

City of Kelso
Planning Commission
Staff Report
January 10, 2017

To: Planning Commission
From: Tammy Baraconi
Date: January 10, 2017
Subject: 2017 Updates to the City of Kelso Comprehensive Plan Text and Future Land Use Map

Description

In 2016, staff began the process of updating the City of Kelso Comprehensive Plan. This update took into consideration the West Kelso Sub Area Plan previously conducted by Berk Consulting and adopted by the City Council. The Comprehensive Plan now needs updating both to text and to the Future Land Use Map in order to reflect the adopted Sub Area Plan.

Staff is also proposing a new zoning classification, Residential Mixed Development to allow for a more diverse mixture of residential densities in proposed areas. Also proposed is the reclassification of the commercial zones to simplify regulations. The five (5) different commercial classifications would be replaced by two (2) new classifications, General Commercial and Regional Commercial.

In addition to these changes, there are minor changes to the text encouraging low impact development measures within the City's regulations and policies.

For the purposes conservation, staff is only including the pages that contain text changes. Those pages are 7, 78, 21, and 52. The entire document is being sent to the Planning Commission electronically and is available on the City's website. (Text: Exhibit A, Map: Exhibit B)

Public Notification

Notice of this public hearing was published in The Daily News on December 27, 2016. As of the writing of this staff report no written comments have been received.

Public Comment

Approximately 5,000 notices were mailed to residents at all known addresses with the Kelso City limits as well as areas of the County completely surrounded by Kelso City limits. (Exhibit C)

Environmental Review

Environmental review will be conducted between the first and second reading of the proposed changes by the Kelso City Council.

Recommendation

If Approve

Make the motion to give the City of Kelso 2017 Comprehensive Plan text and map updates a **POSITIVE** recommendation to the City Council subject to the following change(s):

If Deny

Make the motion to give the City of Kelso 2017 Comprehensive Plan text and map updates a **NEGATIVE** recommendation to the City Council for the following reason(s):

If Table

Make the motion to **TABLE** the City of Kelso 2017 Comprehensive Plan text and map updates for the following reason(s):

- Exhibit A:** City of Kelso 2017 Comprehensive Plan text changes
- Exhibit B:** City of Kelso 2017 Comprehensive Future Land Use Map changes
- Exhibit C:** Public Notice

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CITY OF KELSO, WASHINGTON COMPREHENSIVE PLAN

Adopted February 17, 2015

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Exhibit A

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Chapter 1 Introduction

The City of Kelso Washington's Comprehensive Plan is a management tool to be used as a resource to guide decision-making in the City as well as the allocation of limited City resources. The Comprehensive Plan is based on a Vision Statement that is a description of the preferred future for the City. The Vision Statement that is the basis for this Comprehensive Plan was articulated through a series of community workshops in 2009 and was approved by the Kelso City Council on February 2, 2010. The primary focus of this Comprehensive Plan is a series of goals, policies, and objectives that describe in more detail what the City hopes to accomplish over the next ten to twenty years, how it hopes to accomplish it, and what action steps it is prepared to take to achieve it.

This Comprehensive Plan replaces the document that was prepared in 1979 and adopted in 1980 shortly after the eruption of Mt. St Helens, an event that profoundly changed the landscape of Cowlitz County. It is interesting to note that the previous plan emphasized the significant growth and development the City was experiencing. Since then the City has experienced virtually no growth in population and limited amounts of new development with no significant increases in population forecasted for the future. As a result, the challenges the City is facing today are much different than they were in 1980, as the City is now pursuing strategies to strengthen the local economy, promote sustainability, and find even more efficient means to maintain desired levels of public services.

It is also important to note that since Kelso has experienced relatively little growth since 1980 it is not required to fully plan under the requirements of the Washington State Growth Management Act. While the City must meet the basic requirements of the Act, it has a higher degree of flexible and fewer State planning mandates to address than other fast growing communities. As a result, the City is relatively free to structure its Comprehensive Plan to meet local circumstances, needs, and priorities.

Chapter 2 Vision Statement

In 2009, the Kelso City Council initiated a community visioning process in preparation for updating the City's Comprehensive Plan. A series of three community workshops were held to articulate commonly held desires for the ideal Kelso of the future. One of the products of these workshops is the following Vision Statement that describes what we would like the City to become and what we believe we can achieve. It acknowledges past and current trends and Kelso's relationship to external factors, but also assumes an ability to shape the future in a positive way. The Vision Statement, therefore, is optimistic, affirming, and enhancing the best of our attributes, past and existing, eliminating all negative influences on the City's ability to affect positive change and aspiring for those we hope to have.

A VISION FOR KELSO

KELSO in 2030 is an attractive, vibrant, and inviting place to live, work and visit. Our riverfront community, with its long shoreline, provides views and access to the Cowlitz River and is a destination place for residents and visitors. Kelso is a community with a small town feel, retaining its sense of history while adjusting gracefully to changes in the twenty-first century.

The City is a place where people are friendly and helpful, ideas are respected, and action is taken based on collaborative decisions. We have a diverse population made up of various income and age groups from various ethnic and educational backgrounds. We are committed to developing and strengthening a healthy community by creating programs that assist those in need, encourage individual expressions, provide enrichment opportunities for an increasingly diverse population, and promote healthy lifestyles. High quality local schools are important to us. Our neighborhood, business, and civic associations; our faith-based groups; and our school organizations have strong citizen involvement.

Our neighborhoods are secure, stable, and well-maintained, creating the foundation for our high quality of life. Each neighborhood has its own character that is a community asset. People from all economic, age, and ethnic groups live here in a variety of housing types. Our residential areas are well maintained with single-family and multifamily homes and include traditional subdivisions, waterfront-oriented neighborhoods, and urban villages. We have worked to increase diversity and affordability, such as smaller homes on smaller lots, compact developments, and accessory housing units. Mixed land uses in neighborhoods help to minimize

driving. Many of our apartments and condominiums are close to commercial areas and transportation hubs.

Kelso's economy is strong and diverse. A healthy mix of businesses provide valuable economic returns including varied employment opportunities and high wages, a strong tax base with sustainable revenues that help fund public services, and a broad range of goods and services. Our business districts are attractive, distinctive, and integral to the fabric of the City. Many serve as community gathering places and centers of cultural activity. Businesses choose to locate in Kelso because of our innovative and entrepreneurial spirit and because they are regarded as valued members of the community.

Historic downtown Kelso is a vibrant focal point of our hometown with a rich mix of commercial, residential, civic, and cultural activities in a unique riverfront location. Our downtown maintains a human scale through carefully planned pedestrian and transit-oriented development. Many residents and visitors come to enjoy our parks, festivals, open markets, and community events. We accommodate growth and change while maintaining strong linkages with our past. Important historic landmarks are preserved, and new development occurs in a manner that is compatible with and respectful of its historic context.

Our transportation system offers a variety of ways to meet our mobility needs and provides efficient and convenient access to all areas of Kelso and regional centers. Improved transit service and facilities allow us to commute within Kelso and to other regional destinations without overburdening our neighborhood streets. The City is pedestrian-friendly. Paths for safe pedestrian, bicycle and other transportation modes interconnect all parts of the City. In addition to the transportation functions they provide, our streets and paths are people-friendly and provide public spaces where people socialize.

The City has excellent police and fire protection, dependable water and sewer service, and well-maintained public facilities. Emergency preparedness for natural or manmade disasters is a high priority. We work closely with other jurisdictions on regional issues that affect our community. For recreation, we like to bike or walk to one of our many parks. We have well-maintained playgrounds, play fields, sport courts, and trails in or near each neighborhood. Our recreational programs offer a variety of year-round activities for all ages. Public access to our riverfront is provided by an unparalleled and still-expanding system of parks, trails, and vistas.

We preserve an open space network of wetlands, stream corridors, and wooded hillsides. These natural systems provide habitat for fish and wildlife and serve important biological, hydrological, and geological functions. Streets are lined with a variety of trees, and vegetation is

City of Kelso, Washington
Comprehensive Plan
Adopted February 17, 2015
With potential 2016 revisions

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abundant throughout the City. The water and air are clean. We consider community stewardship of the environment to be very important.

Kelso in 2030 has become a delightful place to call home.

Chapter 3 Comprehensive Plan Goals, Policies, and Objectives

The primary focus of the Comprehensive Plan is a series of Goals, Policies, and Objectives that have been reviewed and approved by the City Council. The Goals are general statements of a desired condition or direction, the policies are guidelines for decision-making, and the objectives are specific actions that will lead to fulfillment of the Goals.

The following Goals, Policies, and Objectives are based on direction provided by the City Council in 2010 and that has been updated through a series of discussions with the City Management Team. Further revisions were made based on public comments and recommendations from the City Council and Planning Commission.

Goals

- Goal #1: Promote the public health, safety, and welfare of the citizens of Kelso.
- Goal #2: Promote and sustain a diverse and well-balanced local economy.
- Goal #3: Promote and sustain a range of employment opportunities for Kelso residents.
- Goal #4: Improve the vibrancy and stability of residential neighborhoods and mixed-use development with housing for diverse income age groups, and lifestyles.
- Goal #5: Provide a safe, family oriented environment in all residential neighborhoods.
- Goal #6: Respect the cultural heritage and history of the community.
- Goal #7: Establish and maintain the downtown as a vibrant activity center.
- Goal #8: Protect and enhance the quality of the natural environment.
- Goal #9: Maintain a strong fiscal base for the provision of city services.
- Goal #10: Actively involve all citizens in the governance of their community.
- Goal #11: Address regional priorities, challenges, and opportunities through partnerships with local, state, and federal agencies, local organizations, and the business community.

Policies

Governance Policies

Governance Policy #1: Continually seek opportunities to improve the access to information as well as timely and meaningful opportunities for public involvement about policy issues and the delivery of city services.

Fiscal Policies

Fiscal Policy #1: New development should pay for the costs associated with providing required services.

Fiscal Policy #2: Actively seek new sources of City revenues without increasing rates.

Fiscal Policy #3: Actively seek opportunities to improve the efficiency and effectiveness of the delivery of City services and the maintenance of City properties.

Fiscal Policy #4: Utilize local funds to leverage additional revenues.

Fiscal Policy #5: Maintain and improve established levels of service for all public facilities and services.

Fiscal Policy #6: Explore opportunities for the more cost effective delivery of services.

Land Use Policies

Land Use Policy #1: Support more intensive use of land and actively seek to provide the same or higher levels of services more efficiently and cost effectively.

Land Use Policy #2: Maintain a Future Land Use Map to guide rezones, facilitate land use decision-making, and inform capital facilities planning. This map should feature the following land use designations and correlations to the Official Zoning Map:

- a. Lower Density Residential: Residential Single Family 5 (RSF 5), Residential Single Family 10 (RSF-10), and Neighborhood Commercial (NC), and Residential Single Family 15 (RSF-15);

- b. Higher Density Residential: Residential Multi-Family (RMF), Residential Mixed Density (RMD), and Neighborhood Commercial (NC);
- c. Commercial: General Commercial (GC) and Regional Commercial (RC)~~Fown-Center Commercial (CTC), West Kelso Commercial Zone (CWK), Neighborhood Services Center (CNH), Specialty Retail and Services (CCSR), and Major Retail Commercial (CMR)~~;
- d. Industrial: Light Industrial (LILM), and General Industrial (GIIGM);
- e. Special Study Areas: Neighborhoods or other designated areas where the future land use and zoning is under review and subject to change in accordance with the provisions of an approved sub-area plan or special study; and
- f. Parks, Recreation, and Open Space: Lands not suitable for development.

Land Use Policy #3: Encourage the preservation, renovation, and use of historic structures.

Land Use Policy #4: Support the mutually beneficial annexation of isolated pockets of unincorporated Cowlitz County near South Kelso and urbanized areas in North Kelso.

Land Use Policy #5: Overhead utilities should be placed underground whenever feasible.

Land Use Policy #6: Additional opportunities for multi-family housing should be provided in and near downtown, as well as in South and West Kelso in accordance with the outcomes of the West Kelso Subarea Plan.

Land Use Policy #7: Higher density housing should provide adequate opportunities for onsite recreation and/or contribute their fair share to off-site recreational opportunities.

Land Use Policy #8: Encourage mixed-use residential development in commercial zones. This shall include, but is not limited to the property zoned Major Retail Commercial (CMR) in the vicinity of the I-5 and SR 432 Interchange.

Land Use Policy #9: Encourage mixed-use developments downtown with ground floor commercial and housing on the upper floors.

Land Use Policy #10: Encourage the location of new retail, professional offices, housing, and public uses and developments to support the downtown as a local retail business center.

Land Use Policy #11: The shared use of parking facilities should be encouraged.

Land Use Policy #12: Actively work with Cowlitz County to keep the County administrative buildings in Downtown Kelso.

Land Use Policy #13: In consultation with businesses, property owners, non-profit organizations, and local agencies as appropriate, update the master plan for downtown Kelso as a vibrant activity center featuring a variety of small, local retail businesses. This may include, but is not limited to such strategies as:

- a. Keeping the County administrative offices downtown and to renovate or expand the buildings as appropriate;
- b. Establishing a farmer's market downtown;
- c. Possibly relocating the library downtown, perhaps in conjunction with the establishment of an outdoor reading and performing arts area and/or a community center;
- d. Relocating other public facilities that would be supportive of the downtown as a retail center for local small businesses;
- e. Further revising City Development Regulations to encourage private investment and new businesses locating downtown that would be supportive of the downtown as a retail center for local small businesses;
- f. Updating design guidelines and development standards;
- g. Establishing mobile food courts; and/or
- h. Improving public spaces.

