



Kelso Planning Commission

Regular Meeting

6:00p.m.

Tuesday, December 12, 2017

City Hall Council Chambers, 203 S. Pacific Ave.

Agenda

Planning Commissioners:

Position 1

Gary Schimmel
Chair

Position 2

Jeffrey McAllister

Position 3

Daniel Graves

Position 4

Charles Hendrickson
Vice Chair

Position 5

Ann Hight

Staff

Michael Kardas, P.E.
Tammy Baraconi C.F.M.

Call to Order:

1. Roll Call.

Approve Minutes:

1. Approve the minutes from the November 14, 2017 meeting.

Citizen Business:

Commission Business:

Public Hearing:

1. A public hearing to take testimony from the public, deliberate, and make a recommendation to the City Council on the status of recreational marijuana sales in the City of Kelso.
**The Planning Commission tabled this meeting in November at the request of staff and is reopening the public hearing on December 12, 2017. **

Adjournment:

1. The next Regular meeting is scheduled for January 9, 2017.

Commissioners: If you are unable to attend please call 360-577-3320 to ensure that we have a quorum.

Planning Commission Meetings are open to the public.

City of Kelso makes every effort to accommodate the needs of citizens with disabilities so that they may have the opportunity to attend. If you need accommodation due to disability in order to attend a Planning Commission Meeting please contact the City Clerk's office 360-577-3342. Please do so 48 business hours in advance of the meeting.

This agenda can be found on the Kelso website at <http://www.kelso.gov/planning-commission/agendas>.



**Kelso Planning Commission
Meeting Minutes
Tuesday, November 14, 2017
6:00 P.M.**

Commissioners Present: Gary Schimmel, Jeffrey McAllister, Charles Hendrickson, and Ann Hight

Commissioners Absent: Daniel Graves

Staff Present: Tammy Baraconi, Planning Manager
Traci Howard, Deputy Clerk

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

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

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4

5 **Approve Minutes:**

6 Upon motion by Board Member Hendrickson, seconded by Board Member McAllister, 'Approve the minutes of
7 the October 10, 2017 regular meetings'. Motion passed, all voting yes.

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10 **Citizen Business:** None

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13 **Commission Business:** None.

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16 **Public Hearing(s):**

17 Chairman Schimmel opened the public hearing at 6:01 p.m.

18

19 1) **Recreational Marijuana Sales in the City of Kelso:** Planning Manager Tammy Baraconi requested that this
20 public hearing be continued to the next regular meeting on December 12, 2017, in order to provide more time
21 for preparation. She provided Kelso Police Department crime statistics relating to Talley Way over the last
22 two years. She clarified the state law requirements and provided a draft map that highlighted the areas where
23 the requirements would apply. Discussion followed. Patrick Ryan, from Kelso, spoke from the audience.
24 Board Member Hendrickson, seconded by Board Member McAllister, motioned to table the public hearing
25 until the next regular meeting. Motion passed, all voting yes.

26

27 2) **Street Vacation – Portion of Royal Street:** Planning Manager Baraconi requested that this public hearing
28 not be opened at this time due to recent findings that required further research. She commented that the
29 public hearing would be scheduled for a meeting at a later date and public notices would be provided.

30

31 There being no further comments from the public, Chairman Schimmel closed the public hearing at 6:12 P.M.

32 **Adjournment:**
33 There being no further business, Chairman Schimmel adjourned the meeting at 6:12 P.M.

34
35

36 _____
37 Gary Schimmel, Planning Commission Chair

38
39

40 _____
41 Respectfully submitted: Traci Howard, Deputy Clerk

City of Kelso
Planning Commission
Staff Report
December 12, 2017

To: Planning Commission
From: Tammy Baraconi
Date: August 2, 2017
Subject: Public input on recreational marijuana regulations

Background

The City Council has instructed the Planning Commission to take public input on and deliberate on regulations for the sale of recreational marijuana. The Council is requesting a recommendation from the Planning Commission on whether or not changes are needed to our current regulations.

