



Kelso Planning Commission Agenda

Meeting at 6:00 p.m.

Wednesday, June 12, 2013

203 South Pacific Ave., City Hall Council Chambers

Agenda	Approved/ Denied	Remarks
Call to Order: 1. Roll Call		
Approve Minutes: 1. May 14, 2013 Regular Meeting		
Presentation: 1. "ASK" South Kelso Neighborhood Revitalization Closeout – Portland State University MURP Program 2. Shoreline Master Program (SMP) Update presented by Parametrix		
Public Hearing:		
Citizen Business:		
Action/Motion Items:		
Commission Business: 1. Downtown Benches/Garbage Cans Logo Approval – Carol Zonich		
Adjournment: Next Meeting July 9, 2013 at 6:00 p.m.		

City of Kelso Community Development Department (360) 423-9922



Kelso Planning Commission Meeting Minutes

Tuesday, May 14, 2013

6:00pm – 6:20pm

Commissioners Present: Dan Jones, Patricia VanRollins, Clark Hislop, James Webb

Commissioners Absent: Toby Tabor, Jared Wade, Rick VonRock

Staff Present: Nancy Malone, Community Development Manager; Stephanie Helem, Recording Secretary

Call to Order:

Chair Patricia VanRollins called the meeting to order at 6:02 pm.

Minutes:

Commissioner Webb made the motion, seconded by Commissioner Jones to approve the minutes of April 9, 2013. Motion carried, all in favor.

Public Hearing:

Title 17 Text Amendments ZON13-001. Commissioner VanRollins opened the public hearing. This is a quasi-judicial proceeding, subject to the Appearance of Fairness Doctrine.

As part of the evaluation process related to the Zoning ordinance as to its relevance and effectiveness in implement the City's comprehensive plan, the zoning text in several instances was found to be vague and inconsistent with the purpose and intent outlined within the City's comprehensive plan. Certain text, as a result of that analysis, is being brought forward for amendment to allow for more consistent development.

Planning Commission study sessions were conducted between March and April 2013 to determine those portions of Title 17 that should be amended and which new definitions were needed and adopt a list of text changes to submit to the City Council for approval.

Certain uses that were listed in Table 17.15 were not defined and as a result created a level of uncertainty. In reviewing the types of uses some of those uses not allowed within the Commercial Town Center along South Pacific Avenue from Oak Street south to Ash Street it was determined that most commercial uses are indeed suitable as an allowed use and should be an allowed use on the first floor within this four block area on South Pacific Avenue.

New uses were identified and added as allowed uses within the residential, commercial and industrial zoning districts.

The Temporary Use section has been updated to specifically address the various types of uses, the reviewing authority for those uses in order to determine the appropriate circumstances and conditions that should be required of temporary uses and a consistent review process.

City staff prepared a notice of application and request for comment on January 14 and a SEPA determination on March 29. On May 3, 2013, notice of public hearing scheduled for May 14, 2013 was mailed to agencies and also published in the Longview Daily News.

Staff recommends Planning Commission make a motion or decide to vote for the zoning changes in Chapter 17.08 and Chapter 17.15.

MOTION: Commissioner Webb made a motion, seconded by Commissioner Jones, to accept the changes as discussed. Motion carried, all in favor.

Commission Business:

1. City Business. Nancy Malone.

- A. Shoreline Master Plan update. There have been revisions submitted to consultant. The city hired Gregg Dohrn from Spokane to help with the Comprehensive Plan update. An Interlocal agency meeting was held in May. The consultant (Shoreline Master Plan) from Parametrix was an attendee. The Shoreline Master Plan and Comprehensive Plan should go hand in hand. Mr. Dohrn is currently looking at the Shoreline Master Plan language. This document should be getting to Department of Ecology and Public within the next few weeks. City is anticipating another meeting with the commission on June 12th.
 - B. Victory Center Status:
 - a) Looking at other zoning text changes.
 - b) Threshold determination has been issued.
 - c) City anticipates a public hearing in July.
 - C. McDonalds Application – Proposal to demolish existing building and rebuild with site reconfiguration.
- 2.** Shoreline buffer discussion. Commissioner Hislop is requesting more information regarding definitions and what can be done in buffer zones.

Adjournment:

There being no further business, Commissioner VanRollins made the motion seconded by Commissioner VonRock to adjourn at 6:20pm.

Patricia VanRollins, Planning Commission Chair

Respectfully submitted:
Stephanie L. Helem, Recording Secretary