

City of Kelso
Planning Commission
Staff Report
January 10, 2017

To: Planning Commission
From: Tammy Baraconi
Date: January 10, 2017
Subject: 2017 Updates to the City of Kelso Zoning Code and Land Use Map

Description

In 2016, staff began the process of updating and rearranging the Zoning, Building, Subdivision, Environment, and Project Permitting Codes. The primary focus of this update is to unify all of these development regulations into one title, The Unified Development Code.

Along the way various areas were cleaned up and streamlined for an easier to use document. The title page of the document, for editorial purposes summarizes changes in each of the sections. The document presented also reflects recent changes to the Building Code. Future revisions to this code will address needed changes in the Subdivision Code and the Critical Areas Ordinance.

In addition to the reconfiguration of the code, changes have been made to reflect the adopted West Kelso Sub Area Plan, rezone requests, zoning changes called for in the Comprehensive Plan update, and a two (2) lot expansion of the Adult Oriented Business Overlay. (Text: Exhibit A, Map: Exhibit B)

Public Notification

Notice of this public hearing was published in The Daily News on December 27, 2016. As of the writing of this staff report no written comments have been received.

Public Comment

Approximately 5,000 notices were mailed to residents at all known addresses with the Kelso City limits as well as areas of the County completely surrounded by Kelso City limits. (Exhibit C)

Environmental Review

Environmental review will be conducted between the first and second reading of the proposed changes by the Kelso City Council.

Recommendation

If Approve

Make the motion to give the City of Kelso Unified Development Code and Land Use Map updates a POSITIVE recommendation to the City Council subject to the following change(s):

If Deny

Make the motion to give the City of Kelso City of Kelso Unified Development Code and Land Use Map updates a NEGATIVE recommendation to the City Council for the following reason(s):

If Table

Make the motion to TABLE the City of Kelso City of Kelso Unified Development Code and Land Use Map updates for the following reason(s):

- Exhibit A:** City of Kelso Unified Development Code
- Exhibit B:** City of Kelso Zoning Map proposed changes
- Exhibit C:** Public Notice

J:\Planning Commission\Meetings\Meetings\2017\Jan\Staff report 2017 Zoning Updates.doc