Currently Kelso's regulations allow the sale of recreational marijuana only within the Adult Oriented Business Overlay. Washington State 314.55.050(11) WAC allows Cities and Counties to permit the sale of recreational marijuana at least one hundred feet away from recreation centers, public parks, public transit centers, libraries or game arcades and at least one thousand feet from elementary and secondary schools, and playgrounds.

Using the States minimum requirements for setbacks, staff analyzed and then created a map showing the areas that the selling of recreational marijuana could be allowed. (Exhibit A) Besides opening up areas within the Light Industrial, it would open areas within the Regional Commercial and General Commercial zoning classifications, primarily in the Downtown Kelso area.

At the November 14th Planning Commission, the Commission took testimony from two members of the public that spoke in favor of allowing the sale of recreational marijuana in commercial areas permitted by State law. The Planning Commission then tabled the Public Hearing until December 12th.

Public Notification and Comment

Notice for this Public Hearing was published in The Daily News on November 1, 2017. No comment was received as a result of this notification. (Exhibit B)

Staff Analysis and Recommendation

Staff finds that proposed changes to the regulations for the sale of recreational marijuana is consistent with the City of Kelso Comprehensive Plan.

Staff recommends that the Planning Commission recommend to the Council that the regulations for the sale of recreational marijuana be modified to match the lesser restrictive regulations already imposed by the State.

Suggested language for motions

Option A

Make the recommendation to the City Council that City regulations for the sale of recreational marijuana be MODIFIED to:

Option B

Make the recommendation to the City Council that City regulations REMAIN as currently written.

Option C

Make the motion to TABLE the recommendation to the City Council on regulations for the sale of recreational marijuana for the following reason(s):

