



**Kelso Planning Commission**  
**Agenda**  
**Regular Meeting at 6:00p.m.**  
**Tuesday, May 12, 2015**  
**City Hall Council Chambers, 203 S. Pacific Ave.**

Agenda	Approved/ Denied	Remarks
<p><b>Call to Order:</b></p> <p>1. Roll Call.</p>		
<p><b>Approve Minutes:</b></p> <p>1. April 14, 2015 Regular meeting minutes            2. April 21, 2015 Special meeting minutes</p>		
<p><b>Presentation:</b></p> <p>1. Presentation and discussion of local adoption of draft Shoreline Master Program. Planning Consultants from Parametrix and G.R. Dohrn &amp; Associates.</p> <p>A copy of the draft updated Shoreline Master Program and appendices may be found on the city's website at <a href="http://www.kelso.gov/ShorelineMasterProgramUpdate">http://www.kelso.gov/ShorelineMasterProgramUpdate</a>.</p>		
<p><b>Public Hearing:</b></p> <p>1. Proposed Kelso Shoreline Master Program. The city is required to adopt a Shoreline Mater Program in accordance with authority granted by the Shoreline Management Act of 1971 (Revised Code of Washington RCW 90.58) and Chapter 173-26 of the Washington Administrative Code.</p>		
<p><b>Citizen Business:</b></p>		
<p><b>Commission Business:</b></p>		
<p><b>Action/Motion Items:</b></p>		
<p><b>Adjournment:</b></p> <p>Next regularly scheduled meeting June 9, 2015.</p>		

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>.

Posted: May 6, 2015



**Kelso Planning Commission Meeting Minutes**  
**Tuesday, April 14, 2015**  
**6:00 pm – 6:29 pm**

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

**Staff Present:** Steve Taylor, City Manager; Michael Kardas, Community Development Director; Amy Mullerleile, Recording Secretary.

**Call to Order:**

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

**Minutes:**

Commissioner Hendrickson made the motion, seconded by Commissioner Graves to approve the minutes of March 10, 2015. Motion carried, all in favor.

**Public Hearing:** Proposed text amendments to the Kelso Municipal Code Chapter 17.15.020 related to microbreweries and microwineries to expand the zones where such uses are allowed.

A request was received by staff to review of the City's land use code as it relates to microwineries, a use which is not currently addressed in the code. Staff feels that this type of use is similar to microbreweries, which are allowed within certain commercial areas and not in others. Staff would like to propose that microwineries and microbreweries be allowed as an administrative use on the ground floor in all commercial and industrial zones.

**Commissioner VonRock opened the Public Hearing at 6:01.**

No public was present to provide comment.

**Commissioner VonRock closed the Public Hearing at 6:04.**

**Public Hearing:** Proposed text amendments to the Kelso Municipal Code Chapter 17.45.020 to remove restrictions to allow marijuana production and processing facilities to locate within 250 feet of residential uses.

Staff received a request for to review the code provisions regulating the location of marijuana production and processing facilities. The City has adopted a 250-foot buffer between residential areas and all marijuana related land uses to be consistent with other local jurisdictions. The proposed changes would eliminate the buffer for production and processing facilities but the buffer would remain for retail businesses.

Mr. Taylor described the areas within the City that would be impacted by the proposed change when State regulations are taken in to consideration. There was discussion regarding the effects of future changes in development, natural barriers between zoning districts and the amount of useable space that will be gained. There was also discussion regarding zoning and permitting these types of uses, potential tax revenue and pending legislation related to marijuana industries.

**Commissioner VonRock opened the Public Hearing at 6:05.**

No public was present to provide comment.

