



File #: LUA2025-0002

DETERMINATION OF NONSIGNIFICANCE AND NOTICE OF APPLICATION

Description of proposal: Carpenter Engineering, Inc. Bob Carpenter, P.E., has requested Class 1 Site Plan Review for two proposed apartment buildings with a total of 50 units with an associated SEPA review, which elevates the site plan review to a Class 2 review. The proposal includes 89 associated parking spaces, internal sidewalks, sidewalks onsite and a school bus stop, trash and recycling storage, stormwater improvements, water, sewer and other utilities.

The 2.52 acre site is currently vacant and zoned Residential Multifamily (RMF), and adjacent to a mapped wetland corridor to the east, which includes a DNR mapped Type F stream. The site, parcel 243570101, is also within a mapped FEMA 100 year floodplain, with portions of the site also within the 500 year floodplain. Cowlitz County GIS also shows portions of the site are within a High to Very High risk of containing archaeological resources. This site has been filled with previous development activity and little native soils is currently exposed.

Applicant's Representative (Proponent): Bob Carpenter, P.E., Carpenter Engineering, Inc. 4114 N.W. 122nd St. Vancouver, WA 98685

Lead agency: Kelso Community Development

SEPA Determination: Kelso Community Development has determined that this proposal does not have a probable significant adverse impact on the environment with the mitigation measures below. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. This will be the only comment period for this MDNS. As per WAC 197-11-340(2); this agency will not act on this proposal for 15 days from the date below.

SEPA Mitigation Conditions:

1. Comply with the Buffer Restoration Plan and buffer restoration requirements and Mitigation Goals, Objectives and Performance Standards in the September 16, 2024 Critical Areas Report & Buffer Restoration Plan prepared by AshEco Solutions, LLC.
2. Demonstrate compliance with the floodplain standards in Kelso Municipal Code 17.38.070 (Frequently Flooded Areas) through the final engineering construction plan review process.
3. If any employee, contractor, or subcontractor believes that they have uncovered cultural resources or human remains at any point in the project, all work must stop immediately in the vicinity of the discovery. Leave the discovery and the surrounding area untouched and create a clear, identifiable, and wide boundary (30 feet or larger) with temporary fencing, flagging, or other clear markings. Provide protection and ensure integrity of the discovery until cleared by the Department of Archaeology and Historic Preservation or a licensed, professional archaeologist. Notify the City of Kelso immediately after securing the site.
4. Hydrant spacing is to be no more than 500 feet. In the event the existing hydrant spacing exceeds the 500 foot spacing, additional hydrants will be required.
5. This project triggers apparatus access for a ladder truck due to the height of the building.

Therefore, there cannot be any overhead obstructions above the FD access.

Date Issued: April 22, 2025

Comment Deadline: May 6, 2025, 4:30 PM

Responsible official: Todd Johnson

Position/title Planner, City of Kelso

Email: tjohnson@kelso.gov

Address: PO Box 819, Kelso WA 98626