



Kelso Planning Commission Agenda
Meeting at 7:00 p.m.
Tuesday, October 09, 2012
203 South Pacific Ave., City Hall Council Chambers

Agenda	Approved/ Denied	Remarks
<p>Timed Items: 7:00 p.m.</p> <ul style="list-style-type: none"> 1. Call to order 2. Roll Call 		
<p>Action Items:</p> <ul style="list-style-type: none"> 1. Approve August 14, 2012 Meeting Minutes <ul style="list-style-type: none"> ▪ September 11, 2012 Meeting – Cancelled 		
<p>Business:</p> <ul style="list-style-type: none"> 1. Introduction of newly appointed Planning Commissioner Jared Wade 2. Zoning Code Discussion <ul style="list-style-type: none"> a. Electronic Signs b. Antique/Second Hand Businesses c. Wind Turbines 3. Downtown Design Guidelines Discussion <ul style="list-style-type: none"> a. Building Exterior – Paint Colors 4. Neighborhood Stabilization Program (NSP) Update <ul style="list-style-type: none"> a. Barnes Elementary School Open House, October 18, 2012 from 6:00pm to 8:00pm 		
<p>Adjournment:</p> <p>Next Meeting November 13, 2012 at 7:00 p.m.</p>		

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



Kelso Planning Commission Meeting Minutes
Tuesday, August 14, 2012
7:01pm – 7:50pm

Members Present: Dan Jones, Patricia VanRollins, Mark Kirkland, Rick VonRock

Members Absent: Toby Tabor, excused. Michael Leeper, unexcused.

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

Call to Order

Chair Mark Kirkland called the meeting to order at 7:01p.m.

Minutes:

Commissioner VonRock made the motion, seconded by Commissioner Kirkland to approve the minutes of June 12, 2012. Motion carried, all in favor.

Presentation:

1. **West Main Realignment Project – Vacate portion of NW 7th Ave.** Presented by Michael Kardas, City of Kelso Senior Civil Engineer overseeing the consultant contracts for this project. Intent to vacate portion of NW 7th Avenue between Catlin Street and Cowlitz Way. With improvements to be made at the intersection at West Main Street and Cowlitz Way it will be difficult for that movement to continue without this vacation. It is advantageous for the city to vacate this portion of street and acquire portion of the Kaps lot for intersection improvements. Property will be offered to adjacent property owners at 50 % of assessed value. The vacation is scheduled within the next month or two. Trying to time this with the negotiations with Kaps right-of-way and relocation. Possibly concluded by October and will go to council at that time. For overall project construction intention is to go to ad first of year for spring construction. May not have final settlement on all properties, but city should be granted possession and use to move forward with project.

Commissioner Kirkland - How is vacation going to affect traffic flow? Traffic control and maintaining of detours is in the contract documents for the contractor to develop means and methods with city approval. Project wide - discussed use of Grant and Lincoln Streets to divert traffic. Traffic control will be different dependent on where project is. At a minimum, city plans to post construction schedule on city website. There will be weekly construction meetings with contractor and will post current traffic control diversion measures on website. All emergency responders will be kept informed. Project will take approximately one year. A better, cleaner map was requested be placed on the website. Discussion followed.

2. **Introduction of Temporary Nuisance Abatement/Planning Technician employee – Jon Rice** Started the first part of August. Jon will be working through the end of September, unless council can approve additional money to keep him longer as part time. Since his start date there have been 19 complaints and he has been able to close out 10 of those complaints.

Business:

1. **Planning Commission Vacancy.** Nancy Malone
 - a. Position has been posted and no applications have been received. Discussion followed.
2. **Neighborhood Stabilization Program (NSP).** Nancy Malone
 - a. **1408 Home Ct.** – Quit Claim deed to Lower Columbia Cap was recorded and people have already moved into home.
 - b. **Dirk Lane** – Possible NSP property. City will be looking for additional NSP properties.
 - c. **1124 N. Pacific Ave.** – The old Terry Salvage property. A copy of a memo received from Bill Hager with Maul Foster Alongi was given to Planning Commission for review to give a better idea of what cottage housing is and what it is about. Is this something that would work for the City of Kelso? No other city in Cowlitz County has cottage housing. Maul Foster Alongi is working with the city on the environmental and redevelopment plan for this property. There are grants out there for cleanup and housing that they are willing to work with the city as part of the ecology grant. Commissioner Kirkland - Have we heard anything back on soil samples? City did receive report and it is not as bad as everyone anticipated. Discussion followed.
3. **Common Grounds (CAP).** 413 S Pacific Avenue – Grand Opening August 21, 2012. Soft opening right now. This is a training kitchen open to the public; they also prepare meals on wheels.
4. **Permits/Kelso Businesses.**
 - a. Cowlitz Family Health Clinic - 300 Oak Street. New development application received to enclose the west portion of the True Value building.
 - b. Western Fire – 2204 Parrott Way. New office building and storage area application received. Previous office building demolished.
 - c. Wilco Farm Store – Certificate of Occupancy granted August 8, 2012. Anticipated opening end of August.
 - d. US Cellular Retail Store – Riverway Plaza. Tenant Improvement application received.
 - e. Hickory Hogs – S. Pacific Avenue (Old Peter's restaurant). BBQ restaurant anticipated opening end of September.
 - f. Kelso Village – No applications received.
 - g. Commissioner Von Rock – How many building does the city own?
5. **Electronic Signs.** Commissioner Kirkland – When Re-discussing electronic sign codes take into account new electronic signs motion colors will be grab attention at the expense at having these signs at intersections, this may be a problem. Much more distracting.
6. **Downtown Design Review Handbook** – Community Development has received several calls regarding paint colors for the downtown area. Per the Downtown Design Review handbook paint colors should reflect the 19th century commercial tradition western design. Nancy was able to contact a paint company that does have brochures with paint samples for that era. Discussion followed. Brochures
7. Commissioner VonRock requested an updated Planning Commission Roster.

8. New City Manager, Steve Taylor, will start September 4, 2012.
9. Commissioner Kirkland urged fellow commissioners to scout and possibly come up with one person to fill vacant planning commission position.

Adjournment

There being no further business, Commissioner Kirkland motioned to adjourn and Commissioner VonRock seconded to adjourn at 7:50pm.

Mark Kirkland, Planning Commission Chair

Respectfully submitted:
Stephanie L. Helem
Recording Secretary

DRAFT

COPY



Portsmouth Spice



Clementine



India Trade



Pumpkin



Andover Cream



Pale Organza



Emma



Lady Banksia



Shaker Red



Codman Claret



Stagecoach



Richardson Brick



Redrock Canyon



Cogswell Codar



Beetroot



Maadder



Covered Bridge



Alden Till



Flowering Chestnut



Roseland



Jonquil



Knightley Straw



Asian Jute



Georgian Yellow



Goldenrod



Curry



Farmhouse Ochre



English Bartlett



Gable Green



Danish Pine



Canyon Gold



Barrett Quince



York Bisque



Lyman Camellia



Woodstock Rose



Tailor's Buff



Blonde Lace



Mountain Laurel



Rindlet Peach



Tudor Ice



Appleton



Lucinda



Bulfinch Blue



Emily



Citadel Blue



Meetinghouse Blue



Lexington Blue



Standish Blue



Portsmouth Blue



Rocky Hill



Winter Harbor



Saxon Blue



Robin's Egg



Glacier Bay



China Astor



Tory Blue



Bold Bolection



Biloxi Blue



Bowen Blue



Seal Blue



Newport Indigo



Volute



Asher Benjamin



Muted Mulberry



Concord Grape



Plum Island



Melville



Amelia



Hawthorne



Elise



Marrett Apple



Historic Morning Dew



Coral Springs



Cottage Green



Boasport Auborgine

HISTORIC COLORS OF AMERICA



Bristol Green



Green Bonnet



Veranda Blue



Phillips Green



Geodney Green



Wild Oats



Flaxen Field



Nankkeen



Ginger Root



Tankard Gray



Longfellow



Wainscot Green



Grasshopper



Boardman



Pointed Fir



Yarmouth Oyster



Rain Barrel



Winter Meadow



Maple



Hitching Post



Viscaya



Whispering Willow



Blue Winged Teal



Warren Tavern



Brattle Spruce



Parsnip



Pettingill Sage



Coastal Sand



Bean Pot



Cummings Oak



Venetian Glass



Brookside



Grassy Meadow



Baize



Plymouth Beige



Sandy Bluff



Sturgis Gray



Toffee



Portobello



Hickory Nut



Vermont Slate



Chocolate



Quincy Granite



Rawhide



Burnt Umber



Liberty



Bargeboard Brown



Otis Madiera



Brownstone



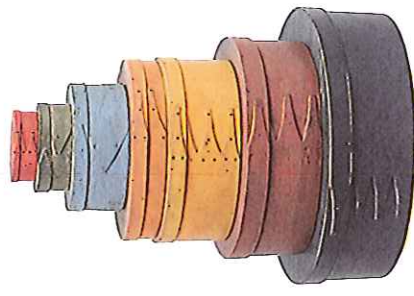
Wooden Nutmeg



Tyson Taupe



Vinal Haven



All colors are affected by age, light, heat and printing processes. Chips on card may vary in color or finish from the actual paint in the container. To achieve clarity and depth of color, some colors may require multiple coats. Colors shown are custom tints and may be slightly higher in price.



