



# City of Kalama Planning Commission Meeting

DATE: June 11, 2015

TIME: 6:00 p.m.

OPENING: Call to Order

MINUTES: None

PUBLIC HEARING:

1. None

PRESENTATION:

1. None

UNFINISHED BUSINESS:

1. Urban Growth Boundary Adjustment
2. Visual Preference Survey

NEW BUSINESS:

1. None

STAFF REPORTS:

1. None

ADJOURNMENT

Upcoming meetings  
July 9, 2015

**CITY OF KALAMA  
PLANNING COMMISSION  
JUNE 11, 2015**

**OPENING**

Chairperson Patrick Harbison opened the meeting at 6:00 p.m. Commissioners present were Phil Fortuna, Don Mathison and Dan Ohall. Commissioners absent were Kim Sullivan, Kevin Wade and Jim Hendrickson. 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**

1. None

**PUBLIC HEARINGS**

1. None

**UNFINISHED BUSINESS –**

1. **Urban Growth Boundary Adjustment**

Chairperson Harbison asked Planner Buchanan to give an overview of his staff report.

Planner Buchanan stated that on August 15, 2012 the City Council adopted Resolution No. 581: a resolution of the City Council of the City of Kalama adopting and establishing an urban growth boundary and policies for the extension of services within those boundaries. The UGB was established in order to accomplish a variety of goals that manage urban sprawl, limit the cost of providing and maintaining urban services, and establish a plan for efficient rate of urban growth in locations that are suitable for development. The Kalama City Council opted to establish and maintain the urban growth boundary, even though the City is not subject to State Growth Management Act regulations (RCW 36.70A), requiring cities to establish UGBs. The UGB will also establish the Planning Area for the 2015 Comprehensive Plan Update.

The City's Urban Growth Area Policy does not include specific criteria to be used during the 3-year revision process. At their April meeting, Planning Commission directed staff to consider existing zoning, vacancy rates/infill opportunities, population projections, anticipated land use needs, and buildable land inventory/environmental constraints.

Three recommendations for UGB revisions have been developed based on input from Planning Commission: Option A, a minor expansion; Option B, a moderate expansion; and Option C; a major expansion.

While there is plenty of vacant land inside the UGB currently, much of this space is not appropriate for higher intensity industrial or commercial uses. The limited availability of land for these uses warrants the need for UGB adjustments to include more areas conducive for such forms of development. For this reason, staff recommends that the Planning Commission select Option B as your recommendation to City Council.

Commissioner Ohall asked if they were to go with option C would the City's infrastructures be able to handle this. City Administrator Smee stated that the City would not be able to handle extra lines and the City does not have enough staff. Commissioner Fortuna said that option C could be reviewed in three years when we review again.

Commissioner Fortuna made a motion recommending option B to go before the City Council. Commissioner Mathison seconded the motion and the motion passed with all in favor.

## **2. Visual Preference Survey**

Planner Buchanan informed the Commission that the visual preference survey will go out to the public for their input. The survey will help with the comprehensive plan for public input.

Commissioner Fortuna asked how do we go about getting it out there. Planner Buchanan stated it will go out on the City's web pages, possibly Facebook and at the City's upcoming events.

Chairperson Harbison said that it would be nice to have options for age range, salary range and if they live inside or outside the city limits.

## **NEW BUSINESS –**

- 1. None**

## **STAFF REPORTS - None**

## **ADJOURNMENT**

Chairperson Patrick Harbison adjourned the meeting at approximately 7:10 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

# CITY OF KALAMA

# SIGN - IN SHEET

MEETING Planning Commission

DATE June 11, 2015

NAME ADDRESS EMAIL DATE June 11, 2015 Do you wish to speak? On What SUBJECT

Ben Purvis	KCTV				

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.