Land Use Policy #14: In conjunction with the West Main Realignment Project, the non-residential areas of West Kelso should feature a mix of uses in a pedestrian friendly environment in accordance with the outcomes of the West Kelso Subarea Plan.

Land Use Policy #15: Actively work with Cowlitz County to renovate and expand as necessary the Regional Justice Center at its current location in West Kelso.

Land Use Policy #16: Initiate in partnership with the City of Longview, affected residents, businesses, and property owners a sub-area planning process for West Kelso/East Longview. This process shall include, but is not limited to, consideration of the following:

- a. The realignment of Main Street Southwest and planned Phase 2 improvements;
- b. Opportunities to create a more pedestrian friendly environment and to enhance public spaces;
- c. Opportunities to encourage and support new private investment;
- d. Higher intensity residential developments, especially north of Main Street;
- e. Opportunities to encourage and support the establishment of more local retail businesses;
- f. Opportunities to encourage and support more mixed-use residential developments with ground floor retail, especially along Main Street;
- g. Facilitating the development of a hotel/motel and supporting services in the vicinity of 5th Ave SW and Catlin Street;
- h. Improved connections to the Regional Justice Center and the Expo Center;
- i. Improved connections to regional trails and bikeways;
- j. Preservation of the single family neighborhood south of Main Street;
- k. The possible vacation of a portion of 6th Ave SW; and
- l. The improvement of housing opportunities throughout the neighborhood.

Land Use Policy #17: Support land use and development activities that are compatible with the ongoing operations of the Southwest Washington Regional Airport.

Land Use Policy #18: New development activities should be avoided on areas with unstable soils, landslide hazard areas, and/or areas with a history of unstable slopes.

Land Use Policy #19: It is the intent of the City, in partnership with other public agencies, to promote the establishment of a regional wetland mitigation bank in the vicinity of the Coweeman River in the area known as Harts Lake.

Land Use Policy #20: Opportunities to provide safe and responsible use of shorelines should be encouraged.

Land Use Policy #21: Revise the Official Zoning Map and City Development Regulations to provide more housing choices and opportunities.

Land Use Policy #22: Mobile homes should only be permitted in mobile home parks.

Land Use Policy #23: Reduce regulations and administrative restrictions that serve to restrict or constrain desired types of private investment.

Land Use Policy #24: Establish and maintain in consultation with Cowlitz County a comprehensive planning area boundary that utilizes property lines and includes properties within 300' of the City's water system boundaries.

Transportation Policies

Transportation Policy #1: Support the expansion of the bicycle paths and routes and improvements to pedestrian walkways.

Transportation Policy #2: Improve access to the South River Road area.

Transportation Policy #3: Continue to improve public transportation service in the City.

Transportation Policy #4: Improve multi-modal access to commercial areas.

Transportation Policy #5: Support the use and further development of the Kelso Train Depot as a multi-modal transportation hub.

Transportation Policy #6: Encourage the ongoing cooperation between the Southwest Washington Regional Airport, BNSF, Amtrak, and the State of Washington so that plans to improve air and rail service to Kelso are compatible and do not adversely affect one another.

Transportation Policy #7: Support the development of a high-speed rail corridor from Seattle to Portland. This may include, but is not limited to:

- a. The addition of a third mainline or tracks through Kelso;
- b. Maintaining the Amtrak stop in Kelso; and
- c. Establishing a high-speed rail stop in Kelso.

Transportation Policy #8: Support the management of the Southwest Washington Regional Airport as a regional, general aviation airport in partnership with the City of Longview, the Port of Longview, and Cowlitz County. This may include, but is not limited to:

- a. The relocation or replacement of existing hangars and the construction of new hangars in accordance with approved plans;
- b. The addition of a 609' stopway at the southern end of the runway to improve airport safety;
- c. The subsequent modification of the stopway when warranted, to extend the runway to 5,000' in accordance with FAA standards;
- d. The realignment of Talley Way in accordance with approved plans;
- e. Approval of modifications to FAA standards to address local circumstances.

Housing Policies

Housing Policy #1: Continue to support the efforts of for-profit developers and non-profit organizations to provide a range of housing opportunities in the community.

Housing Policy #2: Encourage the development of housing opportunities that enable residents to remain in the community over time.

Housing Policy #3: Actively support the repair, renovation, and replacement of existing housing with an emphasis on providing a wider range of housing opportunities and more intensive housing developments.

Housing Policy #4: Create more opportunities for individuals and families to “age in place” or “downsize” without having to move out of Kelso.

Economic Development Policies

Economic Development Policy #1: Actively participate in the formulation and support the implementation of regional economic development strategies that create jobs for Kelso residents.

Economic Development Policy #2: Continue to support the potential for the development of the Wasser and Winters Company property in South Kelso for industrial uses perhaps featuring rail related uses.

Economic Development Policy #3: Promote light industrial manufacturing on the Talley Way Corridor and aviation services near the SW WA Regional Airport.

Economic Development Policy #4: Encourage labor-intensive business development in industrial and commercial zones that maximizes the use of land by creating a higher-than-average number of jobs per acre.

Economic Development Policy #5: Develop the City’s access points to and from I-5 into the predominant locations for regional retail and commercial services.

Economic Development Policy #6: Encourage high-density housing opportunities near employment centers with sufficient access to public transit services and walking/bike-paths to reduce commute times, traffic congestion, and emissions.

Parks and Recreation Policies

Parks and Recreation Policy #1: Continue to improve recreational opportunities for all ages.

Parks and Recreation Policy #2: Identify and prioritize future opportunities for the public acquisition of land for parks and open space.

Parks and Recreation Policy #3: Actively seek partnerships for the provision of parks and recreation opportunities.

Parks and Recreation Policy #4: Establish and maintain a financial strategy to ensure the cost effective maintenance of City park facilities.

Parks and Recreation Policy #5: Support the development of new opportunities for water dependent recreational opportunities such as kayaking and canoeing.

Capital Facilities Policies

Capital Facilities Policy #1: The Level of Service Standard for streets and highways shall be D.

Capital Facility Policy #2: New water service will be extended at developer expense in the water service area and shall require the execution of a no protest annexation agreement.

Capital Facility Policy #3: New developments within established service area boundaries should be required to connect to City sewer and water service whenever feasible.

Capital Facility Policy #4: Actively support the public library as a community resource and a provider of recreation programs.

Capital Facility Policy #5: Establish and maintain a comprehensive storm water management system. This should include, but is not limited to:

- a. Policies that support low-impact development;
- b. The use of landscaping and open space to facilitate low-impact development; and
- c. Policies to minimize new impervious services whenever practicable.

Objectives

Fiscal Objectives

Fiscal Objective #1: Review and update the City's Capital Facilities Plan in conjunction with the preparation and adoption of the City's biennial operating budget.

Fiscal Objective #2: Identify state and federal sources of funding utilized by communities in the region and the size of Kelso.

Fiscal Objective #3: Analyze when the City Hall bonds will be retired and assess the potential for possibly using that revenue stream to finance future strategic investments in the downtown.

Fiscal Objective #4: Initiate a meeting(s) with nearby public agencies such as the City of Longview, Cowlitz County, the Port of Longview, Lower Columbia Community College, and local school districts to explore the feasibility of the shared or coordinating the delivery of services, or other strategies to deliver desired levels of service in a more cost effective manner.

Land Use Objectives

Land Use Objective #1: Review and update the Kelso Municipal Code in accordance with the provisions of this Comprehensive Plan.

Land Use Objective #2: Review and update the Zoning Map in accordance with the provisions of this Comprehensive Plan.

Land Use Objective #3: Prepare and maintain a Future Land Use Map that highlights how areas would be zoned upon annexation to the city.

Land Use Objective #4: Continue to implement the South Kelso Revitalization Strategies Plan.

Land Use Objective #5: Establish and maintain a local list of historic places and the criteria for adding additional places.

Land Use Objective #6: Prepare and maintain an inventory of publicly owned lands in the City and prepare management strategies to guide the use, development, and potential sale of surplus city-owned lands. This may include land that may be suitable for parks and recreation uses, open space, shoreline restoration, access to shorelines, and/or other City goals such as the provision of affordable housing or public parking.

Land Use Objective #7: Prepare and maintain an inventory of privately owned land not suitable for development that may be appropriate for public acquisition for such purposes as parks and recreation, open space preservation, protection of critical areas, shoreline restoration, access to shorelines, and/or parking. This objective is intended to be mutually

beneficial for all parties and the acquisition of land described will not be conducted through the use of eminent domain.

Land Use Objective #8: Explore the feasibility of potentially vacating a portion of Catlin Street near 1st Ave SW in West Kelso to accommodate the expansion of the Regional Justice Center.

Land Use Objective #9: Review and revise the City's Development Regulations to facilitate 4-8 lot residential subdivisions that provide a wider range of residential densities of types.

Land Use Objective #10: Review and update the City's Development Regulations to more clearly support mixed-use developments, especially those featuring higher density housing, possibly through the issuance of a conditional use permit.

Land Use Objective #11: Monitor the implementation of the updated Shoreline Master Program, and prepare revisions as appropriate in the event that the provisions are unduly precluding the use, development, preservation, and restoration of shorelines.

Land Use Objective #12: Review and update the City's Development Regulations protecting critical areas in accordance with the provisions of the Washington State Growth Management Act and this Comprehensive Plan.

Land Use Objective #13: In consultation with Cowlitz County and affected property owners, designate additional land in South Kelso for industrial development.

Land Use Objective #14: Assess the potential for updating and revising the Kelso Municipal Code to feature more flexible development regulations based on form and function as opposed to the current use based code provisions.

Land Use Objective #15: Consolidate and reduce the number of commercial zones.

- a. Merge the Major Commercial and Specialty Commercial Zones into a Regional Commercial Zone to be located near freeway interchanges and in areas with ready freeway access or visibility.
- b. Merge the Town Center and the West Kelso Zones into a General Commercial Zone. This may involve the development of overlay districts or special conditions.

- c. Maintain the Neighborhood Commercial Zone but potentially limit it to sites that historically been used for neighborhood commercial uses.

Land Use Objective #16: Merge the RSF 15 Zone into the RSF 10 Zone and explore changes to the Development Regulations to facilitate large lot residential development in areas that may not be readily served by City water or sewer.

Land Use Objective #17: Explore the potential of basing livestock regulations on lot sizes.

Land Use Objective #18: Review and revise the Development Regulations to:

- a. Simplify and stream line regulations and procedures;
- b. Encourage public and private investment;
- c. Strengthen the local economy; and
- d. Support the development of the downtown as a vibrant activity center.

Land Use Objective #19: In consultation with the County and affected property owners, designate areas suitable for single family and multi-family residential uses in South Kelso, that do not adversely affect airport operations.

Land Use Objective #20: Identify strategies for increasing housing opportunities in the RSF 5 Zone including accessory dwelling units, duplexes, row houses, and cottage housing.

Transportation Objectives

Transportation Objective #1: In partnership with the State and local jurisdictions, develop a funding strategy for the completion of the West Main Realignment Project.

Transportation Objective #2: Identify and prioritize gaps and improvements to the network of sidewalks with a particular emphasis on improving access to public transportation, the downtown, and schools.

Transportation Objective #3: Actively participate in planning activities to provide high-speed rail service and/or otherwise improve rail service to and from Kelso.

Transportation Objective #4: Conduct a downtown parking study that may include strategies for:

- a. Long term parking at or near the transit center;
- b. Shared or joint use parking;
- c. Employee parking that doesn't interfere with retail businesses;
- d. Easing or eliminating the requirement that new businesses provide off-street, on-site, parking downtown;
- e. Location of public parking lots around the perimeter of downtown;
- f. The use of parking areas for a farmer's market and/or special community events; and/or
- g. Supporting the relocation of other public buildings downtown such as the library or community center.

Transportation Objective #5: Streamline provisions necessary to protect the public health and safety, such as to review and revise the Development Regulations to limit the instances when a full traffic study is required.

Transportation Objective #6: Further research and report on the feasibility of improving the access to the vacant property along the Cowlitz River west of the golf course in the vicinity of Douglas and Colorado Streets. This shall include, but is not limited to an assessment of safety considerations.

Transportation Objective #7: In consultation with Cowlitz County and affected property owners, explore the potential for improving access and circulation in South Kelso.

Transportation Objective #8: Review and monitor the plans to develop high speed rail along with FAA regulations to avoid or minimize the potential for conflicts near the airport.

Transportation Objective #9: Incorporate the findings and recommendations of the Talley Way Corridor study and the City of Kelso Railroad Crossing Study into the City's updated Comprehensive Plan.

Economic Development Objectives

Economic Development Objective #1: Actively participate in regional economic development organizations and forums.

Economic Development Objective #2: Explore the feasibility of transferring administrative responsibility for the SW Washington Regional Airport to the Port District.

Economic Development Objective #3: Further analyze the airport safety zone requirements, especially use restrictions, and update the Future Land Use Map accordingly.

Economic Development Objective #4: Identify and prioritize economic development sites to conduct environmental reviews based on conceptual master plans, in order to make them “shovel ready”.

Housing Objectives

Housing Objective #1: Review the Kelso Municipal Code to identify potential revisions that would support the development of new housing opportunities in the City. This may include, but is not limited to:

- a. Increases in residential densities;
- b. Density bonuses;
- c. Floating densities;
- d. Mixed-use housing;
- e. Cottage housing;
- f. Micro units; and/or
- g. Accessory Dwelling Units.