Home > Preservation > Your Old or Historic Home > Historic Homeowner Resources > Historic Colors of America

Historic Colors of America



An Expanded Guide to Color, Styles, and Architectural Periods

This list provides guidance on usage and application of the Historic Colors of America paints and expands recommendations for selecting appropriate paint colors by architectural style and period.

NOTE: Colors noted after the general listings are recommended for doors, window sash, and/or shutters only, not general application as an exterior body or trim color

Colonial, mid 1600-1780

INTERIOR:

Shaker Red, Redrock Canyon, Cogswell Cedar, Pumpkin, Georgian Yellow, Farmhouse Ochre, Knightley Straw, Asian Jute, Tailor's Buff, Blonde Lace, Meetinghouse Blue, Lexington Blue, Standish Blue, Tory Blue, Bold Bolection, Hawthorne, Elise, Marrett Apple, Venetian Glass, Grassy Meadow, Phillips Green, Warren Tavern, Parsnip, Langdon Dove, Pettingill Sage, Woolly Thyme, Burnished Pewter, Milkweed, Pitch Pine, Nankeen, Ginger Root, Tankard Gray, Ois Madeira, Liberty, Burnt Umber, Portobello, Wooden Nutmeg, Rawhide, Chocolate, Quincy Granite, Vinal Haven, Monument Gray, Fieldstone, Polished Pewter

EXTERIOR:

Shaker Red, Cogswell Cedar, Knightley Straw, Asian Jute, English Bartlett, Tailor's Buff, Blonde Lace, Warren Tavern, Parsnip, Langdon Dove, Pettingill Sage, Woolly Thyme, Burnished Pewter, Milkweed, Pitch Pine, Nankeen, Ginger Root, Portobello, Tankard Gray, Wooden Nutmeg, Rawhide, Chocolate, Quincy Granite, Vinal Haven

Note: Brattle Spruce, Sayward Pine are for use on shutters and doors only

Federal 1780-1830

INTERIOR:

Clementine, India Trade, Lady Banksia, Jonquil, Barrett Quince, York Bisque, Lyman Camellia, Woodstock Rose, Mountain Laurel, Rundlet Peach, Tudor Ice, Appleton, Lucinda, Bulfinch Blue, Citadel Blue, Meetinghouse Blue, Cottage Green, Coral Springs, Amelia, Hawthorne, Elise, Marrett Apple, Historic Morning Dew, Bristol Green, Longfellow, Viscaya, Wainscot Green, Phillips Green, Jewett White, Wild Oats, Parsnip, Langdon Dove, Jackson Antique, Phelps Putty, Bayberry Wax, Sandy Bluff, Quincy Granite, Vinal Haven

EXTERIOR:

Knightley Straw, Asian Jute, Jewett White, Plymouth Beige, Wild Oats, Yarmouth Oyster, Parsnip, Langdon Dove, Jackson Antique, Phelps Putty, Bayberry Wax, Sandy Bluff, Rain Barrel, Pettingill Sage, Flaxen Field, Nankeen, Winter Meadow, Coastal Sand, Britches, Toffee, Quincy Granite, Vinal Haven,

Note: Grassy Meadow, Amish Green, Brattle Spruce, Sayward Pine are for use on shutters, doors, and sash

Greek Revival 1825-1855

INTERIOR:

Codman Claret, Redrock Canyon, Portsmouth Spice, Clementine, India Trade, English Bartlett, Mountain Laurel, Rundlet Peach, Blonde Lace, Bulfinch Blue, Citadel Blue, Lexington Blue, Standish Blue, Hawthorne, Elise, Marrett Apple, Melville, Green Bonnet, Jewett White, Plymouth Beige, Wild Oats, Yarmouth Oyster, Parsnip, Langdon Dove, Jackson Antique, Phelps Putty, Quincy Granite, Vinal Haven

EXTERIOR:

