



# City of Kalama

Incorporated 1890



## STAFF MEMORANDUM

**Date:** September 27, 2017  
**To:** Kalama City Council  
**From:** Mark Person and Mike Johnson, City Planner and City Engineer  
**Re:** Subdivision Extension Request for Water's Walk and Columbia Pointe

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### SUMMARY

Staff has reviewed the letter dated August 21, 2017 from Skip Urling, representative for Water's Walk and Columbia Pointe. Per the letter, Mr. Urling requests an extension of the preliminary approval. The current approved plats are set to expire on December 31, 2017.

### BACKGROUND

The plat of Waters Walk has an extensive history. The plat was originally approved on February 3, 1999. On February 4, 2004 the Council granted a three-year plat extension to the previous project developer and Kalama Development took possession after this time. A two-year extension was granted by the Council in December 2006 which extended preliminary approval until February 3, 2009. The Council cited the sewer moratorium, interconnection with the plat of Columbia Pointe (also owned by Kalama Development), and the "good-faith" efforts of Kalama Development in developing phases two and three, as justification for granting the extension in December 6, 2006.

#### A general timeline for the project appears below:

- ⇒ Waters Walk Phase 1 – approved in August 2000 (previous owner)
- ⇒ Moratorium – enacted by the City in May 2002 and lifted in April 2005
- ⇒ A plat extension was granted on February 4, 2004 (previous owner)
- ⇒ Waters Walk Phase 2 – approved in November 2005 (Kalama Development)
- ⇒ Waters Walk Phase 3 – approved in March 2006 (Kalama Development)
- ⇒ Second plat extension granted in December 6, 2006
- ⇒ Waters Walk Phase 4 – engineering plans approved on January 29, 2007
- ⇒ Columbia Pointe – engineering plans approved on December 28, 2007
- ⇒ Third plat extension granted on July 2, 2008
- ⇒ Fourth plat extension granted on September 1, 2010
- ⇒ Fifth plat extension granted on May 1, 2013

## **STAFF ANALYSIS AND FINDINGS/CONCLUSIONS**

Plat extensions are generally appropriate when substantial progress has been made on a project and/or there are unforeseen technical difficulties or undue hardships that warrant consideration. The applicant cites an increase in infrastructure costs and lot values slow to rebound as part of the reason an extension is being sought. No visible progress has been made on the plats from 2013 to present day. Although infrastructure costs have continued to increase over the last several years, there has also been a corresponding increase in development activity and housing construction in the area. It is not clear that these increased infrastructure costs present an undue hardship in the current market.

While granting an extension to the plats allows the developer to wait for favorable residential construction markets, the continued extension of plats without them being constructed limits the city's ability to provide water and sewer service to other projects that could be built.

Another important consideration relates to whether there have been any changes in zoning/subdivision/ engineering rules that would result in a substantially different project than the one previously approved. Since the last plat extension, Kalama has updated the Comprehensive Plan and is in the final stages of updating the critical areas ordinance. The City has also updated its Development Guidelines and Public Works Standards. Within the Comprehensive Plan, allowable lot sizes have remained the same. Changes in the critical areas ordinance and the Development Guidelines and Public Works Standards are not anticipated to cause substantial changes in the design of the proposed plats.

### Findings/Conclusions

Staff makes the following findings and conclusions to the requested extension:

1. A condition of the last extension was that no additional extensions would be granted past December 31, 2017.
2. Although Kalama Development has completed engineering plans for Waters Walk Phase 4 and Columbia Pointe Subdivisions, no additional visible progress has been made on these plats since the last extension was granted in 2013.
3. Comprehensive Plan, critical areas ordinances, and Development Guidelines and Public Works Standards have been updated since the last plat extension; however, these changes will not likely have significant impact on the design of these plats.
4. All fees have been paid to the City.

## **CONCLUSION AND RECOMMENDATION**

Based on the foregoing discussion, analysis, findings and conclusions, Staff recommends that the Kalama City Council deny a plat extension under the provisions of KMC 16.08.090(C)(2) to Kalama Development for the plat of Waters Walk – Phase 4 and Columbia Pointe.

## **EXHIBITS**

- A. Letter dated August 21, 2017 from Skip Urling to Mayor Poulsen.
- B. Rotschy, Inc. bid information
- C. Plat extension phasing map

cc: Skip Urling  
Adam Smee, City Administrator/Public Works Director  
Kelly Rasmussen, Public Works Superintendent  
Mike Johnson, City Engineer  
Susan Junnikkala, Building/Planning Clerk  
Coni McMaster, Clerk/Treasurer