**Commissioner VonRock closed the Public Hearing at 6:18.**

**Action/Motion Items:**

1. **Recommendation to Council of proposed text amendments to the Kelso Municipal Code Chapter 17.15.020 related to microbreweries and microwineries to expand the zones where such uses are allowed.**

**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 Chapter 17.15.020. Motion carried, all in favor.

2. **Recommendation to Council of proposed text amendments to the Kelso Municipal Code Chapter 17.45.020 to remove restrictions to allow marijuana production and processing facilities to locate within 250 feet of residential uses.**

**MOTION:** Commissioner Hendrickson made the motion, seconded by Commissioner Graves to make a recommendation to the City Council to adopt the proposed amendments to KMC Chapter 17.45.020. Motion carried, four in favor, one opposed.

**Other Business:**

1. Commissioner VonRock asked Mr. Kardas if there was anything new coming to Kelso. Mr. Kardas replied there were no large projects but staff has been busy with tenant improvements.
2. There will be a joint Planning Commission-City Council workshop regarding an update to the City's development regulations at the next City Council meeting on April 21; Commissioner VonRock will be out of town and unable to attend.
3. The next Planning Commission meeting will be on May 12, 2015.

**Adjournment:**

There being no further business, Commissioner Webb made the motion, seconded by Commissioner Graves to adjourn at 6:29 pm.

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Rick VonRock, Planning Commission Chair

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Respectfully submitted: Amy Mullerleile, Recording Secretary



## Kelso Planning Commission Special Meeting Minutes Tuesday, April 21, 2015

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

### **Joint Planning Commission-City Council Workshop:**

1. **Development Regulation Update.** The purpose of the workshop was to provide an opportunity for the City Council and Planning Commission to discuss the process of updating the City's development regulations. The workshop took place during the regular April 21, 2015 meeting of the City Council and began at approximately 6:30.

Gregg Dohrn provided the Commission and Council with an overview of the City's recently updated Comprehensive Plan as well as a description of the next steps moving forward. The remaining steps include updating the City's development regulations, updating the official zoning map, completing the process of updating the City's Shoreline Master Program, and preparing a neighborhood plan for West Kelso. Mr. Dohrn introduced the process of updating the development regulations to reflect the goals and policies outlined in the Plan.

Mr. Dohrn described multiple stakeholder meetings that were held by staff regarding the development regulations as well as the approval process for the proposed changes. He explained that City Staff will prepare revisions and policy options to be reviewed by the Planning Commission. The Commission will make a recommendation on all proposed changes to the City Council and no revisions will go into effect until they have been approved by the City Council. Some proposed revisions may be presented in phases in order to ensure the process is efficient. Council and Commission members agreed it was important to periodically check in with the Council and share the work of the Planning Commission.

The workshop concluded at 7:14 pm and the regular Council meeting resumed.

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Rick VonRock, Planning Commission Chair

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Respectfully submitted: Amy Mullerleile, Recording Secretary

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# PUBLIC HEARING NOTICE

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NOTICE IS HEREBY GIVEN that an open record public hearing is scheduled before the Kelso Planning Commission, Tuesday, May 12, 2015 at 6:00pm in the City Hall Council Chambers, 203 S. Pacific Avenue, Kelso, WA 98626.

Purpose of the meeting: for Kelso Planning Commissioners to review the draft proposal cited as Kelso Shoreline Master Program. The city is required to adopt a Shoreline Master Program in accordance with authority granted by the Shoreline Management Act of 1971 (Revised Code of Washington RCW 90.58) and Chapter 173-26 of the Washington Administrative Code.

Planning consultants from Parametrix and G.R. Dohrn & Associates will be present at this meeting to provide overviews and answer questions. Following the overview, Planning Commissioners will hold a Public Hearing to take testimony from the public on the proposed Kelso Shoreline Master Program. Any person wishing to speak on this issue may do so at that time. Written comments from the public must be received prior to this Public Hearing to be included for discussion at this meeting. City Council may take action on this issue as a result of discussion and public comment.

For further information, please contact Michael Kardas, Kelso Community Development Director at 360-577-3376.

The Council Chambers room is handicap accessible. Arrangements to reasonably accommodate special needs, including handicap accessibility or interpreter, will be made upon receiving 24-hour advance notice. Contact the City Clerks Office at (360) 423-0900.