



Kelso Planning Commission
Agenda
Regular Meeting at 6:00p.m.
Tuesday, December 8, 2015
City Hall Council Chambers, 203 S. Pacific Ave.

Agenda	Approved/ Denied	Remarks
Call to Order: 1. Roll Call.		
Approve Minutes: 1. November 10, 2015 Regular Meeting minutes.		
Presentation:		
Public Hearing:		
Action/Motion Items:		
Citizen Business:		
Commission Business: 1. Zoning Map Discussion A. Downtown/Town Center B. Downtown Design Standards		
Adjournment: 1. Next regularly scheduled meeting January 12, 2016.		

City of Kelso Community Development Department (360) 423-9922.
The agenda can be found on the Kelso website at <http://www.kelso.gov/planning-commission/agendas>.



**Kelso Planning Commission
Meeting Minutes
Tuesday, November 10, 2015
5:58 pm – 7:12 pm**

Commissioners Present: Rick VonRock, James Webb, Daniel Graves, Clark Hislop, Charles Hendrickson.

Staff Present: Steve Taylor, City Manager; Amy Mullerleile, Recording Secretary.

Call to Order:

Chair Rick VonRock called the meeting to order at 5:58 pm.

Minutes:

Commissioner Webb made the motion, seconded by Commissioner Graves to approve the minutes of October 13, 2015. Motion carried, all in favor.

Public Hearing: Proposed text amendments to the Kelso Municipal Code Title 17 related to manufactured housing, recreational vehicles, wireless communication facilities, and temporary encampments for the homeless sponsored by religious organizations to bring provisions into compliance with state and federal law.

The City's planning consultant, Gregg Dohrn, provided the Commission with background information on several proposed updates to the land use code that are required by the City's insurance provider to bring the code into compliance with recent changes to state and federal laws.

Commissioner VonRock opened the Public Hearing at 6:08.

No public was present to provide comment.

Commissioner VonRock closed the Public Hearing at 6:08.

Action/Motion Items:

- 1. Recommendation to Council of proposed text amendments to the Kelso Municipal Code Title 17 related to manufactured housing, recreational vehicles, wireless communication facilities, and temporary encampments for the homeless sponsored by religious organizations to bring provisions into compliance with state and federal law.**

MOTION: Commissioner Webb made the motion, seconded by Commissioner Graves to make a recommendation to the City Council to adopt the proposed amendments to KMC Title 17. Motion carried, all in favor.

Commission Business:

The City's planning consultant, Gregg Dohrn, provided the Commission with a background of the process to adopt updates to the City's Shoreline Master Program. Staff is currently working with the Department of Ecology to answer remaining questions but all indications suggest they will approve the document soon, after which it can be formally adopted by Council.

Mr. Dohrn then discussed the goals, policies, and objectives in the comprehensive plan that address the downtown area. He also discussed changes to the City's zoning map and the multiple overlays impacting development downtown. He provided the Commissioners with a series of maps that depicted the various areas of regulations including those subject to footnote 5 regulations, downtown design review, and the business improvement district. There was discussion regarding the history and various boundaries on maps.

Footnote 5 of KMC 17.15.030 regulates ground floor uses on Pacific Avenue between Oak and Maple Street. There was discussion of the various uses that are prohibited due to this provision as well as potential changes to provide flexibility.

There was discussion regarding the limitation of building footprints in the Downtown Design Overlay as well as the permitting process and potential solutions.

Other Business:

Commissioner VonRock asked that the topic of wind power be addressed. He also suggested that Commissioners forward any technical questions to City staff in advance of the meeting.

Adjournment:

There being no further business, Commissioner Hislop made the motion, seconded by Commissioner Graves to adjourn at 7:12 pm.

Rick VonRock, Planning Commission Chair

Respectfully submitted: Amy Mullerleile, Recording Secretary