



Kelso Planning Commission
Agenda
 Meeting at 6:00p.m.
 Tuesday, July 8, 2014
 City Hall Council Chambers, 203 S. Pacific Ave.

Agenda	Approved/ Denied	Remarks
Call to Order:		
1. Roll Call.		
Approve Minutes:		
1. June 10, 2014 meeting minutes.		
Presentation:		
Public Hearing:		
Citizen Business:		
Commission Business:		
1. Draft Comprehensive Plan. Goals, Policies, and Objectives. Discussion led by Consultant, Gregg Dohrn.		
Action/Motion Items:		
Adjournment:		
Next regularly scheduled meeting August 12, 2014 at 6:00p.m.		

City of Kelso Community Development Department (360) 423-9922.
 The agenda can be found on the Kelso website at <http://www.kelso.gov/planning-commission/agendas>.



Kelso Planning Commission Meeting Minutes
Tuesday, June 10, 2014
6:00pm – 7:30pm

Commissioners Present: James Hill, Clark Hislop, Dan Jones, Rick VonRock, Jared Wade, James Webb.

Commissioners Absent: Toby Tabor.

Staff Present: Steve Taylor, City Manager; Michael Kardas, Community Development Director; Janean Parker, City Attorney; Stephanie Helem, Recording Secretary.

Call to Order:

Chair Rick VonRock called the meeting to order at 6:00pm.

Minutes:

Commissioner VonRock made the motion, seconded by Commissioner Webb to approve the minutes of May 13, 2014. Motion carried, all in favor.

Commission Business:

- 1. Public Official Training.** A Power Point presentation was provided by Janean Parker, City Attorney. There was a recent statute passed called Open Government Trainings Act. This requires certain levels of training for different governing officials and policy making officials at all levels of government. For boards and commissions, and non-elected appointed officials, it requires training of the open public meetings act. This training will also be presented along with additional training of public records at the next City Council meeting on Tuesday. Ms. Parker asked all attendees on city boards or commissions to sign in. The statute requires training every four years.
- 2. Preliminary Draft Comprehensive Plan Goals, Policies, and Objectives for future meeting.** Mr. Kardas. The Commission has been provided draft goals and policies for the current update of the city's comprehensive plan. Purpose is to introduce with encouragement to review and make notes. City staff is open to any suggestions for additions or edits. This will be the primary issue on next month's agenda. There have been two to three meetings with Council and department heads to discuss city visions and city needs, and with the help of the consultant, developed this list of goals and policies. Discussion followed.
- 3. Recommendation to Council. An ordinance amending various sections of the Kelso Municipal Code relating to Emergency Housing, Low Barrier Emergency Housing, and Urban Rest Stops and identifying the permitted zones for such uses, establishing regulations for such uses, and repealing the moratorium in effect on such uses.** Mr. Taylor. There were changes from the original Planning Commission draft that came forward at the last meeting. There was a consensus reached at the last meeting and it was suggested staff go over changes incorporated in the recent draft to help with comments received from the public. Ms. Parker. There were three sections of the code that were discussed. Section 17.08.020 had changes to the definitions that added the prohibition of the use of drugs and alcohol for the emergency shelter, transitional housing facility and new definition of urban rest stop. For the land use table, the Commission consensus was a conditional use permit is required for the three types of uses. The proposed type of uses and zoning designations on the land use table were listed. In Section 17.15, notes under the land use table, set out some additional conditions for when the conditional use permit will be approved. The separation of facilities has

to be ½ mile from the same use. Added a condition addressing the operating procedure. These were the changes for the Planning Commission recommendation.

The staff recommendation was presented for comparison for where the zoning is appropriate. The staff recommendation also understood that some of the changes to the conditional use permit and definitions were not inconsistent.

Citizen Comment:

Susan Marios, 1109 S. 3rd Ave., Kelso, WA. On the 26th of February, she called to the Community Development Department and asked if there was a Planning Commission workshop the next day and she was told it was not open to the public. A poster was provided to the Commission from the Facebook page of Love Overwhelming. This is not a good thing for our community, whether it is Love Overwhelming or any other organization that would want to open up. She doesn't want to invite crime into our community. Please exclude people who are under the influence of drugs and alcohol. Discussion followed.

Savanna Killsree, 1109 S. 3rd Ave., Kelso, WA. She is in the 8th grade. This is a terrible example of what this low barrier shelter stuff is called. What if it sets an example for her? What if she starts using drugs? It will attack students in her grade? It is not helping the situation, it is making it worse. It can hurt a lot of people. Aren't we supposed to be preventing it? It is not okay. Her future is bright. She doesn't want any drugs in her life.

