

**Urling Planning Associates
2366 West Hills Drive
Longview WA 98632**

August 21, 2017

The Honorable Pete Poulsen
City of Kalama
PO Box 1007
Kalama WA 98625

Re: Preliminary Plat Extensions—Waters Walk Estates Phase 4 and Columbia Pointe

Dear Mayor Poulsen:

Rick Haddock and Keith Pfeifer are members of Kalama Development LLC which owns the preliminary plats of Waters Walk Phase 4 and Columbia Pointe. In May, 2013, the City Council granted extensions of both preliminary plats until December 31, 2017 with the condition that no further extensions would be granted. The members of Kalama Development LLC respectfully ask that the City Council reconsider this condition and grant another extension for both preliminary plats.

Kalama Municipal Code 16.08.090.B authorizes extensions if (1) the applicant agrees to construct the development in conformance with the zoning, subdivision, environmental, public works standards and other development standards in place at the time an application for an extension is submitted, unless otherwise agreed upon by the city. KMC 16.08.090.C.2 allows the city to approve an extension of time ...in addition to any other extension granted based on the facts and circumstances including...circumstances which create an undue hardship to the applicant.

The cost to install infrastructure has increased dramatically since these preliminary plats were approved, increasing from \$35,000/lot before the recession to \$60,000 per lot now. See accompanying construction bid. Please note that this bid does not include soft costs, survey, as-built plans, utility crossings, or electrical service. At the same time as developments costs are increasing dramatically, lot values have not recovered from the recession. In 2016 and thus far in 2017, Kalama Development LLC has sold a few remnant lots in Phase 3 Waters Walk Estates for an average of \$70,000. It is simply not feasible to develop these properties under the current economics.

Extending the deadlines on these preliminary plats will provide substantial public benefit. Ultimately, completion of these plats will provide a critically needed transportation link to Spencer Creek Road for residents living on the hills east of downtown. Waters Watch Road, the collector street proposed to be extended through these subdivisions will be the only street leading out of these neighborhoods and the new developments further up the hill built to modern public road standards for its entirety.

Ultimately, development of these subdivisions also will provide vital water system continuity to Spencer Creek Road. The present water infrastructure, an eight inch line connected to a four inch

line, creates a water pressure issue in Spencer Creek Road. This issue will be resolved by installation of a new water line through the two development sites. Additionally, runoff from the subject properties currently challenging the storm sewer system downstream will be collected, treated, and detained to reduce the impacts on the current storm water system.

Kalama has a critical need for additional housing. Job creation in Kalama and the surrounding area has boosted demand for local housing. Staff at the Port of Kalama reports the lack of housing as a barrier to job growth. Granting an extension of the deadline on these preliminary plats will provide time for the development economics to evolve to a point where they are practical to move forward and help fill the demand for additional housing.

Development and engineering standards have not changed since these two preliminary plats were approved, and to our knowledge there is only one other approved preliminary plat pending, so water and sewer treatment capacity should not be an issue. Requiring submittal of a new application for the same projects will not result in better products, just more expensive. If the development is not economically practical now, it will not improve with a re-application for the same permits currently in place.

Kalama Development LLC requests the City of Kalama extend approval of the preliminary plats of Waters Walk Phase 4 and Columbia Pointe for another five years. They also request approval of a phasing plan which would allow development of the plats in three phases. See the attached plan for an approximate phase design. Phasing these plats will allow infrastructure development and the creation of new lots in smaller bites, thus reducing risk and capital investment.

Thank you for your consideration.

Very truly yours,



Skip Urling
Urling Planning Associates