Housing Objective #2: Review and update the subdivision regulations governing parking to make sure that adequate provisions are made for off-street parking and that on-street parking does not interfere with measures to protect the public health and safety.

Parks and Recreation Objectives

Parks and Recreation Objective #1: Implement the updated City Parks Plan.

Parks and Recreation Objective #2: The City should establish and maintain a resource guide for individuals and organizations seeking to contribute to enhance City parks.

Parks and Recreation Objective #3: Identify, assess, and maintain an inventory of potential public access points to the Cowlitz and Coweeman Rivers, including potential sites for public acquisition or donation.

Governance Objectives

Governance Objective #1: Prepare and maintain a public participation plan for use by all city departments.

Governance Objective #2: Once a year, City staff, in consultation with City advisory committees should present an assessment of public participation efforts to the City Council and recommendations for improvement.

Governance Objective #3: Explore the pros and cons of encouraging the establishment of neighborhood councils.

Governance Objective #4: The City should identify opportunities for volunteers and actively recruit and train volunteers.

Governance Objective #5: Schedule a City Council meeting once a year with the Board of County Commissioners to review the status of Comprehensive Plan implementation, review priorities, discuss policy issues of mutual concern, and identify emergent issues and opportunities for collaboration.

Governance Objective #6: Periodically host regional planning forums and staff discussions with neighboring jurisdictions to discuss planning issues and opportunities of mutual concern.

Capital Facilities Objectives

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Capital Facilities Objective #1: Establish a level of service standard for police services based on the number and types of crimes reported consistent with the criteria used in the National Incidence Based Reporting System (NIBRS).

Capital Facilities Objective #2: Establish a level of service standard for fire services based on appropriate state and national criteria.

Capital Facilities Objective #3: Monitor revisions to State laws and regulations governing storm water management including new state mandated low impact storm water development design standards and update the City's Storm Water Management Plan and Capital Facilities Plan accordingly.

Capital Facilities Objective #4: Research and establish a schedule to obtain the required NPDES Phase 2 permit.

Capital Facilities #5: Explore the use of Community Development Block Grant funds and other public funds to provide sewer service and/or to remove barriers to the annexation of the unincorporated pockets of land in South Kelso.

Capital Facilities Objective #6: Further research the City's utility extension policies to identify potential disincentives for development.

Chapter 4
Supporting Data

A. DEMOGRAPHIC REPORT

CITY OF KELSO COMPREHENSIVE PLAN Demographic Report - August 2013

Produced by Matthew Parsons and G.R. Dohrn and Associates.

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| Distance Traveled to Work..... | 3534 |
| Unemployment Rate | 3735 |
| Total Taxable Retail Sales | 3735 |
| Assessed Value of Taxable Total Property | 3836 |
| Income..... | 3836 |
| Housing..... | 3937 |
| Shares of Housing Units by Tenure | 3937 |
| Housing Occupancy (Occupied vs Vacant) | 3937 |
| Shares of Housing Units by Year Unit Built | 4038 |
| Housing Mobility | 4139 |
| Housing Units by Number of Units in Structure..... | 4340 |
| Transportation..... | 4441 |
| Mode of Transportation to Work..... | 4441 |
| Conclusion | 4541 |

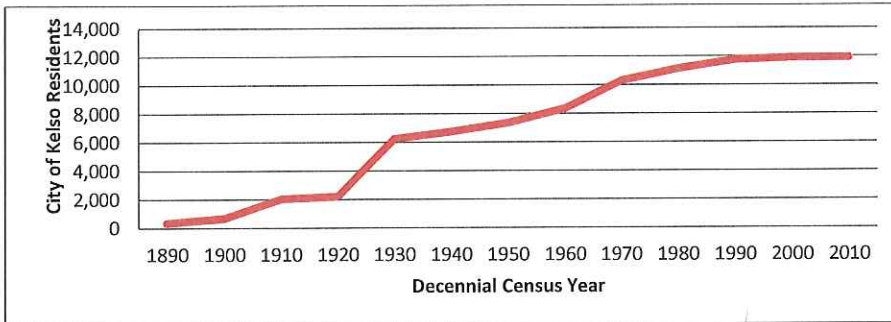
Introduction

The City of Kelso is located in Southwest Washington State along Interstate 5 and at the confluence of the Columbia, Cowlitz, and Coweeman rivers. To the west, across the Cowlitz River, lies the City of Longview, WA. The two cities have distinct characters and identities but effectively function as a single urban area. With a population under 12,000 residents, there is a limited amount of data on the community but there is a lot more data available for Cowlitz County, which encompasses Longview, Kelso, and some surrounding rural areas. Data for the City of Kelso is used when it is available but in its absence, data for Cowlitz County is used as a proxy.

Population

Historical Population Growth

Figure 2.1 Decennial Census counts of the City of Kelso since incorporation.



Source: Washington State Office of Financial Management. Note: The 1990 count was federally corrected after the original count.

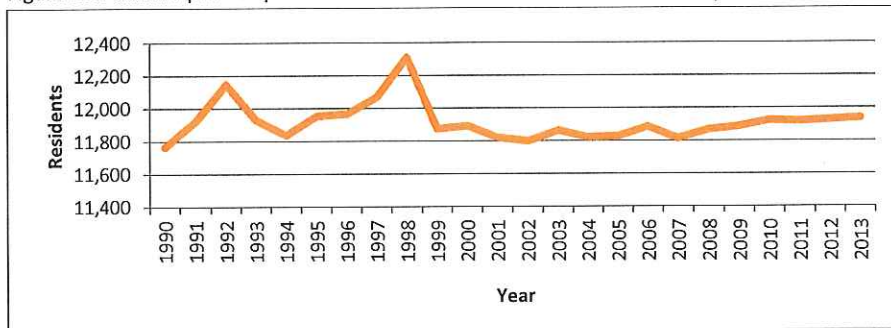
Table 2.1 Decennial Census counts of the City of Kelso from 1890 to 2010.

| Year | 1890 | 1900 | 1910 | 1920 | 1930 | 1940 | 1950 | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 |
|------------|------|------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--------|
| Population | 354 | 694 | 2,039 | 2,228 | 6,260 | 6,749 | 7,345 | 8,379 | 10,296 | 11,129 | 11,767 | 11,895 | 11,925 |

Source: Washington State Office of Financial Management. Note: The 1990 count was federally corrected after the original count.

Recent Population Growth

Figure 2.2 Annual April 1 Population Estimates from 1990 to 2013 for the City of Kelso.



Source: Washington State Office of Financial Management.

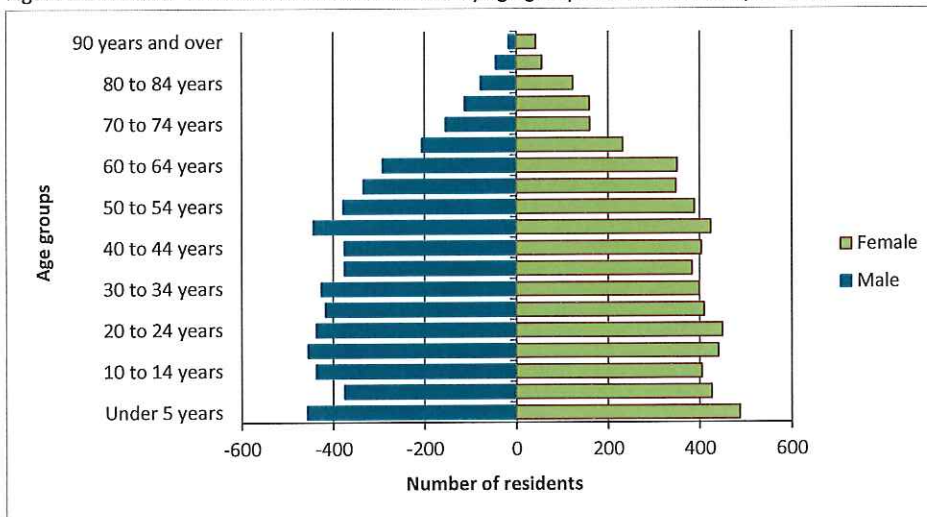
Table 2.2 Annual April 1 Population Estimates from 2004 to 2013 for the City of Kelso.

| Year | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 11,823 | 11,829 | 11,887 | 11,816 | 11,869 | 11,889 | 11,925 | 11,920 | 11,930 | 11,940 |

Source: Washington State Office of Financial Management.

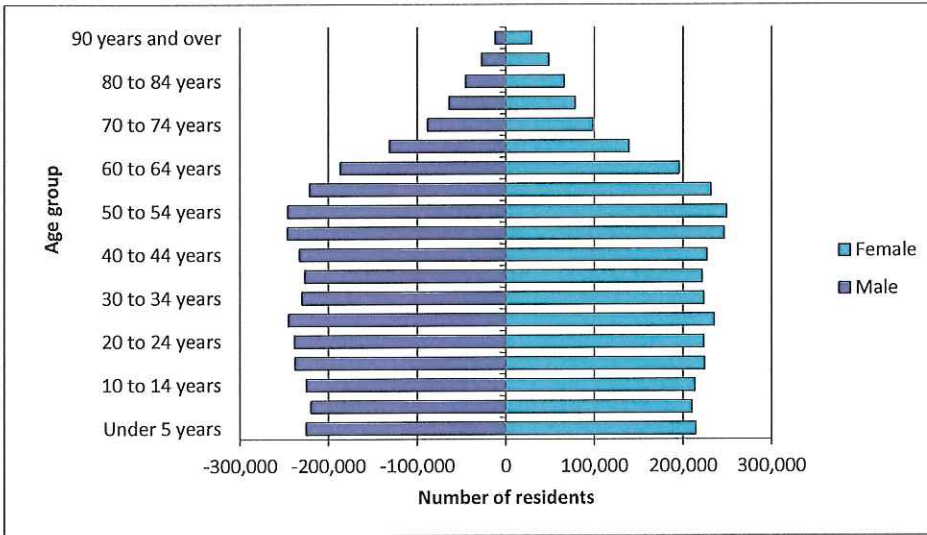
Age and Gender

Figure 2.3 Number of male and female residents by age group in 2010 in the City of Kelso.



Source: U.S. Census Bureau's 2010 Decennial Census; Table QT-P1 2010 Census Summary File 1 Age Groups and Sex.

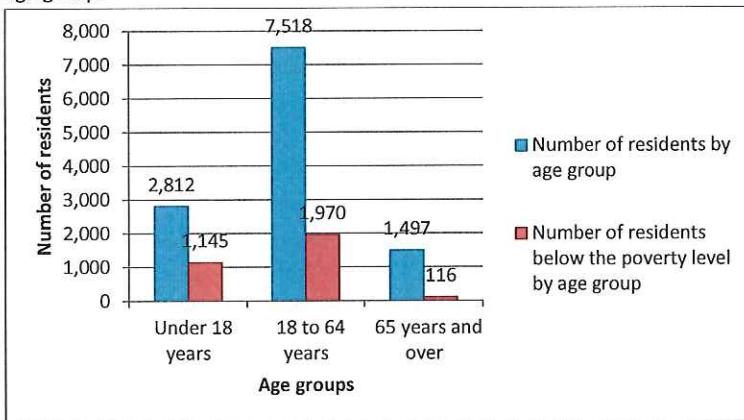
Figure 2.4 Number of male and female residents by age group in 2010 in the State of Washington.



Source: U.S. Census Bureau's 2010 Decennial Census; Table QT-P1 2010 Census Summary File 1 Age Groups and Sex.

Poverty Status by Age Group

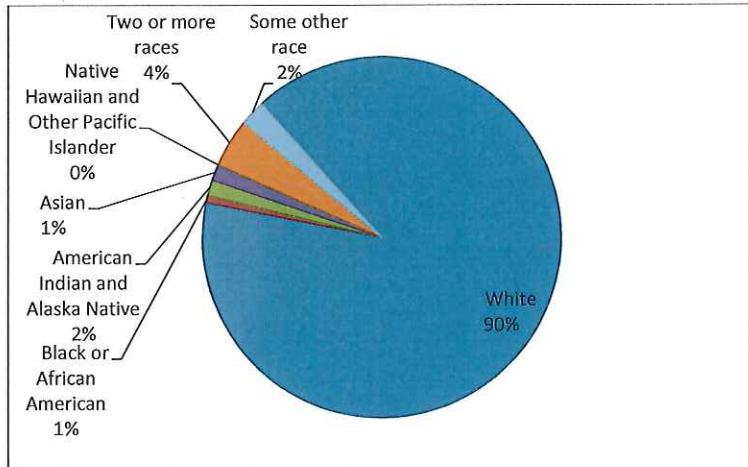
Figure 2.5 Number of Kelso residents by age group and number of residents below the poverty line by age group.



Source: U.S. Census Bureau's 2007-2011 American Community Survey 5-year estimate; Table S1701: Poverty Status in the Past 12 Months.

