

City of Kalama Planning Commission Meeting Special Meeting

DATE: October 29, 2015

TIME: 6:00 p.m.

OPENING: Call to Order

MINUTES: None

PUBLIC HEARING:

1. Zoning request to change current zoning from C-2: Highway Commercial to I-1: Industrial

PRESENTATION:

1. None

UNFINISHED BUSINESS:

1. None

NEW BUSINESS:

1. None

STAFF REPORTS:

1. None

ADJOURNMENT

Upcoming meetings
November 12, 2015

CITY OF KALAMA

SIGN - IN SHEET

MEETING Planning Commission Public Hearing-Rezone DATE October 29, 2015

NAME	ADDRESS	EMAIL	Do you wish to speak?	On What SUBJECT
Joan Helfman	Kalama			
Alfred W.				
Thomas Bull	Kalama			
W. R. S. W. R.				
Ben & Dot	KALAMA			
JASHEL COOPER	Seattle			
Ronald Peters	217 River Ridge			
Nicky Close	181 River Ridge	velose@kalamacorn.com	NO	

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
OCTOBER 29, 2015**

OPENING

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

MINUTES

1. None

PUBLIC HEARINGS

1. Rezoning request from Hwy. Commercial to Industrial use

Chairperson Harbison opened the public hearing at 6:05. Chairperson explained to staff and to the audience that is a continued Public Hearing and only new comments may be submitted. Chairperson asked Planner Buchanan if he would give an overview of his staff report.

Planner Buchanan explained to staff that the applicant has revised their application since the March meeting. Since the March meeting, the applicants have worked with City staff to modify the proposal in order to resolve the issues. In order to address the staff's first primary concern (incompatibility with adjacent residential land uses), the applicants have significantly reduced the proposed industrial zone from 59+/- acres to 10+/- acres. The applicant has recorded a new lot (parcel # not yet established), where the proposed I-1 district will be entirely contained. The lot is located on the southern and primarily western areas that were previously part of the northern lot (#411490100). The remaining areas included in the March proposal will remain C-2. This modification also addresses the staff's second primary concern by ensuring the SOB will remain valid and keep the City in compliance with state and federal constitutional guarantees.

The applicant has worked to address transportation concerns by producing three easements for ingress/egress and utilities. The City doesn't recognize access easements, so the applicants will have to work with property owners to vacate this land to the City in the future, before development permits can be issued. This is not necessary for the rezoning process. Staff concedes that traffic impacts are largely addressed during the development review stage. An array of uses are allowed in either the I-1 and C-2 zones, which have varying levels of transportation demands. If the rezoning is approved, the applicant will address specific transportation issues with future development applications, and staff will introduce mitigation measures at that appropriate time.

Chairperson Harbison closed the public hearing at 6:30.

Open Discussion

Commissioner Fortuna stated he has concerns as to the wetlands that are nearby. City Administrator Smee informed the Commission that when a development plan is submitted the wetland will be addressed.

Commissioner Mathison made a motion to move this onto the City Council for approval of the requested rezoning/comprehensive plan amendment. Commissioner Fortuna seconded the motion and the motion passed with all in favor.

UNFINISHED BUSINESS –

1. None

NEW BUSINESS –

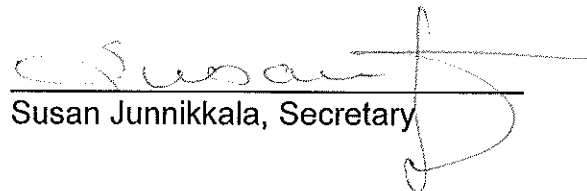
1. None

STAFF REPORTS –

It was reported to the Commission that Kevin Wade has resigned from the Commission.

ADJOURNMENT

Chairperson Harbison adjourned the meeting at approximately 7:00 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