



Community Development Department

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



**Kelso Planning Commission
Meeting Minutes
Tuesday, August 10, 2021
6:00 pm**

Commissioners Present: Ann Hight, Barbara Stephenson, Gary Schimmel

Commissioners Absent: Daniel Graves

Staff Present: Michael Kardas, Community Development Director
Amber Jacobs, Department Assistant.

Community Present: Monte Kaija, Resident of Kelso
Mark Chester, Resident of Kelso

1 **Call to Order: 6:00 PM**

2 Chairman Schimmel called the meeting to order and roll call was taken.

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4 **Approve Minutes:**

5 Upon motion by Commissioner Hight, seconded by Commissioner Stephenson. 'Approve the minutes of the July
6 10, 2021, Regular Meeting'. Motion passed, all voting yes.

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8 **Citizen Business:**

9 None

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11 **Commission Business:**

12 The City of Kelso received a request from Larry Wood to vacate a portion of unopened 10th Avenue. The
13 unopened road which is triangular shaped, borders his property on one side, and I-5 right of way on the other.
14 The city will not use the unopened portion of road so the staff requests a recommendation from the Planning
15 Commission for the vacation to go to City Council for approval.

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17 Commissioner Schimmel invited community input.

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19 Mark Chester, of Kelso, asked if it was legal to build duplexes in the zone where the property is located. Mr.
20 Kardas explained that in the Residential Single Family 5000 (RSF-5) zone, duplexes are allowed. Mr. Chester
21 also stated his concern about the infrastructure being able to support 3 new duplexes which would add 6 new
22 homes. Mr. Kardas explained that for single family residences or duplexes, a traffic study is not required because
23 it does not create that dense of a project.

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25 Commissioner Schimmel noted that we are only addressing the vacation for recommendation, not the project.

26

27 Monte Kaija, of Kelso, expressed concern about the drop to the freeway where the right of way is located. He
28 believes the vacation should not be granted until a building plan is submitted. He will address his concern at a city
29 council meeting.

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31 Commissioner Stephenson made a motion recommending approval of the Vacation of the Right of Way to City
32 Council. Commissioner Hight seconded the motion. Motion passed, all voting yes.

33

34 Planning Commission was asked to recommend to council the adoption of changes to the Shoreline Master
35 Program.

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37 Mr. Kardas explained that the update is procedural. The city periodically has to make changes to the Shoreline
38 Master Program. It is funded by state money and they tell us what parts of our program that we have to update. It
39 is a fairly minor update. We are asking Planning Commission to recommend adoption. It will go through a
40 lengthy process with public hearings at city council. He explained that the changes that the state asked the city to
41 make are in the document that the commissioners received.

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43 Commissioner Schimmel explained that the commission did not have time to review the information and asked
44 that this be moved to the next meeting.

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46 **Public Workshop:**

47 None

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50 **Adjournment:**

51 **There being no further business, Commissioner Schimmel adjourned the meeting at 6:29 PM.**

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56 Gary Schimmel, Planning Commission Chair

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60 Respectfully submitted: Amber Jacobs, Department Assistant