



Community Development Department

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



**Kelso Planning Commission
Meeting Minutes
Tuesday, January 10, 2017
6:00 pm**

Commissioners Present: Gary Schimmel, Jeffrey McAllister, Daniel Graves, Chuck Hendrickson, James Webb.

Commissioners Absent:

Staff Present: Tammy Baraconi, Planning Manager Julie Douglas, Department Assistant.

Call to Order:

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

Approve Minutes:

James Webb made the motion to approve December's minutes, Daniel Graves seconded the motion, all were in favor and motion was carried.

Citizen Business:

None

Public Hearing:

The Commissioners invited testimony from the public regarding proposed changes to the Comprehensive Plan, both text and Future Land Use Map and proposed changes to the Zoning Ordinance and Zoning Map.

1. **Rod Wright** – 97 Banyon Dr. Kelso, WA – Mr. Wright brought to the attention of the Commission that the maps provided to the public were so small that he could not clearly see the proposed changes.

He inquired about the plans for development of properties across from the golf course.

Chairman Schimmel advised Mr. Wright to view the maps on the City's website adjusting the view to make the maps larger.

Staff recommended that Mr. Wright make contact with the Community Development department regarding the properties across from the golf course.

2. **Rory Manama** – 308 NW 3rd Ave Kelso, WA – Mr. McManama voiced his concern over the West Kelso area and the perceptions of crime as a result of the proposed change of zone. He requested the Planning Commissioners revise the area to a multi-family zone.

3. **Scott Hensrude** – 5129 Evergreen Way Ste D4-4, Everett, WA – Mr. Hensrude recently purchased a property on Talley Way with the purpose of opening a store for Marijuana sales. He discovered after the purchase that the parcels he purchased were on the boarder, but not inside the Adult Oriented Business Overlay. He requested that the Commissioners increase the Adult Oriented Business overlay to include his property.

4. **Lannie Sheldahl** – 1604 Tara Ct Kelso, WA - Ms. Sheldahl spoke to the Commissioners about her concern over the Adult Oriented Area Business Overlay. She asked for a definition of the types of businesses included in this zone. She asked how much "say so" that the citizens had in deciding that such a zone should exist. Ms. Sheldahl questioned the decision of devoting such a large amount of acreage to the zone.

Staff addressed Ms. Sheldahl's question about the types of businesses allowed in the Adult Oriented Area Business Overlay. Chairman Schimmel briefly described the process that was followed in determining where and how large that overlay would be as well as why the zone was created.

5. **Rick VonRock** – 400 N 7th Ave Kelso, WA – Mr. VonRock recommended to the Commissioners approval of the zone changes requested by Mr. McManama regarding NW 3rd Avenue and Mr. Barney regarding S. 12th Avenue. He said that he felt that these were reasonable requests and edits could easily be made prior to presenting to City Council.

Chairmen Schimmel asked for final comments or questions from the public before turning to the Commissioners for further discussion and motions.

Commissioner Hendrickson made the motion to present to City Council the proposed updates to the City of Kelso Comprehensive Plan, Text and Map. Commissioner McAllister seconded the motion. All were in favor and the motion was carried.

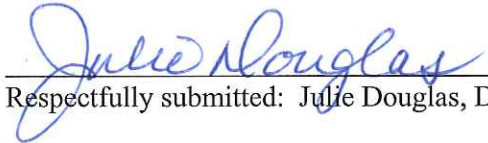
After the Commissioners discussed further the proposed updates to the City of Kelso Zoning Ordinance and Zoning Map the motion to present these updates to the City Council was made by Commissioner McAllister and was seconded by Commissioner Graves. The vote was 4 in favor with Jim Webb in dissent. The motion was carried.

Adjournment:

There being no further business, Commissioner Schimmel adjourned the meeting at 6:38 pm.



Gary Schimmel, Planning Commission Chair



Respectfully submitted: Julie Douglas, Department Assistant