Kelso Residents by Race

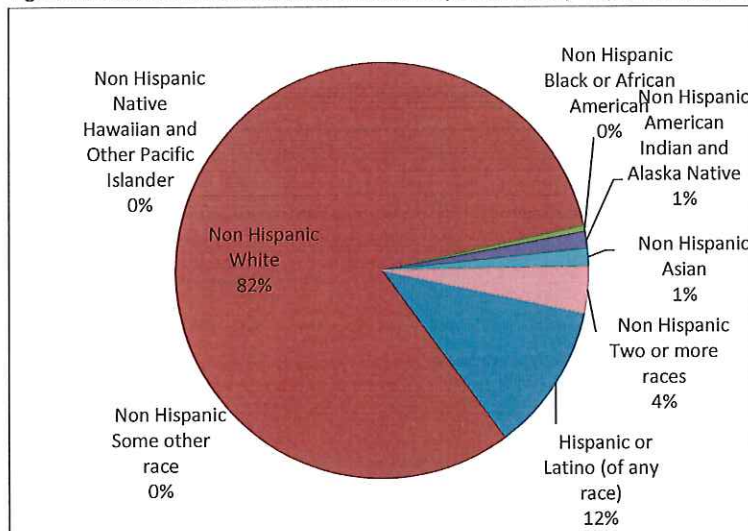
Figure 2.6 Shares of Kelso residents by race.



Source: U.S. Census Bureau's 2007-2011 American Community Survey 5-year estimates; Table DP05: Demographic and Housing Estimates.

Hispanic and Non Hispanic Population by Race

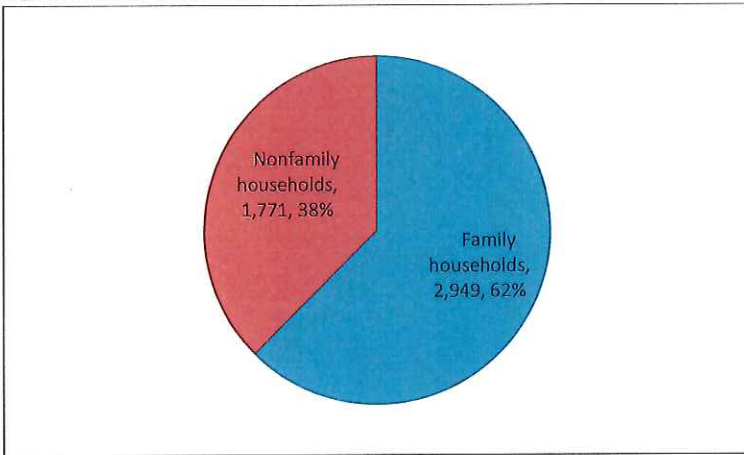
Figure 2.7 Share of Kelso Residents who identify as ethnically Hispanic and those who do not by race.



Source: U.S. Census Bureau's 2007-2011 American Community Survey 5-year estimates; Table DP05: Demographic and Housing Estimates.

Family and Non-Family Households

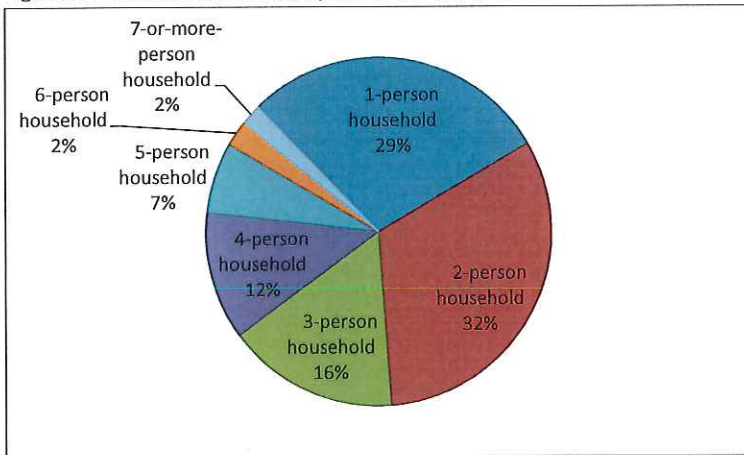
Figure 2.8 Shares of family and non-family households in the City of Kelso.



Source: U.S. Census Bureau 2010 Decennial Census, Summary File 1; Table QT-P11: Households and Families.

Households by Size

Figure 2.9 Shares of households by size in the City of Kelso.

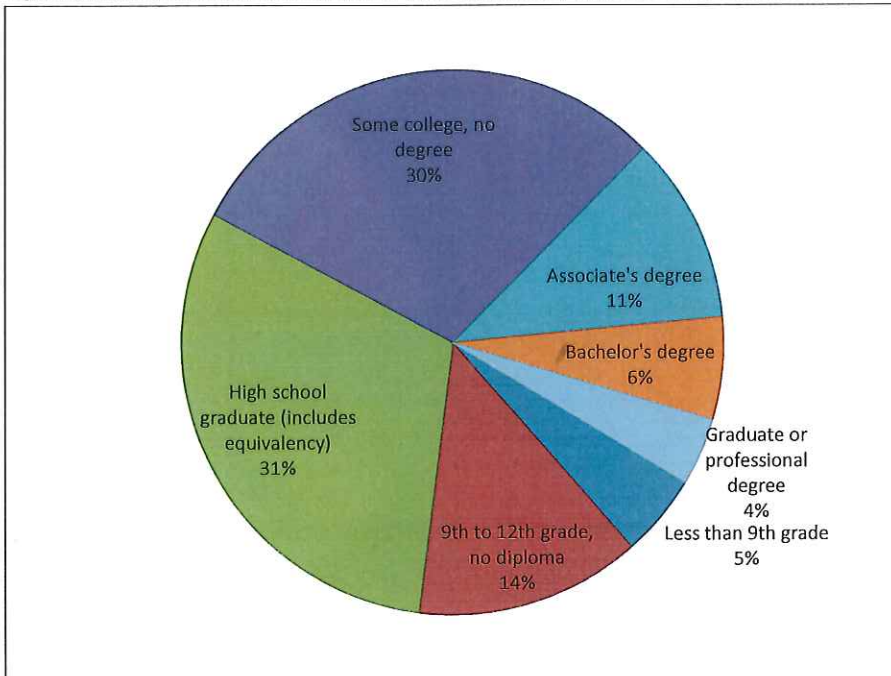


Source: U.S. Census Bureau 2010 Decennial Census, Summary File 1; Table QT-P11: Households and Families.

Education

Educational Attainment

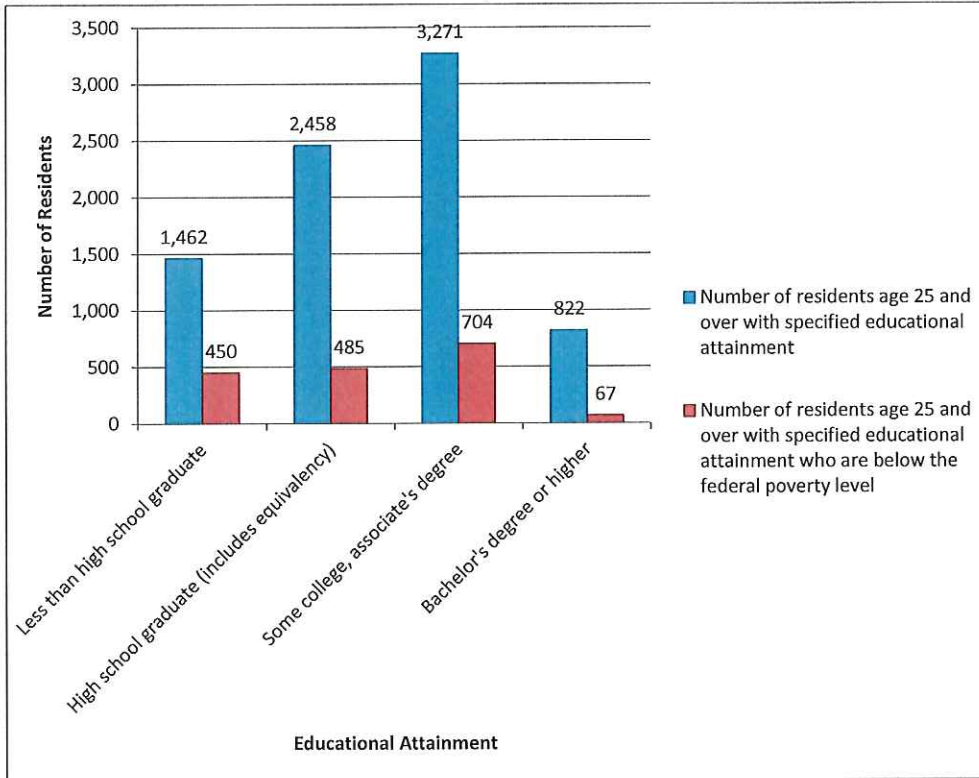
Figure 3.1 Shares of Kelso residents age 25 years and over by highest level of educational attainment.



Source: US Census Bureau's American Community Survey 2007-2011 5-year estimates; Table S1501: Educational Attainment.

Poverty Status by Educational Attainment

Figure 3.2 Number of Kelso residents age 25 and over who are below the poverty line by educational attainment compared to all residents 25 and over by educational attainment.

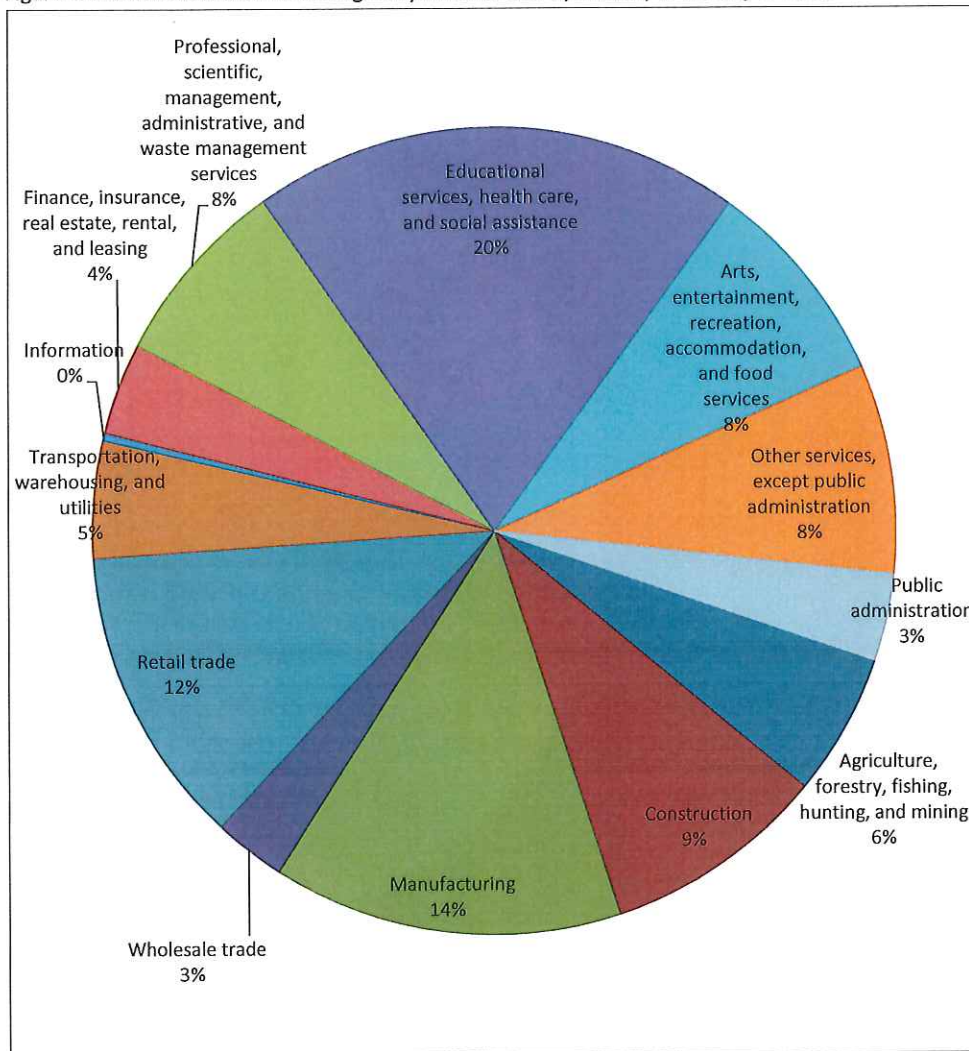


Source: U.S. Census Bureau's 2007-2011 American Community Survey 5-year estimates; Table S1701: Poverty Status in the Past 12 Months.

Economy

Employment Shares by Industry

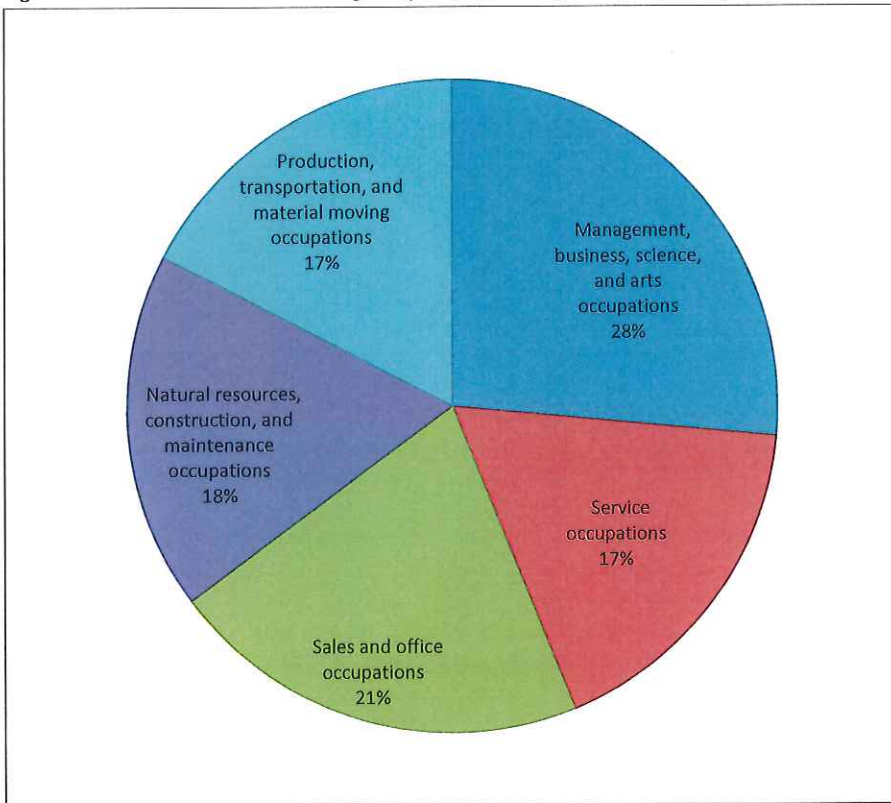
Figure 4.1 Shares of civilian workers age 16 years and over by industry in the City of Kelso.