Exhibit A: Draft map for the Sale of Recreational Marijuana

Exhibit B: Public Hearing Notice

DRAFT



1 inch = 1,000 feet

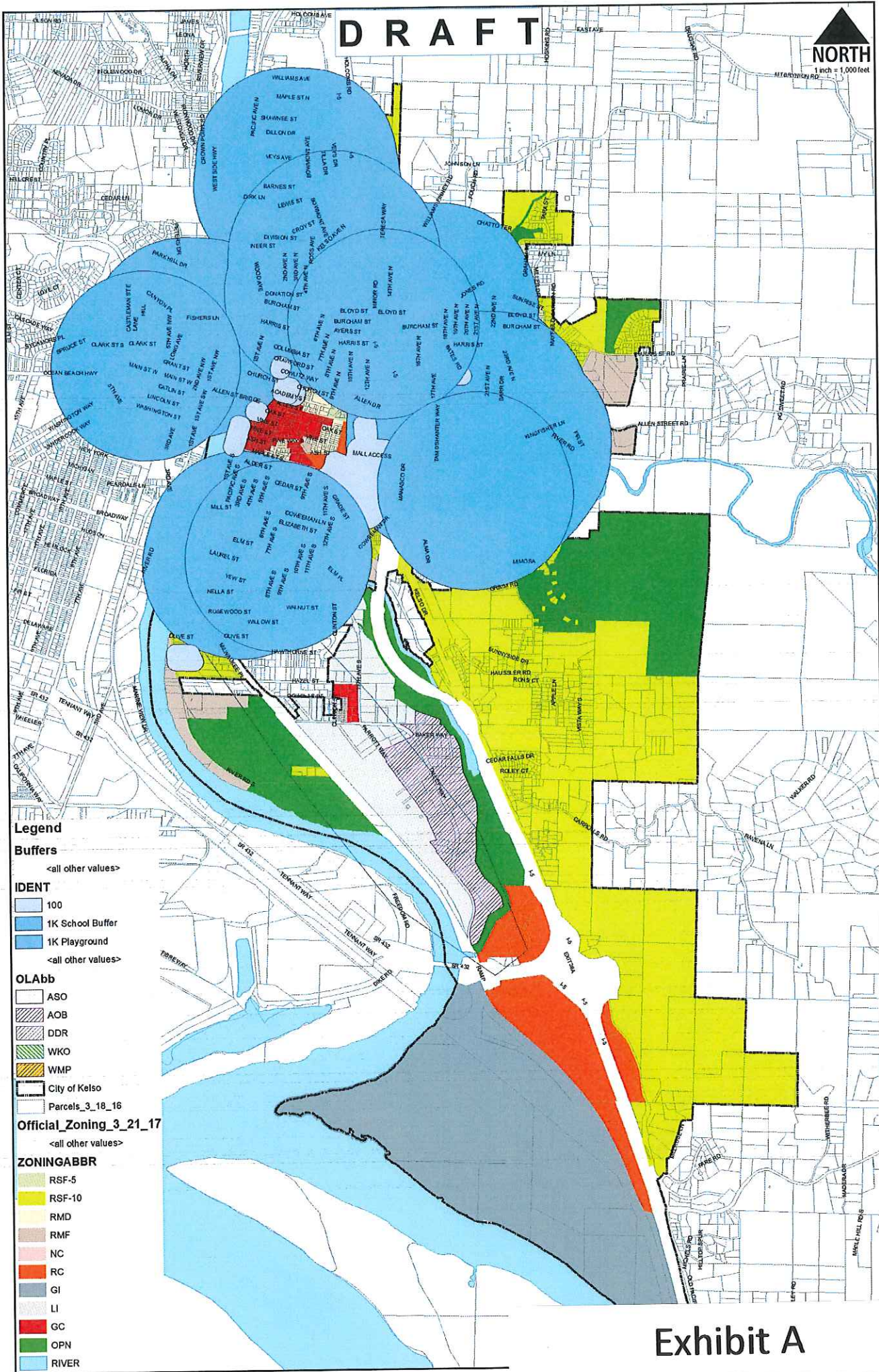


Exhibit A

***** Proof of Publication *****

IN THE MATTER NOTICE OF PUBLICATION

AVA HURSE being duly sworn says that she is the CHIEF CLERK of THE DAILY NEWS. And that THE DAILY NEWS, published in Cowlitz County, has been approved as a Legal newspaper by order of the Superior court of the State of Washington of Cowlitz County, and that the Annexed printed copy is a true copy of the notice in the above entitled matter as it was printed in the regular entire issue of said paper and online at www.tdn.com, for publication dates as listed below, and that said newspaper was regularly distributed to its subscribers during all of said period, and that said notice was published in said paper and not in a supplement form. That the full amount of the fee charged for said forgoing publication is as listed below, and is \$3.50 per line for the first insertion and \$3.00 per line for each subsequent insertion. There is also an additional charge of \$10.00 for every additional affidavit copy over two copies.

CITY OF KELSO COMMUNITY DEV
PO BOX 819
KELSO, WA 98626

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
TOPIC: The Planning Commission has been tasked by the City Council to find out and report to City Council on whether or not there should be changes to KMC 17.22.170 State licensed marijuana production, processing, and sales.
DATE, TIME and PLACE: November 14, 2017 at 6 PM
Kelso City Hall, Council Chambers
203 S. Pacific
Kelso, WA
CONTACT: Only written comments can be taken. Staff is unable to relay verbal comments to the Planning Commission or City Council. Written comments can be submitted until 4:30PM November 14, 2017 to:
Tammy Baraconi,
Planning Manager
203 S. Pacific
Kelso, WA 98626
360.577.3321, or tbaraconi@kelso.gov
Anyone interested may appear and be heard. The decision of the City Council will be mailed to all those who submit comments, testify at the hearing or request the decision in writing.
Written public comment can be accepted until 4:30 PM on November 14, 2017.
Publish: Oct. 31, 2017

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ORDER NUMBER 8501

AVA HURSE


Subscribed and sworn to before me this
1st day of November, 2017

DIANA MOORE

Notary Public for the State of Washington
Residing in Cowlitz County

Notary Public
State of Washington
DIANA L MOORE
MY COMMISSION EXPIRES
JUNE 26, 2021

PUBLISHED ON: 10/31/2017

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