



# Kelso Planning Commission

Regular Meeting

6:00p.m.

Tuesday, August 13, 2024

City Hall Council Chambers, 203 S. Pacific Ave.

## Agenda

### Call to Order:

Roll Call.

### Approve Minutes:

Approve the minutes from the July 9, 2024 meeting.

### Citizen Business:

### Commission Business:

#### Item 1: Minor Road Comprehensive Plan Amendment and Rezone

- Summary: The applicant requests a Comprehensive Plan Amendment and Rezone of approximately 1.7 acres of property located in Kelso Washington. The property is located on Minor Road near the existing Motel 6 approximately 700' north of the intersection of Minor Road and Allen Street. The assessor's parcel number is 207210100. The property has a current Comprehensive Plan Designation of RSF-5 (Residential Single Family 5,000) and a Comprehensive Plan designation of Lower Density Residential. The applicant proposes to change the Comprehensive Plan designation to Commercial and concurrently change the zoning to Regional Commercial. The applicant has also requested grading approval to grade the property to facilitate future commercial development.
- Attachments:
  - Staff Report
  - [Map of proposed change](#)
  - [Applicants Grading Plan](#)
  - [SEPA MDNS](#)
- Presented by: Mike Murray
- Public Hearing:
- Recommended Action: Staff recommends that the commission make a motion to recommend to City Council the approval of the Comprehensive Plan change and the rezone on Minor Road

### Planning Commissioners:

#### Position 1

Tim Watson

#### Position 2

Richard McCaine

#### Position 3

Daniel Graves

#### Position 4

Barbara Stephenson  
Vice Chair

#### Position 5

Ann Hight  
Chair

### Staff

Michael Kardas, P.E.

Mike Murray

Amber Jacobs

Item 2: Kelso Unified Development Code

- Summary: The city requests to amend the Unified Development Code (Title 17 of the Kelso Municipal Code). The update includes a reorganization of the code to make it easier for all stakeholders to use, the removal and/or clarifying of outdated, confusing, redundant and conflicting language, the addition of definitions to provide clarity, and the additions of new sections for measurements, use classifications, vesting, RV parks, adjustments and cottage clusters.
- Attachments:
  - Staff Report
  - [Link to code Update](#)
  - [SEPA DNS](#)
- Presented by: Mike Murray
- Public Hearing:
- Recommended Action: Staff recommends that the commission make a motion to recommend to City Council the approval of the Kelso Unified Development Code Update

**Adjournment:**

The next Regular meeting is scheduled for September 10, 2024.

Commissioners: If you are unable to attend, please call 360-423-9922 X 3324 or email [ajacobs@kelso.gov](mailto:ajacobs@kelso.gov) to ensure that we have a quorum.

Planning Commission Meetings are open to the public.

City of Kelso makes every effort to accommodate the needs of citizens with disabilities so that they may have the opportunity to attend. If you need accommodation due to disability in order to attend a Planning Commission Meeting, please contact the City Clerk's office 360-577-3342. Please do so 48 business hours in advance of the meeting.

This agenda can be found on the Kelso website at <http://www.kelso.gov/planning-commission/agendas>.