Knightley Straw, Asian Jute, Danish Pine, Wainscot Green, Jewett White, Plymouth Beige, Wild Oats, Yarmouth Oyster, Parsnip, Langdon Dove, Jackson Antique, Phelps Putty, Bayberry Wax, Sandy Bluff, Flaxen Field, Rain Barrel, Milkweed, Nankeen, Winter Meadow, Coastal Sand, Britches, Quincy Granite, Vinal Haven, Monument Gray, Fieldstone

Note: Grassy Meadow, Amish Green, Brattle Spruce, Sayward Pine are for use on shutters, doors, and sash

"Victorian" 1840-1900

Italianate 1845-1865:

INTERIOR:

ACCENT COLORS ONLY (USE FOR LINING, PICKING OUT, OR HIGHLIGHTING)

Curry, Gable Green, Glacier Bay, China Aster, Bold Bolection, Concord Grape, Plum Island, Newport Indigo

Colonial Revival 1885-1915:**INTERIOR:**

Andover Cream, Pale Organza, Emma, Lady Banksia, Jonquil, Barrett Quince, York Bisque, Lyman Camellia, Woodstock Rose, Tailor's Buff, Blonde Lace, Mountain Laurel, Rundlet Peach, Tudor Ice, Appleton, Lucinda, Bulfinch Blue, Emily, Amelia, Hawthorne, Elise, Cottage Green, Marrett Apple, Historic Morning Dew, Melville, Bristol Green, Longfellow, Viscaya, Venetian Glass, Green Bonnet, Wainscot Green, Jewett White, Plymouth Beige, Yarmouth Oyster, Parsnip, Langdon Dove, Jackson Antique, Phelps Putty, Bayberry Wax, Quincy Granite

EXTERIOR (SIDING/SHINGLE COLORS):

Jonquil, Knightley Straw, Asian Jute, Citadel Blue, Lexington Blue, Standish Blue, Portsmouth Blue, Jewett White, Plymouth Beige, Yarmouth Oyster, Parsnip, Langdon Dove, Jackson Antique, Phelps Putty, Bayberry Wax, Sandy Bluff, Flaxen Field, Rain Barrel, Nankeen, Winter Meadow, Coastal Sand, Quincy Granite, Vinal Haven, Monument Gray, Fieldstone, Gropius Gray, Polished Pewter

EXTERIOR (TRIM AND SASH COLORS):

Andover Cream, Jewett White, Plymouth Beige, Wild Oats, Yarmouth Oyster, Parsnip, Jackson Antique, Phelps Putty

Note: Shaker Red, Covered Bridge Saxon Blue, Seal Blue, Amish Green, Gedney Green, Pointed Fir, Brattle Spruce, Winter Balsam, Sayward Pine, Vermont Slate are for use on shutters and doors only

Twentieth-century Colors**Craftsman/Arts and Crafts 1895-1930:****INTERIOR:**

Covered Bridge, Alden Till, Codman Claret, Stagecoach, Richardson Brick, Redrock Canyon, Cogswell Cedar, Portsmouth Spice, India Trade, Pumpkin, Georgian Yellow, Goldenrod, Curry, Farnhouse Ochre, English Bartlett, Gable Green, Danish Pine, Canyon Gold, Rundlet Peach, Citadel Blue, Lexington Blue, Standish Blue, Rocky Hill, Muted Mulberry, Concord Grape, Plum Island, Beauport Aubergine, Cottage Green, Wainscot Green, Whispering Willow, Brookside, Picholine, Amish Green, Pointed Fir, Jewett White, Plymouth Beige, Wild Oats, Yarmouth Oyster, Parsnip, Jackson Antique, Phelps Putty, Langdon Dove, Bayberry Wax, Flaxen Field, Sandy Bluff, Rain Barrel, Pettingill Sage, Woolly Thyme, Burnished Pewter, Milkweed, Pitch Pine, Nankeen, Winter Meadow, Coastal Sand, Britches, Toffee, Ginger Root, Maple, Bean Pot, Portobello, Tankard Gray, Hitching Post, Cummings Oak, Brownstone, Otis Madeira, Liberty, Burnt Umber, Hickory Nut, Tyson Taupe, Wooden Nutmeg, Rawhide, Quincy Granite, Vinal Haven, Monument Gray, Fieldstone

EXTERIOR (TRIM, SHUTTERS, SASH AND DOORS):

