



Community Development Department

203 S. Pacific Avenue, PO Box 819 Kelso, WA 98626



Kelso Planning Commission

Meeting Minutes

Tuesday, April 12, 2022

6:00 pm

Commissioners Present: Tim Watson, Richard McCaine, Barbara Stephenson, Ann Hight,

Commissioners Absent: Daniel Graves

Staff Present: Michael Kardas, Community Development Director
Mike Murray, Building & Planning Services Manager
Amber Jacobs, Department Assistant

Community Present: None

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

2 Chair Ann Hight called the meeting to order and roll call was taken.

3

4 **Approve Minutes:**

5 Upon motion by Commissioner McCaine, seconded by Commissioner Watson. 'Approve the minutes of the
6 March 8, 2022, Regular Meeting'. Motion passed, all voting yes.

7

8 **Citizen Business:**

9 None

10

11 **Commission Business:**

12 **Public Hearing:**

13

14 Mike Murray, Building and Planning Services Manager, made opening statements summarizing the proposal to
15 change the Comprehensive Plan's Future Land Map classification from Commercial to Industrial and Zoning
16 from Regional Commercial to Light Industrial for 117 acres. Highlighting the Staff Report, on February 11, 2022
17 Trammell Crow Company, on behalf of Segale Properties LLC, submitted an application to the City of Kelso for
18 a comprehensive plan future land use map and zoning map amendment for three parcels located west of Interstate
19 5 and south of State Route 432 and east of the railroad mainline. The parcels currently have a comprehensive
20 plan classification of Commercial and a zoning designation of Regional Commercial (RC). The applicant is
21 proposing that parcels have a comprehensive plan classification of Industrial and a zoning designation of Light
22 Industrial (LI).

23

24 Marketing for development under the commercial designation has not been successful. The applicant believes
25 they will be more successful in developing the property under the Light Industrial classification. The City over the
26 years has had inquiries for industrial type of uses for the property.

27

28 Online shopping and services have substantially decreased the need for regional retail and commercial services.
29 Meanwhile, because of the increase in online shopping, the need for industrial type uses such as warehouses and
30 fulfillment centers has increased.

31

32 There is easy access to I-5, potential rail access and the Longview and Kalama ports.

33

34 Staff believes the potential for industrial development of the property is likely greater than for commercial
35 development.
36

37 The proposal is consistent with the Comprehensive Plan goals and policies, amendment decision criteria in KMC
38 17.66.010 and consistent with the rezone decision criteria in the Kelso Municipal Code.
39

40 The Staff's recommendation is that the Planning Commission recommend to council the proposal for the
41 comprehensive plan future land use map amendment and zoning map amendment.
42

43 The Planning Commission heard testimony from Steve Horenstein, from Horenstein Law Group, representing the
44 applicant, Trammel Crow. He addressed the memo that they provided addressing two topics. The first addressing
45 supplemental information with an economic study supporting the need for industrial land. The other addressing
46 access for the Winters property. The city can't require the applicant to provide a road for a private purpose when
47 there is currently other access.
48

49 The Planning Commission heard testimony from Bob Gregory representing the Winter's Family and Anchor
50 Point property. The Winter's Family commented on the rezoning in writing. They support the rezone and
51 understand that it is a non-project action but when a development proposal comes in, they want the City of Kelso
52 to support the two studies, the CERB study and the Anchor Point Sub-Area study, that have already been adopted.
53

54 Commissioner McCaine confirmed that this was a strictly for a zone change and Comprehensive Plan's Future
55 Land Map, without regard for any potential development that may take place later. Mr. McCaine also asked if
56 environmental impact and wondered if other agencies would cover the critical areas affected. Mr. Kardas
57 responded that the environmental reviews will take place at the plan check level. When the applicant submits a
58 proposal, then all of the critical area's reviews will take place at that time. Mr. McCaine then stated that he agrees
59 with the findings and supports the rezoning recommendation for approval.
60

61 Chair Hight stated that she appreciates that the proposal uses some of the existing infrastructure. Some past
62 decisions were made and money was spent and things didn't pan out the way we hoped they would, but now we
63 can regroup and use some of what is already there in a positive way. There are still some issues and details to be
64 hammered out and road access will require more discussion but is confident that the parties can do that. The
65 recommendation cannot come with any condition regarding this. The recommendation is an unconditional one.
66

67 Chair Hight requested a motion for the Planning Commission to recommend to City Council the Land Use change
68 from Commercial to Industrial and proposed rezone from regional commercial to light industrial. Commissioner
69 McCaine made the motion, Commissioner Watson seconded. Motion passed, all voting yes.
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71 **Adjournment:**

72 **There being no further business, Commissioner Hight adjourned the meeting at 6:32 PM.**
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76 _____
77 Ann Hight, Planning Commission Chair
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80 _____
81 Respectfully submitted: Amber Jacobs, Department Assistant