



City of Kalama Planning Commission Meeting

DATE: September 11, 2014

TIME: 6:00 p.m.

OPENING: Call to Order

MINUTES: July 10, 2014
August 14, 2014

PUBLIC HEARING:

1. Proposed Estate Lot Floating Zone Application (KMC) 17.20)

PRESENTATION:

1. None

UNFINISHED BUSINESS:

1. None

NEW BUSINESS:

1. Shoreline Development

STAFF REPORTS:

1. None

ADJOURNMENT

Upcoming meetings
October 9, 2014

CITY OF KALAMA

SIGN - IN SHEET

MEETING Planning Commission

DATE September 11, 2014

Do you wish

to speak? On What SUBJECT

NAME	ADDRESS	EMAIL	Do you wish to speak?	On What SUBJECT
BEN PURVIS	KCTV			
Amy Summe	The Watershed Co.	asumme@watershedco.com	Y	SMP.
Michael Chen	Mackenzie	mchen@mcknize.com	Y	SMP

Please sign in for the record. Signing in does not mean you must speak but to address the Commission you must sign in for the record. When recognized please state your name and address. Your comment could be subject to a time limit at the discretion of the Chairperson. Please speak clearly enough for the tape to pick up your voice or step closer to the Commission Desk. Thank you.

**CITY OF KALAMA
PLANNING COMMISSION
SEPTEMBER 11, 2014**

OPENING

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

MINUTES

Commissioner Fortuna made a motion to approve the July 10, 2014 and August 14, 2014 as written. Commissioner Hendrickson seconded the motion and the motion passed with all in favor.

PUBLIC HEARINGS

1. Proposed Estate Lot Floating Zone Application (KMC) 17.20

Commissioner Mathison opened the public hearing at 6:05 and asked Planner Buchanan to give a brief review of his report.

Planner Buchanan reported that in accordance with Kalama Municipal Code (KMC) 17.56, the City of Kalama is pursuing amendments to Title 17 (Zoning) that seek to add an estate lot floating zone (17.20). The purpose of the estate lot floating zone designation is to serve as a transitional zone between lower density zoning districts and undeveloped timber land. This floating zone encourages residential development on historically used timber lands while preserving the natural setting. Furthermore, it allows development to occur with potentially reduced infrastructure requirements (Low Impact Development), but with higher design standards to promote development that's visually compatible with the surroundings.

The proposal includes adoption of KMC Chapter 17.20 (Estate Lot Floating Zone), and associated amendments in Chapters 12.04 (Sewer System—Connections), 16.24 (Short Subdivisions), 17.04 (General Provisions), 17.08 (Definitions), 17.16 (Use Districts—Zoning Map), and 17.18 (Residential Zoning Districts). Highlights of the proposed code include:

City planning staff recommended that the Kalama Planning Commission forward a recommendation of approval to the Kalama City Council for the proposed municipal code text adoption of Chapter 17.20, as well as amendments to chapters 12.04, 16.24, 17.04, 17.08, 17.16, and 17.18

Commissioner Mathison closed the public hearing at 6:30 p.m. There were no comments from the commission or from the public.

Commissioner Hendrickson made a motion to forward onto the Council the proposed estate lot floating zone application. Commissioner Ohal seconded the motion and the motion passed all in favor.

PRESENTATION

1. Commissioner Mathison introduced Patrick Harbison; he will be taking the place of Jeremy Somogye.

UNFINISHED BUSINESS –

1. Shoreline Master Program (SMP)

City Administrator Smee introduced Amy Summe of The Watershed Company. Ms. Summe gave a presentation on the SMP. Within the presentation Ms. Summe explained to the Commission that they are required to implement the SMP per the Department of Ecology. The time frame to have the review done is by December. When the plan is sent onto the Department of Ecology they will review it and make their changes. At the next planning meeting they will be discussing:

1. Use and modification matrix
2. Highlighted discussion boxes in the SMP
3. Critical areas regulations
4. Shoreline Environmental Designation Map revisions

NEW BUSINESS

1. None

STAFF REPORTS

1. None

ADJOURNMENT

Commissioner Mathison adjourned the meeting at approximately 8:30 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