



Kelso Planning Commission
Agenda
Regular Meeting at 6:00p.m.
Tuesday, February 9, 2016
City Hall Council Chambers, 203 S. Pacific Ave.

Agenda	Approved/ Denied	Remarks
Call to Order: 1. Roll Call.		
Approve Minutes: 1. December 8, 2015 Regular Meeting minutes. 2. January 12, 2016 Regular Meeting Canceled. 3. January 19, 2016 Special Meeting minutes.		
Presentation:		
Public Hearing:		
Action/Motion Items: 1. West Kelso Subarea Plan Draft – Recommendation to Council. A copy of the draft plan can be found on the city’s website at http://www.kelso.gov/west-kelso-subarea-plan .		
Citizen Business:		
Commission Business:		
Adjournment: 1. Next regularly scheduled meeting March 8, 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, December 8, 2015
6:00 pm – 6:55 pm**

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

Commissioners Absent: James Webb

Staff Present: Michael Kardas, Community Development Director; Amy Mullerleile, Recording Secretary.

Call to Order:

Chair Rick VonRock called the meeting to order at 6:00 pm.

Minutes:

Commissioner Hislop made the motion, seconded by Commissioner Hendrickson to approve the minutes of November 10, 2015. 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 development regulations. Staff plans to have a draft of the proposed updates to the zoning map and development regulations for the Commission's review by the middle of January. The regular January meeting was canceled to provide review time and encourage a joint meeting between the Commission and the City Council on January 19th where a consultant will discuss the proposed West Kelso Subarea Plan. The draft maps and regulations will be discussed at the regular meeting in February.

Mr. Dohrn asked the Commissioner's to consider two questions as he reviewed the City's current zoning map; what areas in the downtown should the design standards apply, and the current regulations limiting building footprints in the downtown. There was extensive discussion regarding the current zoning map and proposed changes to commercial zones, multifamily, and single family zones as well as the introduction of a possible mixed density residential zone. There was also discussion regarding boundaries and regulations specifically impacting the downtown.

The Commissioners agreed that the downtown design guidelines should apply to the area south of Academy Street, west of 4th Avenue, north of Maple Street, and east of the Cowlitz River. They also agreed to remove the Public and Business Improvement area from the map, and eliminate the limitations on building footprints. Commissioner Hislop asked that zoning changes to specific parcels in North Kelso be discussed with the property owners first and he inquired about residential opportunities in the downtown. Mr. Dohrn also provided a review of some of the changes that will be contained in the proposed development regulations.

Other Business:

Mike Kardas provided the Commissioners with an update of current development activities as well as the development of the Terry Salvage property.

Adjournment:

There being no further business, Commissioner Hislop made the motion, seconded by Commissioner Hendrickson to adjourn at 6:55 pm.

Rick VonRock, Planning Commission Chair

Respectfully submitted: Amy Mullerleile, Recording Secretary

DRAFT



Community Development Department

203 S. Pacific Avenue, PO Box 819 Kelso, WA 98626



PUBLIC NOTICE

Planning Commission Meeting Tuesday, January 12, 2016 **CANCELED**

**A special meeting is scheduled to coincide with the City Council meeting on
January 19, 2016.**

If you should have any questions in regards to the Planning Commission, please contact:
Michael Kardas, Community Development Director at (360) 577-3376.

Posted: Tuesday, December 29, 2015

Building & Planning Phone: 360-423-9922 **Engineering Phone:** 360-423-6590 **Fax:** 360-423-6591



Kelso Planning Commission Special Meeting Minutes Tuesday, January 19, 2016

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

Joint Planning Commission-City Council presentation/workshop:

West Kelso Subarea Plan Presentation. The purpose of the presentation was to solicit feedback from the City Council and Planning Commission on the full draft West Kelso Subarea Plan. The Special Planning Commission Meeting took place during the regular January 19, 2016 meeting of the City Council and began at approximately 6:02pm.

BERK Consulting Project Manager, Jeff Arango, presented the full draft plan. As part of the City's 2015 Comprehensive Plan update the neighborhood of West Kelso was designated as a special study area to examine the impacts of recent public improvements and future development potential. In July 2015, BERK consulting was hired to conduct the West Kelso Subarea plan to engage the public, research existing conditions, and explore tools to facilitate the desired future development of the neighborhood.

BERK has conducted public outreach for input into this plan via two public workshops, a survey, stakeholder meetings, and a presence on the City's website. They have developed a Vision Statement, guiding principles, and several alternative development patterns, which have been presented at previous Council meetings.

The workshop concluded at approximately 6:52pm and the regular Council meeting resumed.

Rick VonRock, Planning Commission Chair

Respectfully submitted: Stephanie L. Helem, Recording Secretary