Source: U.S. Census Bureau's American Community Survey 2007-2011 5-year estimates; Table DP03-Selected Economic Characteristics.

Employment Shares by Occupation

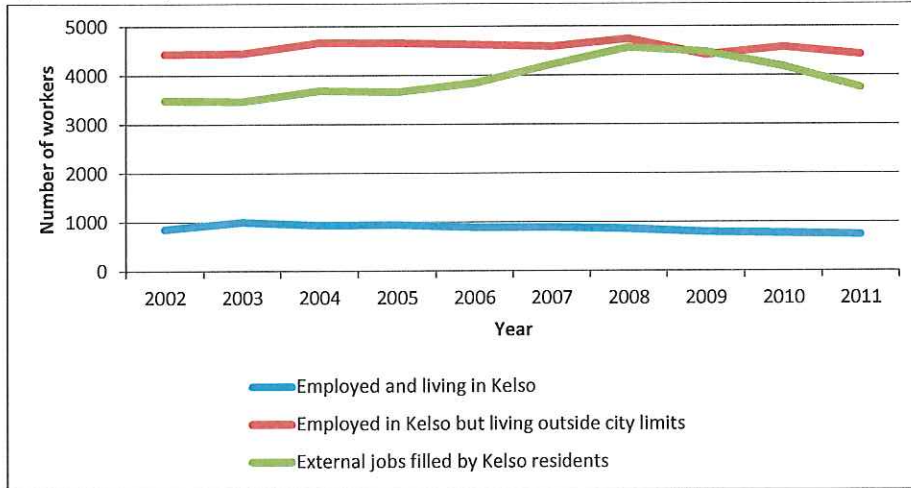
Figure 4.2 Shares of civilian workers age 16 years and over by occupation in the City of Kelso.



Source: U.S. Census Bureau's American Community Survey 2007-2011 5-year estimates; Table DP03-Selected Economic Characteristics.

Inflow/Outflow for Employment

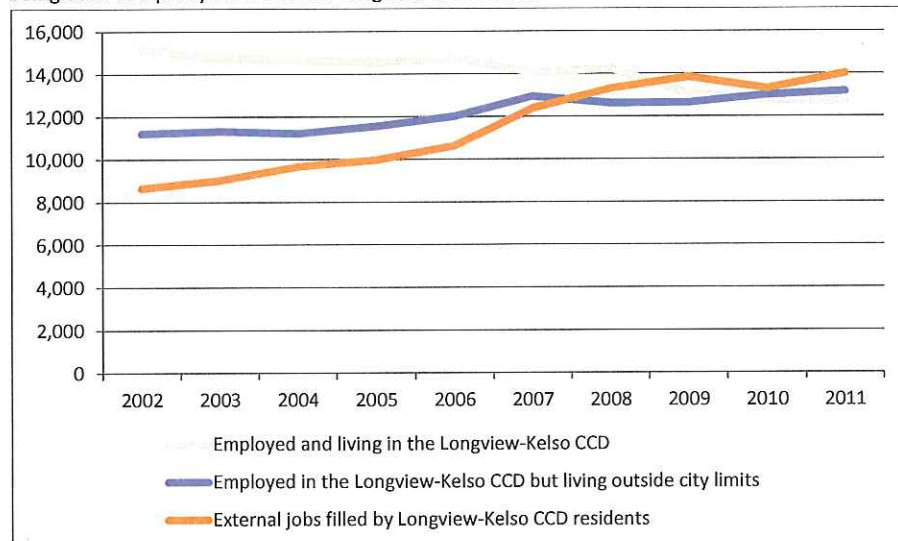
Figure 4.3 Inflow/Outflow of workers for employment for the City of Kelso.



Source: U.S. Census Bureau, Center of Economic Studies.

Figure 4.4 Employment Inflow/Outflow for the Longview-Kelso Census County Division

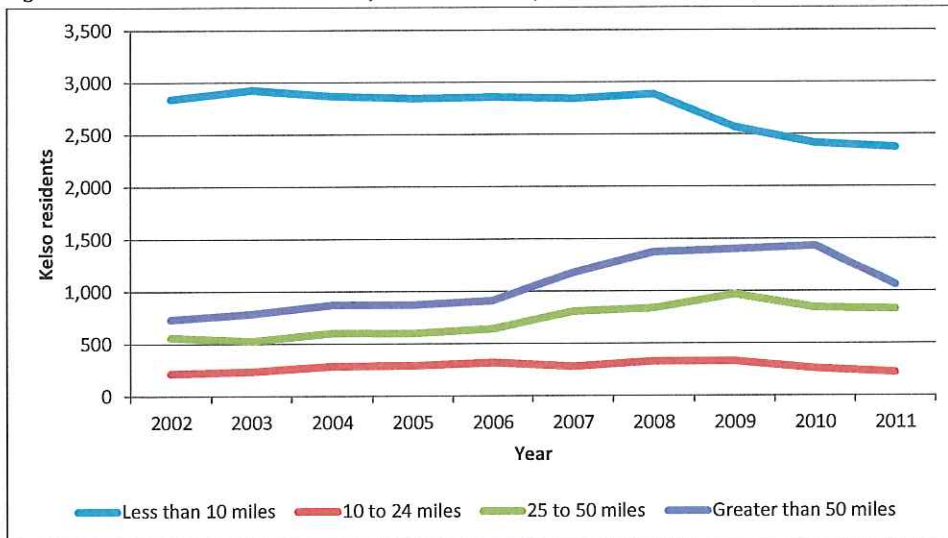
Note: The Longview-Kelso Census County Division roughly envelops the cities of Longview and Kelso. It is being used as a proxy for the Kelso-Longview urban area.



Source: U.S. Census Bureau, Center of Economic Studies.

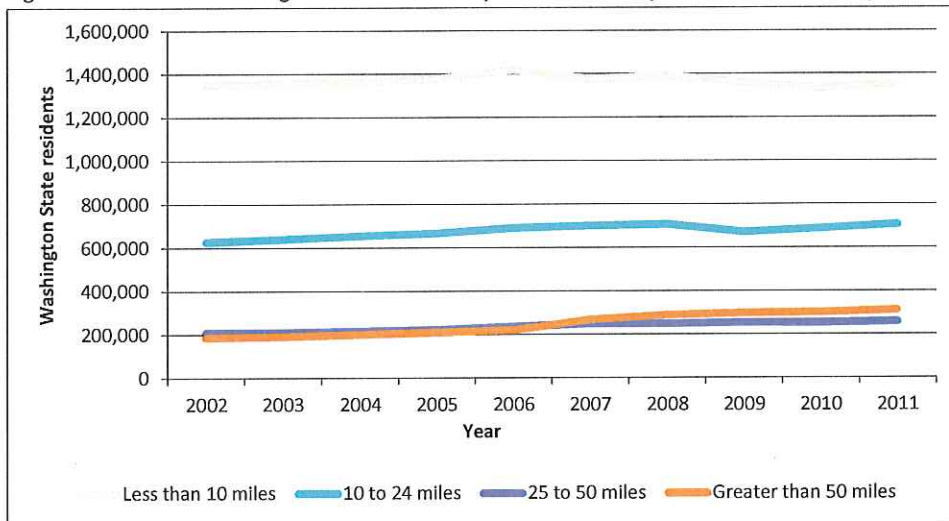
Distance Traveled to Work

Figure 4.5 Number of Kelso residents by the distance they travel to work one way.



Source: U.S. Census Bureau, Center of Economic Studies.

Figure 4.6 Number of Washington State residents by the distance they travel to work one way.

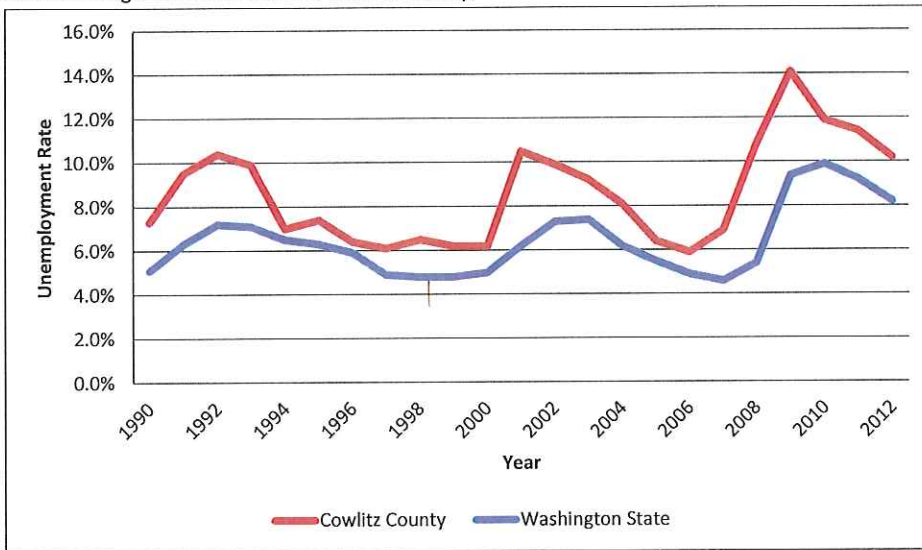


Source: U.S. Census Bureau, Center of Economic Studies.

Unemployment Rate

Figure 4.6 Unemployment Rate in Cowlitz County and Washington State from 1990 to 2012.

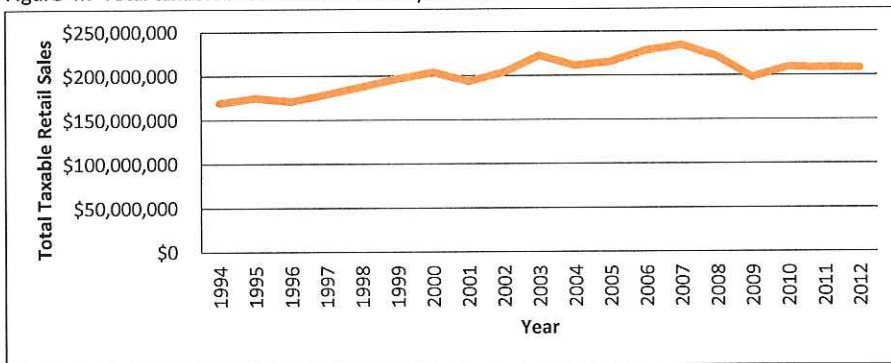
Note: Unemployment estimates are generally not released for cities with fewer than 25,000 residents. The closest figures available are for Cowlitz County.



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics, Series ID LAUPA53045003 (County) and LAUST53000003 (State). Note: 2008-2012 figures reflect adjustment to new state control totals and 2011-2012 figures reflect revised inputs and re-estimation.

Total Taxable Retail Sales

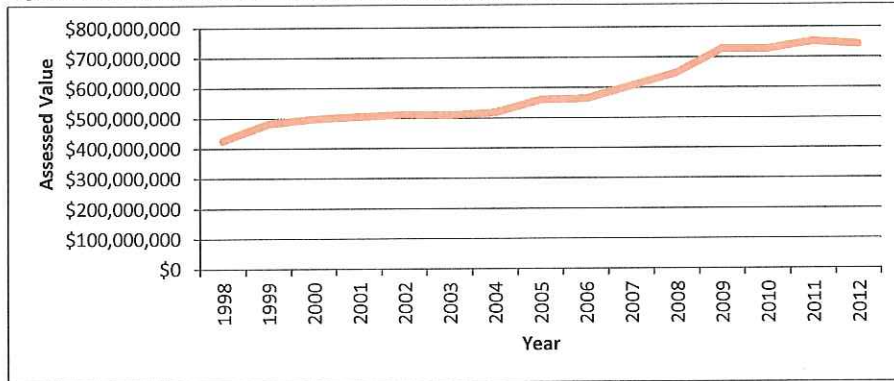
Figure 4.7 Total taxable retail sales in the City of Kelso.



Source: Washington State Department of Revenue.

