



File #: LUA2023-0016

## DETERMINATION OF NONSIGNIFICANCE AND NOTICE OF APPLICATION

**Description of proposal:** The applicant requests Site Plan and Environmental Review for the Construction of a 25' x 60' canopy as well as a 60' x 80' storage building in the northeastern corner of the Kelso Peterbilt site, located at 2408 Talley Way, Kelso, Washington 98626. Specifically, the proposed canopy will be attached to the eastern side of an existing truck repair shop building, and the storage building will be sited in an existing truck parking area adjacent to the site's eastern property line. The site is zoned Light Industrial (LI) with Adult Oriented Business Overlay, and is bound by industrial development to the north, south, and west, and open space associated with the Coweeman River to the east. While the Cowlitz River flows east of the site, there is a separate parcel (Parcel #240871001) separating the river from the subject site and there is no proposed development within the 200-foot shoreline setback associated with this waterway as part of this application.

**Proponent:** Kelso Land/Cattle LLC, represented by Ultimate Steel Erection – 2621 S. Frontage Road, Rexburg, ID 83440

**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. 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 DNS. As per WAC 197-11-340(2); this agency will not act on this proposal for 15 days from the date below.

**Date Issued:** September 25, 2023

**Responsible official:** Todd Johnson  
Position/title Planner, City of Kelso  
Email: [tjohnson@kelso.gov](mailto:tjohnson@kelso.gov)  
Address: PO Box 819, Kelso WA 98626