

**CITY OF KALAMA
CITY COUNCIL WORKSHOP
SEPTEMBER 17, 2008**

Proposed Zoning Code Update

Mayor Pete Poulsen opened the meeting at 6:05 pm. Councilmembers present were Adam Smee (arrived at 6:10 pm), Chuck Hutchinson, Don Purvis and Bud Gish. Councilmember Dominic Ciancibelli was absent. City staff present was Clerk/Treasurer Coni McMaster. Planning Commission Chairman Don Mathison plus Commissioners Kevin Wade and Dena Diamond-Ott were also present. Members in the audience are listed on the sign in sheet.

The Council had received a draft of the revisions to the code from the Planning Commission with their recommendation the City adopt the changes. Councilmembers have had some time to review the documents and the workshop was called so questions and comments could be made prior to taking any action on the code update. During the workshop there were many items discussed and below is an overview of those items.

Building Height – Accessory buildings can now be 20 feet with an option to go to 25 feet under a conditional use permit.

Zone Density – There was discussion that the R-2 and R-3 areas are set up to be developed to a higher density than the R-1 areas. It was questioned whether there are areas that are currently zoned incorrectly or should be changed. There could be such areas, but this could also be based on the perspective of each individual. It was also noted that street capacity and infrastructure should be considered when establishing density in all areas. There are some streets that are not suitable for large developments. Having the more dense zoning closer to town could be desirable to some as this would be more pedestrian friendly. This concept is becoming more acceptable in the industry. The younger generations want more places accessible by walking while the older generations like the space they have become accustomed to.

Townhouse & Multi-Family Standards – These are new standards added to the code to address these types of building. In the denser zoning townhouses are becoming more desirable, but the old code didn't provide for their development. It was suggested that perhaps in the future Kalama should go a step further and develop "cottage" standards for areas close in to town. Setting standards for how these developments will look help to keep them neighborhood friendly while addressing the issues that come with higher density development. The Council liked these additions.

Zoning Tables/Charts – The Planning Commission has charted the allowable uses and the lot standards so they are easily identified, more accessible, and user friendly. As they continue with the commercial portion of the code update, they will expand the allowable use chart to incorporate all the zones in one place, including the commercial and industrial. These will be useful tools.

Bed & Breakfast – The Planning Commission only briefly addressed this item by adding a definition within the residential zoning process. They will address it further during their review of the commercial codes.

Sexually Oriented Business Overlay – This zone was briefly identified and clarified that it is necessary for the City to identify such an area in order to avoid any questions of discrimination and address the issues that are related to these types of activities. Several years ago when this was established, it was discussed extensively.

Views – The concern of view protection was briefly addressed in that it is a concern to some homeowners. Within the code there are some concepts that will help to address some of these issues. It was also discussed – “Just what do you want Kalama to look like?” This has long been asked and the answers vary greatly. But the idea has to be considered when looking at zoning, development, density, and the future of the community.

Affordability – It was noted that the current housing market in Kalama is on the high end and smaller family oriented homes are being priced beyond affordability.

Commercial Zoning Update – The discussion concluded with a question from the Commissioners present as to whether during their commercial code review they should be looking at possibly rezoning some areas to address future needs. The Council supports the Commission being progressive and looking for new concepts that will work to improve Kalama’s livability and benefit the citizens.

ADJOURNMENT

Mayor Poulsen adjourned the meeting at 7:02 p.m. These minutes are not verbatim. A copy of the tape can be made available for listening.

Pete Poulsen - Mayor

Coni McMaster - Clerk/Treasurer