



# Community Development Department

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



## Kelso Planning Commission

### Meeting Minutes

Tuesday, April 9, 2019

6:00 pm

**Commissioners Present:** Gary Schimmel, Ann Hight, Daniel Graves, Star Garcia, Barbara Stephenson

**Commissioners Absent:**

**Staff Present:** Tammy Baraconi, Planning Manager  
Amber Jacobs, Department Assistant.

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

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

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5 **Approve Minutes:**

6 Upon motion by Commissioner Stephenson, seconded by Commissioner Graves, 'Approve the minutes of the  
7 March 12, 2019, Regular Meeting'. Motion passed, all voting yes.

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10 **Citizen Business:**

11 None

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13 **Commission Business:**

14 None

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16 **Adjournment:**

17 There being no further business, Commissioner Schimmel adjourned the meeting at 6:01 PM.

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20 **Public Workshop:**

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22 City Attorney Janean Parker joined the workshop discussion to clarify laws on homeless encampments after  
23 discussions of proposed Zoning code update of KMC 17.09.160 from the previous Public Workshop of March 12,  
24 2019.

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- RCW 36.01.290 and federal laws allow temporary homeless encampments on private religious properties.
  - Although there are ordinances against illegal camping on public property, by federal law you can't prohibit someone from sleeping because it's a basic human need. Sleeping during nighttime hours is allowed on public property, but only in certain areas and not during daytime hours.
  - Current Temporary Use permits require inspections for health and safety requirements, i.e. sanitation, egress, public safety, parking, etc. to ensure the safety of adjacent property owners and for those using encampment.
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34 Planning Manager Baraconi and City Attorney Janean Parker discussed proposed zoning code updates of Kelso  
35 Municipal Code including:

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- Clarify 17.09.155 regarding care facility housing/ group home regulation within the residential zones.
  - Define Care Facility housing including requirements for homes with over 6 residents that are not family, otherwise homes are treated as a single-family residence.
- Clarify code prohibiting professional kennels in residential zones.
- Define property setbacks and building height maximum for Accessory Structures:
  - Propose setbacks of 3 feet setbacks on side property lines and zero on the property line on the alley and maximum building height of 35 feet in residential zones
- Propose Front Yard Setback modification:
  - RSF 5: 10 feet
  - RSF 10: Stay at 20 Feet
  - RMD: Zero setback
  - RMF: 10 feet
- Address zoning code for residential blocks nestled in commercial zone that have legal non-conforming homes:
  - Propose language for expanding neighborhood commercial zone that allows these residential homes to be conforming

Planning Manager Baraconi will create language with proposed changes for the Planning Commission to review for the next meeting.

Commissioner Schimmel closed the public Workshop at 7:38 PM.

  
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Gary Schimmel, Planning Commission Chair

  
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Respectfully submitted: Amber Jacobs, Department Assistant