090 Clearing and grading

Due to the existing topography, a minimal amount of clearing and grading will take place for the development of this site. There is very little existing vegetation on the site. What is there is constrained to the boundaries of the property. It is anticipated that the existing rock surface will be sufficient to utilize for base material of the travel/maneuvering areas. However, additional rock will be imported to provide a smooth surface for paving. There will be additional grading necessary to provide stormwater drainage to the proposed bioretention facilities along with the construction of the stormwater facilities and other utilities.

As necessary, the site will be stripped of organics and graded for drainage. To reduce the potential for erosion and prevent sediment from exiting the site during construction activities, approved erosion control Best Management Practices (BMP's) will be implemented. A site specific, engineered erosion control plan will be prepared for this development with the final construction drawings. The plan will be reviewed and approved by the City of Kelso engineering staff prior to any construction on the site. The plan will detail the use of approved BMPs such as filter fabric fence, inlet protection, construction entranceway, hydroseeding, and all other BMP's necessary to control sediment and erosion on-site. Standard erosion control practices will be followed during all phases of construction on this project.

17.22.100 Landscaping

A landscape plan will be prepared and approved by a landscape architect licensed in the state of Washington. The landscape plan will be designed to meet the KMC including the provisions for the parking area required in the Kelso Engineering Design Manual (KEDM). It should be noted that it is intended to utilize portions of the landscape areas for water quality mitigation and therefore, modifications to the landscaping requirements may be necessary.

17.22.110 Parking

KMC 17.22.110(B)(3) states that the required parking amount shall be determined by the city for all nonresidential uses. Due to the use of this site for storage of felt rolls for the paper production industry, the only parking that will be necessary will be for employees. It is anticipated that there will be a maximum of 3 employees working at this site. However, since it is possible that the proposed building may be used for something else in the future, additional parking has been included. This estimated future parking need was established by referring to the Clark County Municipal Code Table 40.340.010-4 (Minimum Required Parking Spaces By Use). Per this table, warehouse space requires 1 space/1,500 square feet of floor area. Therefore, a total of eighteen parking spaces have

been provided as shown on the preliminary site plan (24,400 sf/1,500 sf = 18 spaces). It should be noted that one of these spaces has been designated as an ADA compliant space.

17.22.120 Stormwater management

Because this development is larger than 5,000 sf it will be required to meet Minimum Requirements 1-9 of the City of Kelso's stormwater Ordinance. Water quality treatment will be provided by utilizing a system of bioretention filters that will be installed in the landscape area on the south and west boundaries of the site. The stormwater will then be conveyed to a conveyance pipe where it will be routed to the existing CDID #3 ditch located along the north property line of the project. It should be noted that this project will be exempt from flow control because it will convey the stormwater to a Washington State Department of Ecology (DOE) exempted waterbody through an entirely manmade conveyance system. Prior to construction, a stormwater, grading, and erosion control plan will be approved by the City of Kelso.

17.22.210 Signs

It has not been decided yet, but it is possible that a monument sign will be install at the entrance to the site. If a sign is installed it will be designed to meet the provisions of this section of the KMC.

17.22.300 Performance standards

All exterior mechanical equipment will be visually screened from surrounding properties and streets.

17.26 Environmentally Sensitive Areas

There are no environmentally sensitive areas on this site.

17.50 Building and Construction

All relevant building codes will be adhered to for the design and construction of this project. Acceptable fire flow will be provided to the site and all buildings will contain fire suppression systems. In addition, the proposed site plan provides a fire access route that will be approved by the Deputy Fire Marshal for Cowlitz 2 Fire & Rescue.

Summary

The applicant has submitted all necessary information required to receive a technically complete determination. This submittal demonstrates compliance with all applicable approval criteria provided for under the KMC. No substantial burden will be placed upon service providers as a result of this project. There is adequate water availability, sewer availability, and fire and police protection to serve the site. The applicant will be

mitigating the impacts to the surrounding areas and infrastructure through a variety of measures including complying with the KMC, paying system development charges for connection to municipal services if necessary, and paying increased property taxes. Finally, the approval of this development will benefit the community by providing support for a vital industry in our community and creating multiple family wage jobs throughout the construction process.