



Kelso Planning Commission Agenda

Meeting at 6:00p.m.

Tuesday, November 12, 2013

203 South Pacific Ave., City Hall Council Chambers

| Agenda | Approved/ Denied | Remarks |
|---|---------------------|---------|
| Call to Order: | | |
| 1. Roll Call | | |
| Approve Minutes: | | |
| 1. October 8, 2013 Meeting Minutes | | |
| Presentation: | | |
| Public Hearing: | | |
| Citizen Business: | | |
| Action/Motion Items: | | |
| Commission Business: | | |
| 1. Marijuana Regulation Discussion – Nancy Malone 2. Solar Power Information Discussion – Nancy Malone | | |
| Adjournment: | | |
| Next Meeting December 10, 2013 at 6:00 p.m. | | |

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



Kelso Planning Commission Meeting Minutes
Tuesday, October 8, 2013
6:00pm – 6:55pm

Commissioners Present: Dan Jones, James Webb, Rick VonRock, James Webb, Toby Tabor (arrived 6:08pm)

Commissioners Absent: Vacant Position No. 5, Clark Hislop

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

Call to Order:

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

Minutes:

Commissioner Wade made the motion, seconded by Commissioner Jones to approve the minutes of September 10, 2013. Motion carried, all in favor.

Citizen Business:

1. **Rod Wright, 97 Banyon Drive, Kelso, WA.** An Archery Club wants to put in an archery range. An Archery Club, as he understands, has approached the City of Kelso for some kind of lease on the Aldercrest slide area. David Sypher wrote a letter to FEMA to approve or disapprove the plan.

Nancy Malone – there is a letter from FEMA that is in favor of using that area as open space, whether it is for an archery club or not she is not sure. There would be a process they would have to go through with the planning department before that would be allowed.

Commissioner Jones – There was a presentation to the park board some time ago. Have not seen or heard of it in Planning Commission.

Rod Wright – A fence from Banyon Drive to the next street. Metal thieves have stolen it. He has asked the city to replace it and they have no money. Archery Club is supposedly going to put a fence, porta potties and garbage cans. How are they going to maintain this? What happens if the archery club goes through? The city council representative has not alerted property owners about what is going on up at Aldercrest. He met with FEMA many times 17 years ago and their word was that if we stayed there that the City of Kelso would maintain the lots, keep the grass mowed and would take care of the roads. It has never happened. According to his records, FEMA will not allow any kind of building to be built on that land slide area. This should not be allowed in a residential area.

Action/Motion Items:

1. **Appointment of Commission Chair:** Commissioner Jones, seconded by Commissioner Webb nominated Commissioner VonRock to be the chair. All in favor.
2. **Appointment of Commission Vice-Chair:** Commissioner Wade, seconded by Commissioner Jones nominated Commissioner Wade to be vice-chair. All in favor.

Commission Business:

1. **Marijuana Discussion.** There is a 6-month moratorium that went into effect in August. Within this 6 month period the city will need to come up with rules and guidelines other than what the state has. A code and ordinance will need to be put together for what the city wants to see regarding medical marijuana collective gardens and recreational marijuana. Look at retail, processors and producers. City of Kelso, by the state, will be allowed (1) retail establishment for recreational marijuana. Medical marijuana will be a collective garden. Will need to decide where we would like to see these or do we not want collective gardens. City will need to create code language. City of Kelso can decide to do nothing and go with the state guidelines. Commission requested hard copy of state marijuana guidelines. Discussion followed.
2. **Comprehensive Plan Update – Goals and Policies Discussion.** Commissioner Rick VonRock – When looking at the goals and policies Kelso really has not changed much since 1980. A lot of the goals and policies are still applicable.

Ms. Malone – Remember this is a 20 year plan, there are some things that will need to be added. There are a lot of things that have not been achieved; maybe the language just needs to be ‘tweaked’. Look at the economics. The land use designation may need to be changed dependent on where they are at. Maybe look at expanding some of the commercial land. Kelso is running out of residential land. Look at possibly annexing. Discussion followed.

Commissioner Jones – Riverfront area protection goals and policies on 14A; does this need to be in there since this will be covered by the Shoreline Master Plan? This does not need to be in the comprehensive plan.

Gregg Dohrn (consultant) should be back next month. The commission agreed they would like to go through each policy item by item with Gregg. Discussion followed.

3. Victory Center. A certified letter was sent to Mr. Pisarchuk from the city manager. The Victory center was given a certain number of days to vacate the premise.
4. Temporary Carports. We will need to revisit.

Adjournment:

There being no further business, Commissioner VonRock made the motion seconded by Commissioner Wade to adjourn at 6:55pm.

Rick VonRock, Planning Commission Chair

Respectfully submitted:
Stephanie L. Helem, Recording Secretary