

***City of Kelso***  
***Planning Commission***  
***Staff Report***  
***August 8, 2017***

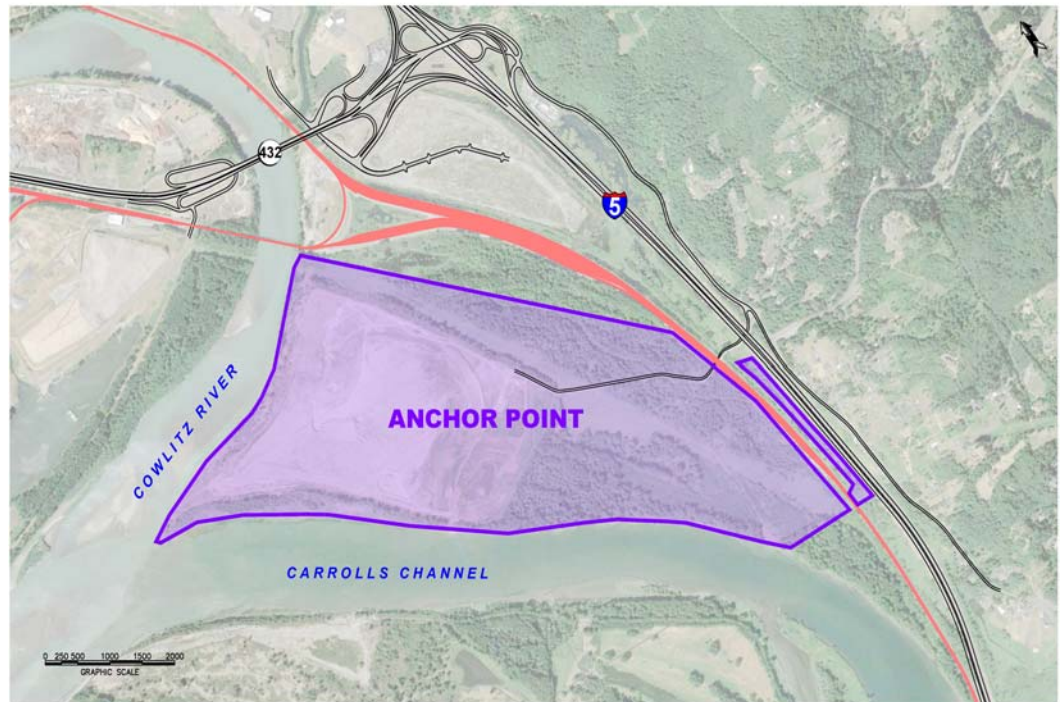
<b>To:</b>	<b>Planning Commission</b>	<b>Zoning:</b>	<b>GI, General Industrial</b>
<b>From:</b>	<b>Tammy Baraconi</b>	<b>Size:</b>	<b>Approx. 600 acres</b>
<b>Date:</b>	<b>August 2, 2017</b>		
<b>Subject:</b>	<b>Anchor Point Subarea Plan</b>		
<b>Location:</b>	<b>Southern most point of the City of Kelso, between Cowlitz River, Carrols Channel and I-5</b>		

**Introduction**

Recent interest in Anchor Point has caused the City to seek guidance on how to best to regulate development on this site. With that in mind, the staff is proposing the attached Anchor Point Subarea Plan. (Exhibit A)

The area commonly known as Anchor Point is located at the most southerly point for the City of Kelso between I-5 and the Cowlitz River and Carrols Channel. This site is approximately 600 acres in size however once critical areas such as the wetlands and shoreline are taken into consideration, approximately only 300 acres of the site remain to be developed.

There is currently only one undeveloped roadway that accesses the site by crossing Owl Creek. Located between I-5 and Anchor Point is a 3-track rail line which must be crossed in addition to the creek. There are currently no marine access points.



The site is not currently served by Kelso water or sewer however both the current Water System Plan and General Sewer Plan identify this area for service.

The Anchor Point area is identified in the currently adopted FEMA FIRM Maps, Map Number 53015C0682G, effective December 16, 2015. A large portion of the site is zoned AE which indicates it is in the floodplain however the area indicated for development is primarily located outside the floodplain and AE zone and located within zone X.

This site has been zoned Heavy Industrial and General Industrial as far back at 1980. This area is located outside of all City adopted overlays including the Airport Overlay.

The only adjacent site is commonly known as Kelso Village. The property is zoned RC, Regional Commercial.

The proposed Anchor Point Subarea Plan expands on the goals and guiding principles found in the City of Kelso Comprehensive Plan and Zoning. The Subarea Plan analyzes the site history, previous technical studies, and current development regulations. Using this analysis, the Plan is intended to be used as a guide when creating regulations that pertain to large industrial development at that site ensuring that they will be compatible with the overall goals and policies of the City of Kelso.

#### **Public Notification and Comment**

A thorough public involvement process was undertaken by BergerABAM on behalf of the City. The full public involvement plan with supporting documentation can be found as an appendix to the Subarea Plan. Included here is a brief summary.

After meeting with staff, BergerABAM conducted personal interviews with three key stakeholders on June 6, 2017 to solicit feedback on this proposed plan. The City then held an Open House seeking input from the general community on June 15, 2017. And finally, the City also conducted an online survey that concluded on June 26, 2017.

Most respondents indicated a preference for warehouse, light distribution, general manufacturing, high-tech manufacturing, fabrication, or a light industrial business park. Uses identified as inappropriate for the site by the respondents include uses of heavy metals, chemicals, industrial pollutants, and petroleum- or coal-related industries.

Notice for this Public Hearing was sent to property owners and published in The Daily News on July 25, 2017. No comment was received as a result of this notification. (Exhibit B)

#### **Environmental Review**

A Determination of Non-significance (DNS) will be going out on August 8, 2017. The appeal period for this decision will be August 22, 2017. (Exhibit C)

#### **Staff Analysis and Recommendation**

Staff finds that the Anchor Point Subarea Plan is consistent with the City of Kelso Comprehensive Plan and environmental review and further that the proposed plan is compatible with the neighboring land uses and is consistent with the intent and character of the zoning district.

Staff recommends that the Planning Commission move this Plan along to the City Council with a positive recommendation.

**Suggested language**

***If Approve***

**Make the motion to give the Anchor Point Subarea Plan a POSITIVE recommendation to the City Council subject to the following condition(s):**

***If Deny***

**Make the motion to give the Anchor Point Subarea Plan a NEGATIVE recommendation to the City Council for the following reason(s):**

***If Table***

**Make the motion to TABLE the Anchor Point Subarea Plan for the following reason(s):**

Exhibit A: Anchor Point Subarea Plan

Exhibit B: Public Hearing Notice

Exhibit C: DNS