Adena Grigsby, 1109 S. 3rd Ave., Kelso, WA. She was first under the impression the workshop held on February 27th was open to the public and a city employee said that it wasn't. Who was at this meeting? Was it just the Planning Commission? Per staff records there was a study session held on February 27th in Conference Room 203. Commissioner Hislop, VonRock, Wade, Webb, and Jones were present. Nancy Malone was also present. Commissioner Hislop stated there was a presenter that represented the nine health facilities that are available in the community and what the resources were. It was concluded that Melissa Taylor with the Council of Governments was the presenter. It was assumed Nancy Malone (city staff) set it up.

Ms. Grigsby. Melissa is paid to manage the Housing First Coalition. Basically a lobbyist was invited. A copy of Ms. Taylor's contract of what she does for the Housing First Coalition (she is paid by the county) was provided to the Commission.

Commissioner Hislop. He recalls there was an open meeting in this hall and the Commission wanted more information of what was available. He believed Nancy arranged for Melissa Taylor and she talked about the nine basic functions of what's out there today and gave a broad overview.

Ms. Grigsby provided Commission copies of various information that was previously handed out to the City Council. She is concerned about low barrier shelters. They are inviting crime to our community. What is the safety of the people inside the facility as well? What is the safety of everyone else? What is the training for someone when dealing with someone on meth? Referenced Chelan's municipal code. Discussion followed.

Wallace Hall, 1101 S. 3rd Ave, Kelso, WA. He commended the Planning Commission and City Council on their obvious concern and for listening to the concerns of citizens about these facilities coming in. There were a lot of questions not answered directly. If this was to come to the industrial zone part of our city, his concern, is a portion of the zoning is close to residential areas. Has the city zeroed in on where this would be in the industrial area?

Ms. Parker. It is allowed anywhere in the both the light and heavy industrial zones. Discussion followed. Is there going to be supervision in these facilities? Required at all times?

Ms. Parker. There is a hearings process. The code is broad enough to address whatever the use is. The conditional use permit conditions address this.

Mr. Wallace. Thank you for your careful consideration of this. He hopes the city does as much as they legally can to control and maintain these facilities.

Mr. Kardas. Gave an outline of some of the differences between the staff version and the Planning Commission version. Staff recommendation is focusing on like uses. The small shelter transitional housing being allowed in more residential zones. Staff has shied away from the industrial choice. There is limited industrial land in Kelso. Not sure if a shelter is the highest and best use of industrial land. Staff is not as strongly vested in the conditional use permit process for the smaller facilities. An administrative process will still be used. There is general agreement for rules for the hearings examiner. Staff also shied away from the alcohol in the definitions in the attempt to not regulate that portion. Focus was a land use decision. Discussion followed.

After research of this issue and bringing information before the Planning Commission and receiving information, staff recommendation was developed by the Community Development staff and city attorney.

Commissioner VonRock asked Commissioners on their opinion.

Commissioner VonRock. Recommendation to present what is currently before the Commission, recommended from the last meeting.

Commissioner Hislop. Thanked the public for showing up today. This is a controversial issue. We are here to set the zoning where these can occur. Supports the Commission's decision on where and what has been done so far.

Commissioner Wade. Likes that the Commission has taken things out of administrative control and more for an independent review. This brings in the community a little more on the decision. Where we have come as a Commission to recommend what we have put together, this is an acceptable agreement between our various stances.

Commissioner Webb. There is merit to the concerns that have been voiced and shares these concerns. There is a problem in the community. He does standby the recommendation made. Weapons are not mentioned, this was brought up. This would be a valid insertion in the definition. You should not be allowed to show up under the influence. Does not agree with the best use of industrial land by leaving these out.

Commissioner Hill. Trying to remove these facilities from their immediate impact on families, kids, children, neighborhoods. He is opposed to the establishment of them. This does not seem to give them a mechanism to address the final determining body about the location and operation of these facilities. He has concerns the public opinion with not be taken into consideration when the final decision is made. He was not part of the initial discussions and he commended the Commission for weaving all these issues together.

Commissioner Jones. He is opposed to anything that doesn't prohibit people from being under the influence of drug or alcohol.

MOTION: Commissioner VonRock asked for a motion be made to refer to the City Council. Commissioner Wade made the first motion, seconded by Commissioner Hislop.

Ms. Parker asked for clarification. The motion is for the Planning Commission draft that was presented in the packet. Motion carried, 4 to 2.

Ms. Parker thanked the Planning Commission for all the hard work that was put into this project.

Other Business:

1. The poles are in the contractor yard for the West Main Project; however, they have not been passed by WSDOT.
2. Good permit activity for the month of May.
3. No new home construction permits.

Adjournment:

There being no further business, Commissioner VonRock made the motion, seconded by Commissioner Webb to adjourn at 7:30pm.

Rick VonRock, Planning Commission Chair

Respectfully submitted: Stephanie L. Helem, Recording Secretary