Beetroot, Covered Bridge, Alden Till, Shaker Red, Codman Claret, Richardson Brick, Redrock Canyon, Cogswell Cedar, Asian Jute, Danish Pine, Canyon Gold, Lexington Blue, Standish Blue, Portsmouth Blue, Rocky Hill, Winter Harbor, Saxon Blue, Seal Blue, Volute, Asher Benjamin, Brookside, Boardman, Warren Tavern, Hazelwood, Newbury Moss, Picholine, Amish Green, Baize, Gedney Green, Pointed Fir, Brattle Spruce, Winter Balsam, Moss Glen, Langdon Dove, Jackson Antique, Phelps Putty, Bayberry Wax, Sandy Bluff, Flaxen Field, Rain Barrel, Pettingill Sage, Woolly Thyme, Burnished Pewter, Milkweed, Pitch Pine, Sturgis Gray, Nankeen, Winter Meadow, Coastal Sand, Britches, Toffee, Ginger Root, Maple, Bean Pot, Palomino, Portobello, Tankard Gray, Hitching Post, Cummings Oak, Brownstone, Otis Madeira, Liberty, Burnt Umber, Hickory Nut, Tyson Taupe, Wooden Nutmeg, Bargeboard Brown, Rawhide, Chocolate, Vinal Haven, Monument Gray, Fieldstone, Gropius Gray, Polished Pewter

Note: Sayward Pine for use on shutters, doors, and sash only

ACCENT COLORS ONLY (USE FOR LINING, PICKING OUT, OR HIGHLIGHTING)

Saxon Blue, Seal Blue, China Aster, Bold Bolection, Concord Grape, Plum Island, Beauport Aubergine, Grasshopper, Blue Winged Teal, Vermont Slate

Colonial/Georgian Revival 1900-1940:**INTERIOR:**

Andover Cream, Pale Organza, Emma, Lady Banksia, Jonquil, Knightley Straw, Barrett Quince, York Bisque, Lyman Camellia, Woodstock Rose, Tailor's Buff, Blonde Lace, Mountain Laurel, Rundlet Peach, Tudor Ice, Appleton, Lucinda, Bulfinch Blue, Emily, Citadel Blue, Robin's Egg, Amelia, Hawthorne, Elise, Cottage Green, Marrett Apple, Historic Morning Dew, Melville, Coral Springs, Bristol Green, Longfellow, Viscaya, Venetian Glass, Green Bonnet, Wainscot Green, Jewett White, Plymouth Beige, Wild Oats, Yarmouth Oyster, Parsnip, Langdon Dove, Jackson Antique, Phelps Putty, Bayberry Wax, Maple, Quincy Granite, Vinal Haven

EXTERIOR (SIDING/SHINGLE COLORS):

Jonquil, Knightley Straw, Asian Jute, Citadel Blue, Lexington Blue, Standish Blue, Jewett White, Plymouth Beige, Wild Oats, Yarmouth Oyster, Parsnip, Langdon Dove, Jackson Antique, Phelps Putty, Bayberry Wax, Sandy Bluff, Flaxen Field, Rain Barrel, Nankeen, Britches, Quincy Granite, Vinal Haven, Monument Gray, Fieldstone

EXTERIOR (TRIM AND SASH COLORS):

Andover Cream, Jewett White, Plymouth Beige, Wild Oats, Yarmouth Oyster, Parsnip, Jackson Antique, Phelps Putty

Note: Shaker Red, Codman Claret, Richardson Brick, Cogswell Cedar, Glacier Bay, China Aster, Tory Blue, Bold Bolection, Bowen Blue, Newport Indigo, Blue Winged Teal, Amish Green, Winter Balsam Sturgis Gray, Otis Madeira, Chocolate, Vermont Slate are for use on shutters and doors.

International Style 1935-1960:

Redrock Canyon, Portsmouth Spice, Clementine, Georgian Yellow, Curry, Lyman Camellia, Robin's Egg, Glacier Bay, Biloxi Blue, Bowen Blue, Coral Springs, Veranda Blue, Grassy Meadow, Phillips Green, Jewett White, Phelps Putty, Sturgis Gray, Maple, Chocolate, Quincy Granite, Vinal Haven, Monument, Fieldstone, Gropius Gray, Polished Pewter, Vermont Slate



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Color Guild



Historic Colors of America, a palette of 149 authentic period colors

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Color Guild comprises more than fifty-five independent paint manufacturers from fourteen different countries and is dedicated to the marketing, promotion, and selling of paint products. The combined expertise and experience of the member companies makes Color Guild uniquely qualified to serve as a definitive resource on color and coatings. Many Color Guild colorists are accredited members of global professional organizations that specialize in color forecasting and design, such as the Color Marketing Group and Color Ways. These experts work diligently to ensure that Color Guild is a global paint and color authority.

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