Assessed Value of Taxable Total Property

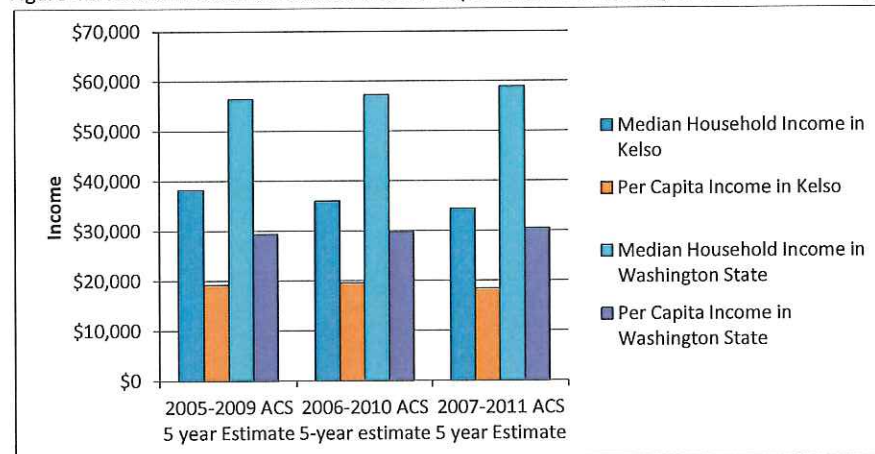
Figure 4.8 Assessed Value of Taxable Total Property in the Kelso Senior Taxing District.



Source: Washington State Department of Revenue.

Income

Figure 4.9 Median Household Income and Per Capita Income in the City of Kelso and Washington State.

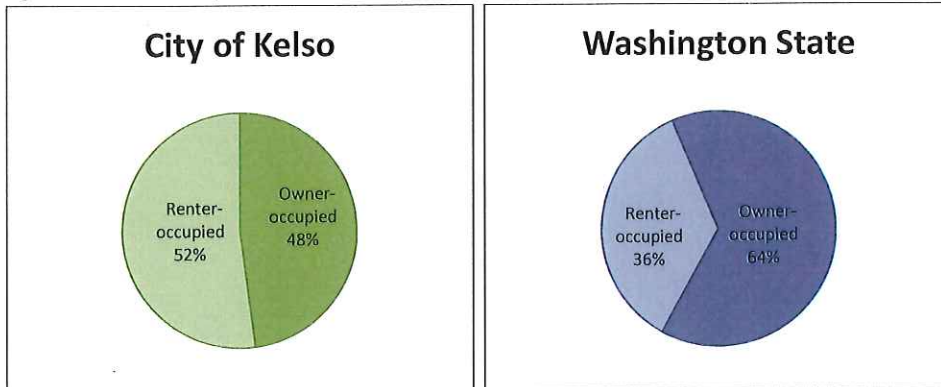


Source: U.S. Census Bureau, American Community Survey 5-year estimates; Table DP03-Selected Economic Characteristics.

Housing

Shares of Housing Units by Tenure

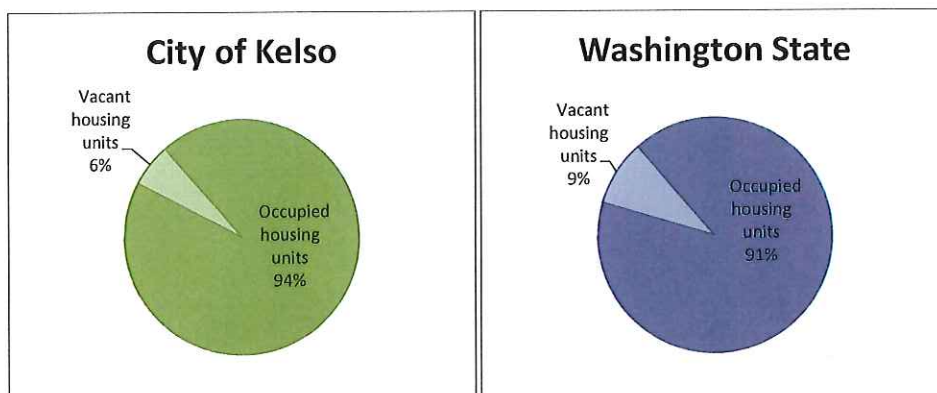
Figure 5.1 Owner-occupied vs. renter-occupied housing units in the City of Kelso and Washington State.



Source: U.S. Census Bureau's 2007-2011 American Community Survey 5-year estimates; Table DP04 - Selected Housing Characteristics.

Housing Occupancy (Occupied vs. Vacant)

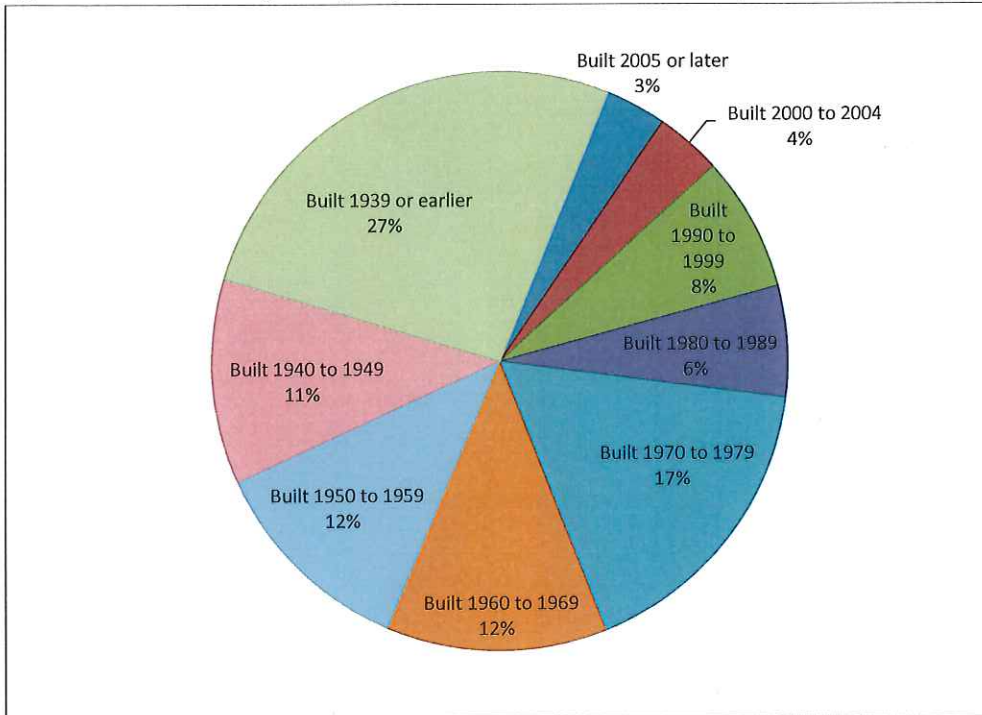
Figure 5.2 Occupied vs. Vacant housing units in the City of Kelso and Washington State.



Source: U.S. Census Bureau's 2007-2011 American Community Survey 5-year estimates; Table DP04 - Selected Housing Characteristics.

Shares of Housing Units by Year Unit Built

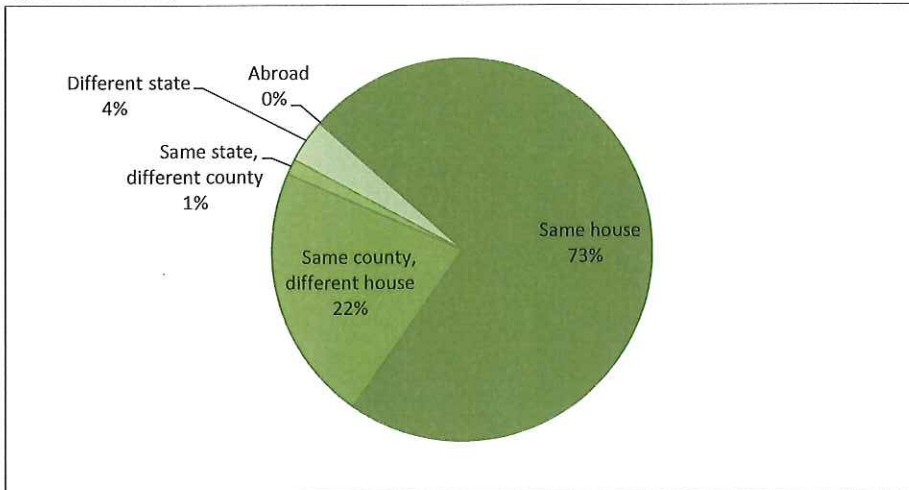
Figure: 5.3 Shares of housing units by the year the structure was built in the City of Kelso.



Source: U.S. Census Bureau's 2007-2011 American Community Survey 5-year estimates; Table DP04 - Selected Housing Characteristics.

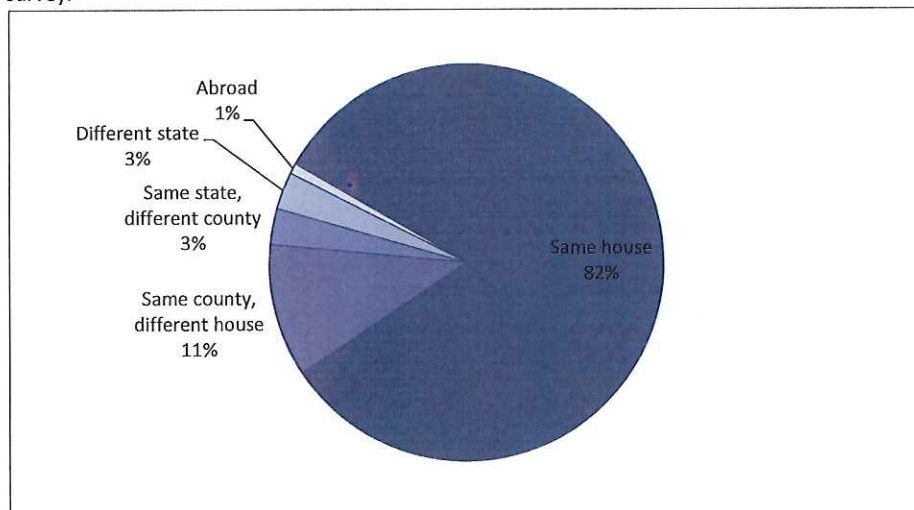
Housing Mobility

Figure 5.4 Mobility of Kelso residents measured by where they lived one year prior to survey.



Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-year estimates; Table DP02 Selected Social Characteristics.

Figure 5.5 Mobility of Washington State residents measured by where they lived one year prior to survey.



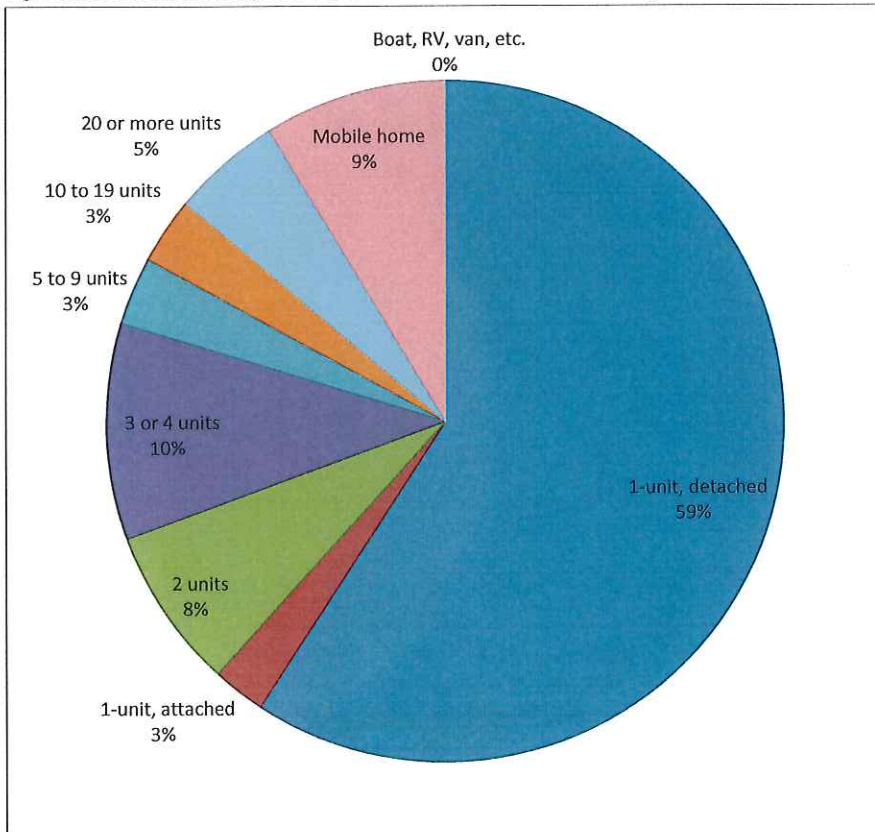
*City of Kelso, Washington
Comprehensive Plan
Adopted February 17, 2015
With potential 2016 revisions*

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Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-year estimates; Table DP02
Selected Social Characteristics.

Housing Units by Number of Units in Structure

Figure 5.5 Share of housing units by number of units in structure or type in the City of Kelso.

