



Kelso Planning Commission Agenda

Meeting at 6:00 p.m.
Tuesday, April 9, 2013

203 South Pacific Ave., City Hall Council Chambers

Agenda	Approved/ Denied	Remarks
Call to Order:		
1. Roll Call		
Approve Minutes:		
1. March 12, 2013 Regular Meeting		
Presentation:		
Public Hearing:		
Citizen Business:		
Action/Motion Items:		
Commission Business:		
1. Zoning Code <ul style="list-style-type: none"> a. Proposed Revisions KMC 17.08 Definitions b. Proposed Revisions KMC 17.15 Permitted, Administrative and Conditional Uses 		
Adjournment:		
Next Meeting May 14, 2013 at 6:00 p.m.		

City of Kelso Community Development Department (360) 423-9922



Kelso Planning Commission Meeting Minutes
Tuesday, March 12, 2013
6:00pm – 7:36pm

Commissioners Present:

Dan Jones, Patricia VanRollins, Toby Tabor, Rick VonRock, Jared Wade, Clark Hislop, James Webb

Staff Present: Nancy Malone, Community Development Manager; Stephanie Helem, Recording Secretary

Call to Order:

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

Minutes:

Commissioner VonRock made the motion, seconded by Commissioner Tabor to approve the minutes of February 13, 2013. Motion carried, all in favor.

Presentations:

Shoreline Master Program (SMP) Regulatory Approach Options 3 (PowerPoint) presented by Parametrix, Jennifer Hughes, Parametric Planner. This is the third and final issues meeting before Parametrix goes back and starts drafting the shoreline master program. Have talked about environmental designations, goals, policies and regulations and are at the end of this phase. Parametrix will take the recommendations given and work on the draft language and accumulative analysis. The schedule will be worked on in the next week or so to figure out when Parametrix will be bringing back more information. This meeting will go over the highlights in the memo given to the commissioners. Today's presentation topics: critical areas, vegetation management, bulk/dimensional requirements and administration provisions and provisions for existing development. Discussion followed.

- 2004 Rating System – recommended vs. mandated?
- Define term 'reasonable' - 'Critical Areas – Reasonable Use'.
- Development vegetation trigger?
- Buffer definition discussion.
- Define dike slope.

Public Hearing: Title 17 Text Amendments ZON13-001 public hearing cancelled. Will workshop these language code changes. Reschedule this public hearing.

Citizen Business: No business

Action/Motion Items: No business

Commission Business:

1. **Zoning Code.** Nancy Malone
 - a. **Proposed Revisions KMC 17.08 Definitions.** The changes that have been addressed are specifically definitions. Goal was to make this more user friendly. Some definitions were added in code.
MOTION: Commissioner VonRock made the motion, seconded by Commissioner VanRollins to adopt these changes.

- b. **Proposed Revisions KMC 17.15 Permitted, Administrative and Conditional Uses.**
Some items were added, some deleted. Commission asked if there were any questions and if they all had a chance to review.
MOTION: Commissioner VonRock made the motion, seconded by Commissioner VanRollins to adopt these changes. Motion carried, all in favor.
- c. **Proposed Revisions KMC 17.40 Development Standards.**
- 17.40.60.B – Eliminated portion of code
 - 17.40.60.8 – Change from conditional use permit (public hearing) to administrative review.
 - 17.40.60.10 – Added language. Discussion followed.
 - 17.40.60.11 – Eliminated due to duplicity of language.
 - 17.40.70.F – Discussion on recreational vehicle and junk vehicle storage. Language to restrictive on number of recreational vehicles allowed on property? Road use vehicles should be licensed and operable. Nancy will change language and bring back to commission for approval.
MOTION: Commissioner VonRock made the motion to leave #2 as is and strike #3 completely. Motion carried, all in favor.
- d. A public hearing on these code changes will be scheduled for April 9, 2013. Nancy is hoping to be bringing in map revisions at that time as well.

2. **City Business.** Nancy Malone.

There is going to be some restructuring within Community Development and Public Works. As of yesterday morning Mike Kardas is the Community Development Director/City Engineer. Nancy will be the Planning Manager. There will be more discussion on this at next week's council meeting. These changes should be implemented by the 1st of July.

Adjournment:

There being no further business, Commissioner VanRollins motioned to adjourn at 7:36pm.

Patricia VanRollins, Planning Commission Chair

Respectfully submitted:
Stephanie L. Helem, Recording Secretary