

City of Kalama Planning Commission Meeting

MEETING START TIME 6:00 P.M.

DATE: February 13, 2014

TIME: 6:00 p.m.

OPENING: Call to Order

MINUTES: On Hold January 9, 2014

PUBLIC HEARING:

1. None

PRESENTATION:

1. None

UNFINISHED BUSINESS:

1. Shoreline Master Program – On Hold
2. Large Lot

NEW BUSINESS:

1. None

STAFF REPORTS:

1. None

ADJOURNMENT

Upcoming meetings
March 13, 2014

**CITY OF KALAMA
PLANNING COMMISSION
FEBRUARY 13, 2014**

OPENING

Chairperson Kim Sullivan opened the meeting at 6:00 p.m. Commissioners present were Dan Ohall, Don Mathison, Jim Hendrickson and Kevin Wade. Commissioner Jeremy Somogye and Phil Fortuna were absent. Staff present was: City Planner Matt Hermen, City Administrator Adam Smee, and Secretary Susan Junnikkala. Members of the audience are listed on the sign-in sheet.

MINUTES

Minutes of January 9, 2014 are on hold.

PUBLIC HEARINGS

1. None

PRESENTATION

1. None

UNFINISHED BUSINESS –

1. Shoreline Master Program – On Hold

NEW BUSINESS

1. Large Lot Discussion

Chairperson Sullivan asked Planner Hermen if he would give an overview of the examples that he provided to the Commission. Planner Hermen informed the Commission that the information is examples from Yakima County and Spokane County Zoning Code that the Commission asked for at the last meeting.

The current Kalama Municipal code does not reflect a nice transition from the R-1 to the larger tracts of land in the unincorporated areas. With the current annexation the development standards require for there to be streetlights, curbs, gutters and catch basins necessitating storm sewers.

City Administrator Smee explained that an annexation has been approved located up China Garden Road. Currently there is no sanitary sewer in that area, so the developer would have to place septic systems on the lots or extend the costly sewer lines. The developer is looking at having the lots be 2 to 5 acres and with the current development standards they would be required to put in curbs, gutters and sidewalks. It would be nice to develop a code so there is a nice transition between the R-1 districts to large-lots.

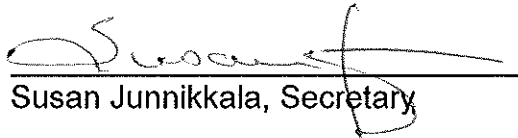
The Commission discussed habitat protection, building types, types of roofing material and septic system requirements. The commission decided that the existing large lot standards make sense for agricultural practices on lots 3 acres or larger, but an Estate Lot Floating Zone would be developed to transition from R-1 to Large Lot. This would pertain to lots that meet the State standard for septic systems, while staying under the 3 acre minimum of Large Lots.

Planner Hermen informed the Commission that he will bring back some code revisions to the March meeting for them to review.

STAFF REPORTS - None

ADJOURNMENT

Chairperson Kim Sullivan adjourned the meeting at approximately 8:00 p.m. These minutes are not verbatim. They are a general overview of what took place. An audio tape or video may be made available for listening upon request at City Hall during normal business hours.


Susan Junnikkala, Secretary