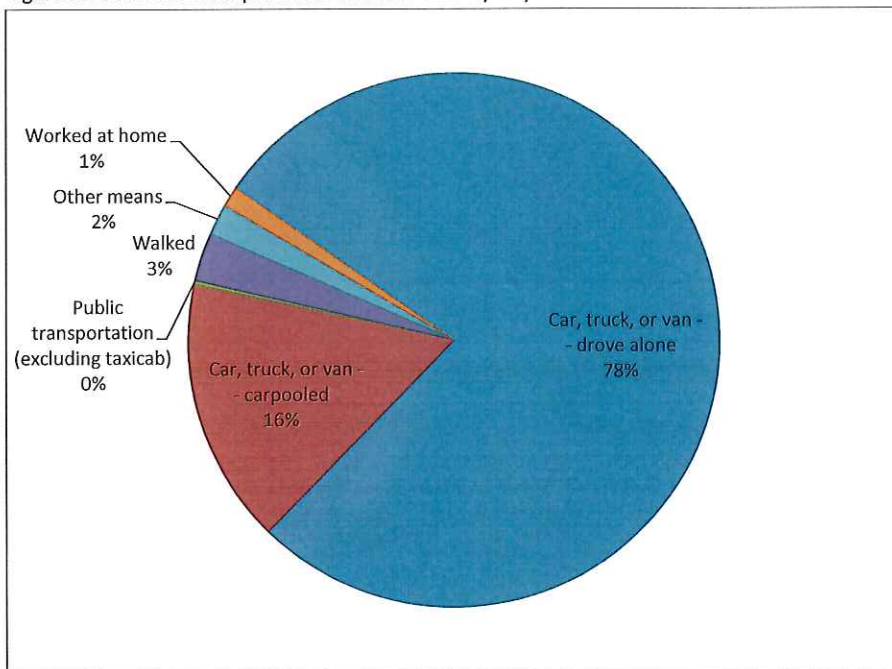


Source: U.S. Census Bureau's 2007-2011 American Community Survey 5-year estimates; Table DP04 - Selected Housing Characteristics.

Transportation

Mode of Transportation to Work

Figure 6.1 Means of transportation taken to work by City of Kelso residents.



Source: U.S. Census Bureau's American Community Survey 2007-2011 5-year estimates; Table DP03-Selected Economic Characteristics.

Conclusion

The City of Kelso experienced relatively steady growth from its incorporation in 1890 to 1910, remained stagnant for a decade, then experienced explosive growth between 1920 and 1930 when it tripled its population from 2,228 to 6,260 (Figure 2.1). Between 1930 and 1990 the city experienced steady growth but has only grown by about 200 residents over the last two decades. When the 1980 Comprehensive Plan was made, officials had every reason to believe that the population would keep growing but after experiencing a stable population for two decades, a new trend has clearly been established. The most recent population figure is the April 1st Estimate from the Washington State Office of Financial Management, which put the population at 11,940 for 2013.

The age makeup displayed in Figure 2.3 and 2.4 show that the population of Kelso has similar attributes to the state as a whole. The population is relatively stable indicated by the fact that the age groups 54 and under in both the state and city have very similar populations respectively, and the taper in population for the older age groups are also similar.

Of the three age groups displayed in Figure 2.5, under 18, 18-64, and 65 years and over, the greatest share in poverty was the under 18 category with 41% of children in the City of Kelso living below the federal poverty level according to the definition used by the Census Bureau. Only 26% of adults age 18-64 were counted as living in poverty and 8% of seniors 65 years and older.

The residents of Kelso are predominately white with an estimate of 90% from the American Community Survey's 2007 to 2011 5-year estimate. When ethnicity is factored in, 12% identified as Hispanic or Latino of any race while 82% identified as non-Hispanic white.

At the 2010 Census, 62% of households in Kelso were family households and 38% were nonfamily households. There were many different sizes of households in the city with 1-person households making up 29%, 2-person households making up 32%, 3-person households making up 16%, and the rest declining from there.

A relatively low share of Kelso's residents hold higher education degrees with only 10% of the population age 25 and over holding a bachelor's degree or higher and only 21% holding an associate's degree or higher. Residents age 25 and over with less than a high school diploma had a poverty rate of 31% while 8% of residents with a Bachelor's degree were living in poverty according to the Census Bureau's definition.

The economy is very diverse with the largest share being Educational services, healthcare, and social assistance employing 20% of the workforce. Manufacturing employs 14% of the workforce while retail trade employs 12%. In view of employment by occupation, the workforce is also very diverse with five different occupation categories ranging from 17-27%.

Very few Kelso residents also work within city limits. Most commute out of the city for work and even more people commute into the city for work. When the Longview-Kelso area is viewed as a whole (the Longview-Kelso CCD acting as a proxy) a healthier situation is seen with similar numbers of workers living and working in the same area, commuting out of the area, or outsiders commuting in. Fortunately, 53% of Kelso residents commute less than 10 miles to work however the next biggest category is for commutes greater than 50 miles so most people are either less than 10 miles or more than 50 miles. Between 2007 and 2011, 78% of workers who live in Kelso commuted to work in a personal vehicle, 16% carpooled, and remaining 6% either worked at home, walked, took public transit, or used some other means such as a bicycle.

In 2012, Cowlitz County had an unemployment rate of 10.2%, which is a welcome decrease from the 14.1% unemployment experienced in 2009. The unemployment rate in the county has remained above the state unemployment rate between 1990 and 2012. Another measure of the health of the economy is the taxable retail sales and the value of taxable property. Taxable retail sales have experienced a 23% increase since 1994 and ended at \$209 million in 2012. The assessed values of taxable total property increased 74% since 1998 and ended at \$743 million. Median Household Income decreased 10% from the 2005-2009 estimate to the 2007-2011 estimate when it ended at \$34,391. Per capita income in the city decreased 4% over the same period ending at \$18,411. Both median household income and per capita income in the City of Kelso remained below the state average for all three survey periods shown in Figure 4.9.

Kelso has a relatively old housing stock with a high share devoted to rental use. Renters occupy 52% of the housing units in the City of Kelso and owners occupy 48% of units. In the State of Washington, renters occupy 36% of the housing units and owners occupy 64% of the units. When looking at vacancy, Kelso has a lower share of housing units that are vacant than the average for the state; 6% compared to 9% respectively. The same survey estimated that 15% of the housing units were part of a structure built after 1990 and 50% of the units were part of a structure built before 1960.

As for the mobility of the population, 73% of Kelso residents lived in the same house the year prior according to a survey taken between 2007 and 2011. An additional 22% of the residents lived in a different house but still within Cowlitz County. In comparison, Washington State had 82% of its population living in the same house the year before but just 11% lived in a different house but the same county. So over all, 95% of Kelso residents lived in the same county the year prior while 93% of the state lived in the same county the year prior. In the 2007-2011 time period, 59% of housing units were categorized as single unit detached, 9% were mobile homes, and 11% had five or more units in the structure.

B. Land Use Analysis

As a part of the process of updating this Comprehensive Plan the City contracted with the Cowlitz – Wahkiakum Council of Governments to perform a limited land use analysis. The purpose of this analysis was to assess how land is currently being used, how land was allocated on the Future Land Use and Official Zoning Maps, and how the current use compares to the future land use and zoning designations. The analysis was based on parcel information provided by the Cowlitz County Assessor’s Office and geographic-based information maintained by the Kelso Public Works Department.

Table 1 highlights how land is currently being used in the City of Kelso. It includes the number of parcels and acreage for twelve categories of land use including vacant parcels. When reading this table, it is interesting to note that single-family residences account for nearly two-thirds of the parcels (64%) in the city but only 20% of the acreage. When medium and high density are added in, housing accounts for 70% of the parcels but only 23% of the land area. It is also noteworthy that one out of every five parcels (20%) are vacant and that the vacant land parcels account for over half of the land area (54%) in the City. Collectively, nine out of ten parcels are either being used for housing or are vacant and they account for over three-fourths (78%) of the acreage in the City. This means that all other land uses including commercial, industrial, churches, parks, public services, and right-of-way only involve 10% of the total parcels and less than a quarter (22%) of the total acreage in the city.

Table 1

| Existing Land Use | Totals | | | |
|-----------------------------------|-------------|-----------------------|-------------|-----------------------|
| | Parcels | % of Total Parcels | Acres | % of Total Acreage |
| Single Family Residential | 3411 | 64% | 860 | 20% |
| Medium Density Residential | 263 | 5% | 57 | 1% |
| High Density Residential | 57 | 1% | 99 | 2% |
| Commercial | 191 | 4% | 190 | 4% |
| Industrial | 93 | 2% | 128 | 3% |
| Airport | 8 | 0% | 59 | 1% |
| Churches or Private Organizations | 29 | 1% | 22 | 1% |
| Parks, Recreation, and Open Space | 9 | 0% | 187 | 4% |
| Public Services and Education | 110 | 2% | 111 | 3% |
| Rights-of-Way | 93 | 2% | 244 | 6% |
| Tideland | 1 | 0% | 9 | 0% |
| Vacant | 1036 | 20% | 2350 | 54% |
| Totals | 5301 | 100% | 4316 | 100% |

Table 2 analyzes the Future Land Use Map that was adopted with the Comprehensive Plan in 1980. This map has five categories of land use: Low Density Residential, High Density Residential, Commercial, Industrial, and Parks, Recreation, and Open Space. The table highlights the number of parcels and acreage in each of these categories, as well as the amount of vacant land in each category, and very importantly, the amount of vacant land in each category that is constrained by environmentally sensitive areas also known as critical areas. In reading this table it is interesting to note how little land is targeted for industrial development, only 4% of the total parcels, and the relatively high vacant rate of industrial parcels (43%). More interesting though, and a factor of potentially great significance, is that 84% of all vacant land is constrained by one or more critical areas, including 99% of all vacant high density residential parcels, 93% of the vacant commercial parcels, and 90% of all vacant industrial parcels. This means that the City has virtually no unconstrained, vacant land, highly suitable for development. This does not mean that the vacant land cannot be developed, but rather that it faces additional regulatory requirements and costs that may preclude some development options and may create a perception that there are no development opportunities in the city.

Table 2

| Future Land Use Designation | Parcels by Future Land Use | | | | Vacant Properties by Future Land Use Category | | | | | Vacant Properties with Critical Areas | | | | | | |
|-----------------------------------|----------------------------|---------------------|-----------------|------------------|---|----------------------|--|-----------------|---------------------|--|-------------------|--|---|-----------------|---|--|
| | # of Parcel s (B) | % of Total Parcel s | # of Acre s (D) | % of Total Acres | # of Parcel s (F) | % of Vacant Parcel s | % of Parcels in Future Land Use Category (F/B) | # of Acre s (I) | % of Vacant Acreage | % of Acreage in Future Land Use Category (I/D) | # of Parcel s (L) | % of Vacant Parcel s with Critical Areas | % of Vacant Parcels in Future Land Use Category (L/F) | # of Acre s (O) | % of Vacant Acreage with Critical Areas | % of Vacant Future Land Use Category (O/I) |
| Low Density Residential | 2899 | 55% | 1976 | 46% | 594 | 57% | 20% | 1213 | 52% | 61% | 461 | 53% | 78% | 765 | 42% | 63% |
| High Density Residential | 1015 | 19% | 288 | 7% | 88 | 8% | 9% | 72 | 3% | 25% | 87 | 10% | 99% | 55 | 3% | 76% |
| Commercial | 1142 | 22% | 580 | 13% | 249 | 24% | 22% | 285 | 12% | 49% | 232 | 27% | 93% | 252 | 14% | 88% |
| Industrial | 222 | 4% | 1205 | 28% | 96 | 9% | 43% | 743 | 32% | 62% | 86 | 10% | 90% | 743 | 40% | 100% |
| Parks, Recreation, and Open Space | 23 | 0% | 267 | 6% | 10 | 1% | 43% | 41 | 2% | 15% | 9 | 1% | 90% | 27 | 1% | 65% |
| | 5301 | 100% | 4316 | 100% | 1037 | 100% | 20% | 2354 | 100% | 55% | 875 | 100% | 84% | 1841 | 100% | 78% |

Table 3 is very similar to Table 2 but is based on an analysis of the Official Zoning Map. This table highlights the distribution of parcels among the twelve zoning districts and once again we can see that 20% of the parcels are vacant and that 84% of the vacant parcels are constrained by environmentally sensitive areas including 100% of nearly all of the vacant commercial and industrially zoned land

Table 3

| Zoning District | Parcels by Zoning District | | | | Vacant Parcels by Zoning District | | | | | | Vacant Parcels with Critical Areas | | | | | |
|-------------------------------------|----------------------------|--------------------------|----------------------|---------------|-----------------------------------|---------------------------|---|----------------------|---------------------------|-------------------------------------|------------------------------------|--|---|----------------------|--|---|
| | # of Parcel s (C) | % of Total Parcels | # of Acres (E) | % of Acres | # of Vacant Parcel s (G) | % of Vacant Parcels | % of Parcels in Zoning District (G/C) | # of Acres (J) | % of Vacant Acreage | % in Zoning District (J/E) | # of Parcel s (M) | % of Vacant Parcels with Critical Areas | % of Vacant Parcels in Zoning District (M/G) | # of Acres (P) | % of Vacant Acreage with Critical Areas | % of Vacant Acreage in Zoning District (P/I) |
| RSF 5 Residential Single-Family 5 | 2709 | 51% | 520 | 12% | 252 | 24% | 9% | 57 | 2% | 11% | 185 | 21% | 73% | 40 | 2% | 71% |
| RSF 10 Residential Single-Family 10 | 442 | 8% | 388 | 9% | 111 | 11% | 25% | 204 | 9% | 53% | 79 | 9% | 71% | 112 | 6% | 55% |
| RSF 15 Residential Single-Family 15 | 384 | 7% | 993 | 23% | 156 | 15% | 41% | 728 | 31% | 73% | 120 | 14% | 77% | 374 | 20% | 51% |
| RMF Residential Multi-Family | 818 | 15% | 324 | 8% | 102 | 10% | 12% | 101 | 4% | 31% | 86 | 10% | 84% | 93 | 5% | 92% |
| CNH Neighborhood Service Center | 19 | 0% | 5 | 0% | 4 | 0% | 21% | 2 | 0% | 43% | 4 | 0% | 100% | 2 | 0% | 100% |
| CWK West Kelso Commercial | 158 | 3% | 31 | 1% | 46 | 4% | 29% | 7 | 0% | 22% | 46 | 5% | 100% | 7 | 0% | 100% |
| CTC Town Center Commercial | 119 | 2% | 21 | 0% | 18 | 2% | 15% | 2 | 0% | 10% | 18 | 2% | 100% | 2 | 0% | 100% |
| CMR Major Retail Commercial | 51 | 1% | 292 | 7% | 29 | 3% | 57% | 210 | 9% | 72% | 20 | 2% | 69% | 168 | 9% | 80% |
| CSR Specialty Retail and Services | 203 | 4% | 120 | 3% | 72 | 7% | 35% | 59 | 3% | 49% | 70 | 8% | 97% | 59 | 3% | 100% |
| ILM Light Industrial | 147 | 3% | 373 | 9% | 48 | 5% | 33% | 101 | 4% | 27% | 48 | 5% | 100% | 101 | 5% | 100% |
| ILG General Industrial | 16 | 0% | 750 | 17% | 11 | 1% | 69% | 585 | 25% | 78% | 11 | 1% | 100% | 585 | 32% | 100% |
| OPN Open Space | 235 | 4% | 499 | 12% | 188 | 18% | 80% | 303 | 13% | 61% | 188 | 21% | 100% | 303 | 16% | 100% |
| Totals | 5301 | 100% | 4316 | 100% | 1037 | 100% | 20% | 2359 | 100% | 55% | 875 | 100% | 84% | 1847 | 100% | 78% |

Table 4 completes the land use analysis with a comparison of the current land use to the Official Zoning Map and the Future Land Use Map. While only 16% of the parcels have a current use that does not comply with the zoning category it is in, the area this represents is less than 1%. What is interesting to note however is that over two-thirds (68%) of the land zoned multi-family is being used for something other than multi-family, particularly near the downtown. With respect to the future land use designations, the current use of nearly one out of three parcels (30%) is non-compliant but it represents only 8% of the land area. Most of these non-conforming parcels are in West Kelso where the Future Land Use Map that was adopted in 1980 designated the entire neighborhood as commercial, but where residential uses still predominate.

Table 4

| Zoning District | Totals | | | | Existing Land Uses That Do Not Comply with Zoning District | | | | | |
|-------------------------------|------------------------|--------------------------|----------------------|------------------------|--|------------------------------------|---|---------------|-----------------------------------|--|
| | # of Parcels (B) | % of Total Parcels | # of Acres (D) | % of Total Acres | # of Parcel s | % of Non- Complian t Parcels | % of Parcels in Zoning District (F/B) | # of Acres | % of Non Complian t Acreage | % of Non Compliant Acreage in Zoning District (I/D) |
| Residential Single-Family 5 | 2709 | 51% | 520 | 12% | 157 | 18% | 6% | 28 | 13% | 5% |
| Residential Single-Family 10 | 442 | 8% | 388 | 9% | 8 | 1% | 2% | 1 | 1% | 0% |
| Residential Single-Family 15 | 384 | 7% | 993 | 23% | 3 | 0% | 1% | 2 | 1% | 0% |
| Residential Multi-Family | 818 | 15% | 324 | 8% | 553 | 64% | 68% | 85 | 40% | 26% |
| Neighborhood Service Center | 19 | 0% | 5 | 0% | 5 | 1% | 26% | 1 | 0% | 16% |
| West Kelso Commercial | 158 | 3% | 31 | 1% | 28 | 3% | 18% | 4 | 2% | 14% |
| Town Center Commercial | 119 | 2% | 21 | 0% | 13 | 1% | 11% | 2 | 1% | 9% |
| Major Retail Commercial | 51 | 1% | 292 | 7% | 7 | 1% | 14% | 5 | 2% | 2% |
| Specialty Retail and Services | 203 | 4% | 120 | 3% | 62 | 7% | 31% | 12 | 6% | 10% |
| Light Industrial | 147 | 3% | 373 | 9% | 19 | 2% | 13% | 57 | 27% | 15% |
| General Industrial | 16 | 0% | 750 | 17% | 1 | 0% | 6% | 9 | 4% | 1% |
| Open Space | 235 | 4% | 499 | 12% | 12 | 1% | 5% | 4 | 2% | 1% |
| Totals | 5301 | 100% | 4316 | 100% | 868 | 100% | 16% | 211 | 100% | 0 |

City of Kelso, Washington
 Comprehensive Plan
 Adopted February 17, 2015
 With potential 2016 revisions

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| Future Land Use Designation | Totals | | | | Existing Land Uses That Do Not Comply With Future Land Use Category | | | | | |
|-----------------------------------|------------------------|--------------------------|----------------------|------------------------|---|------------------------------------|---|---------------|------------------------------------|--|
| | # of Parcels (B) | % of Total Parcels | # of Acres (D) | % of Total Acres | # of Parcel s (F) | % of Non- Complian t Parcels | % of Parcels in Future Land Use Category (F/B) | # of Acres | % of Non- Complian t Acreage | % of Non Compliant Acreage in Future Land Use Category (I/D) |
| Low Density Residential | 2899 | 55% | 1976 | 46% | 144 | 9% | 5% | 54 | 15% | 3% |
| High Density Residential | 1015 | 19% | 288 | 7% | 773 | 50% | 76% | 97 | 27% | 34% |
| Commercial | 1142 | 22% | 580 | 13% | 584 | 37% | 51% | 110 | 31% | 19% |
| Industrial | 222 | 4% | 1205 | 28% | 53 | 3% | 24% | 90 | 25% | 7% |
| Parks, Recreation, and Open Space | 23 | 0% | 267 | 6% | 4 | 0% | 17% | 6 | 2% | 2% |
| Totals | 5301 | 100% | 4316 | 100% | 1558 | 100% | 29% | 357 | 100% | 8% |

Notes:

1. Non-compliant properties does not include vacant land, right-of-way, parcels used by churches/private organizations, or parcels used for public service and educational purposes.

Chapter 5 Supporting Plans, Documents, and Maps

The following is a listing and brief summary description of the plans, documents, and maps that have been adopted by reference and are to be used in support of the implementation of this Plan. Please note that as these plans, documents, and maps are updated the most recent version shall apply. Copies of these plans and documents may be found online at the City website www.kelso.gov and copies of the maps may be viewed or purchased at the City [Community Development Planning](#) Department.

A. Supporting Plans

1. City of Kelso Parks and Recreation Comprehensive Plan, February 18, 2014
2. Cowlitz County Regional Trails Plan, December 2006
3. City of Kelso, Comprehensive Water System Master Plan, March 2013
4. City of Kelso Comprehensive Sewer Master Plan, January 2011
5. City of Kelso Six-Year Capital Improvement Plan, April 2014
6. City of Kelso Comprehensive Storm Water Management Plan, May 2013
7. Cowlitz County Hazard Mitigation Plan, July 2013
8. City of Kelso Downtown Design Plan and Manual, Phase I – 2005 Phase II - 2006
9. South Kelso Revitalization Plan, June 2013
10. Southwest Washington Regional Airport Master Plan, February 2011
11. City of Kelso Railroad Crossing Study, March 2013
12. Talley Way Corridor Study 2009
13. West Kelso Subarea Plan, 2016

B. Supporting Documents

1. City of Kelso Shoreline Master Program, ~~(update in progress)~~
2. City of Kelso Municipal Code
3. City of Kelso Engineering Design Manual

C. Supporting Maps

1. City of Kelso Future Land Use Map
2. City of Kelso Official Zoning Map
3. City of Kelso Current Land Use Map
4. City of Kelso Shoreline Designations Map
5. City of Kelso Map of Levees
6. City of Kelso Critical Areas Maps

City of Kelso, Washington
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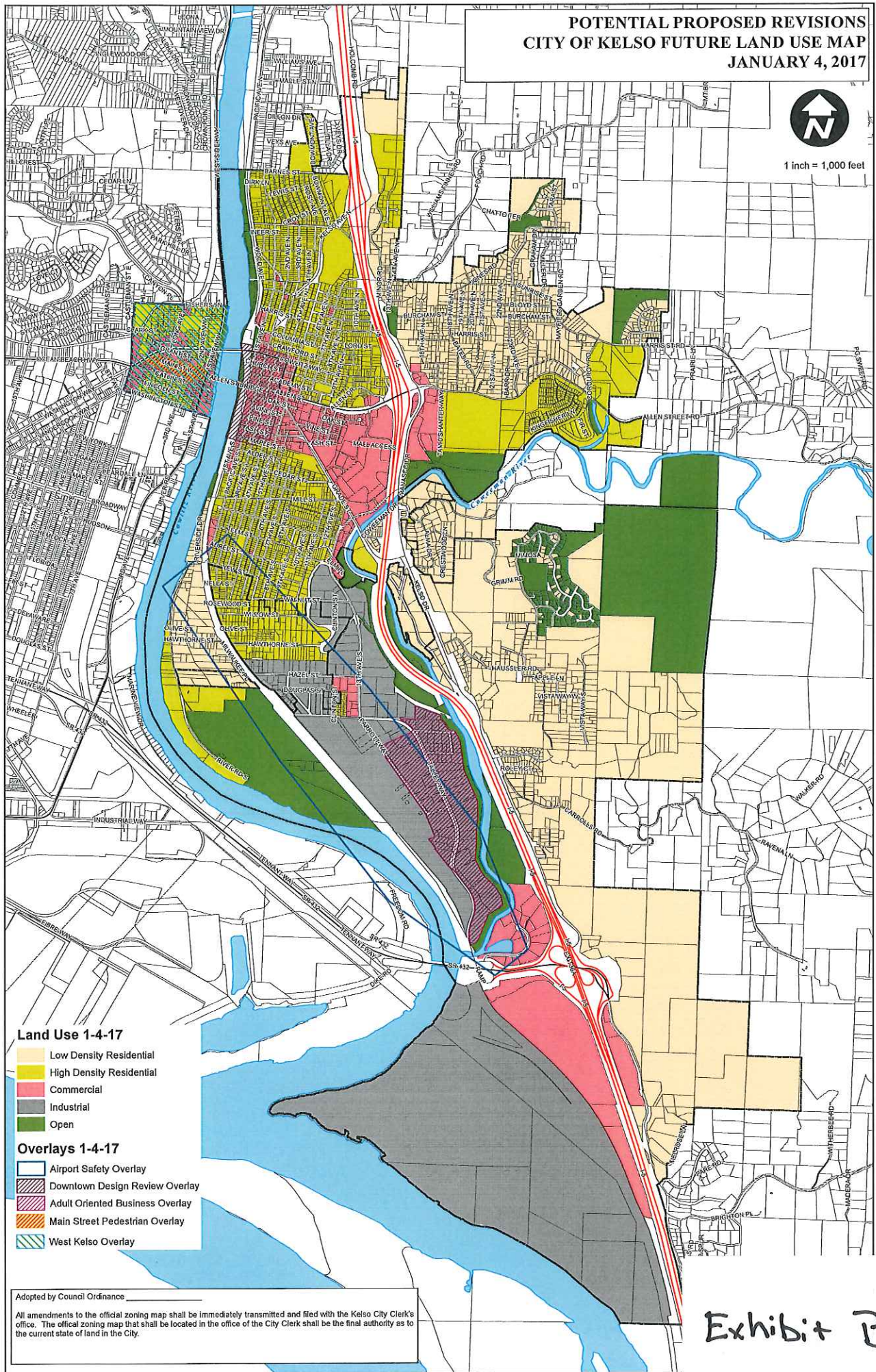
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7. City of Kelso Public Lands Map
8. Cowlitz County Future Land Use Map
9. Cowlitz County Official Zoning Map

POTENTIAL PROPOSED REVISIONS
CITY OF KELSO FUTURE LAND USE MAP
JANUARY 4, 2017



1 inch = 1,000 feet



Land Use 1-4-17

- Low Density Residential
- High Density Residential
- Commercial
- Industrial
- Open

Overlays 1-4-17

- Airport Safety Overlay
- Downtown Design Review Overlay
- Adult Oriented Business Overlay
- Main Street Pedestrian Overlay
- West Kelso Overlay

Adopted by Council Ordinance _____

All amendments to the official zoning map shall be immediately transmitted and filed with the Kelso City Clerk's office. The official zoning map that shall be located in the office of the City Clerk shall be the final authority as to the current state of land in the City.

Exhibit B

The City of Kelso is pleased to announce a public hearing with the Planning Commission to take testimony on updates to the following public documents.

1. Comprehensive Plan Future Land Use Map: allows for a new mixed residential use, rezone requests, and an adjustment to the Adult Oriented Business Overlay to allow for consideration of recreational marijuana sales.
2. Zoning Map. Zoning Map needs to be consistent with the Future Land Use Map.
3. Creation of the Uniform Development Code (UDC) and Zoning Code modifications. The UDC will allow all development regulations to be held under one title in the Municipal Code, making it more user friendly. Individual sections of the code will be updated for the purposes of clarity and streamlining.

DATE, TIME and PLACE: January 10, 2017 at 6 PM

Kelso City Hall, Council Chambers

203 S. Pacific

Kelso, WA

Anyone interested may appear and be heard. The decision of the City Council will be mailed to all those who submit comments, testify at the hearing or request the decision in writing. Any aggrieved party of record can file an appeal with Cowlitz County Superior Court.

*****Written public comment can be accepted until 4:30 PM on January 9, 2017*****

Exhibit C