

# City of Kalama

Incorporated 1890



## STAFF MEMORANDUM

**Date:** December 6, 2017  
**To:** Kalama Planning Commission  
**From:** Mike Johnson, P.E., Consulting City Engineer  
**Re:** Laymon Property Access Road Design Standard Modification Request

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### SUMMARY

Staff has reviewed the request by the applicant for a modification to the street cross section standards for a roadway to access the Laymon property (Tax Parcel 411540100).

### BACKGROUND

The Laymon property (Tax Parcel 411540100) is an undeveloped 36-acre property located just east of Interstate 5. Currently, the only access to the property is via a gravel road across an easement on Tax Parcel 411610100 to Old Pacific Highway South. The applicant would like to develop Tax Parcel 411540100. In order to develop the parcel, it must be provided with access from a City street. The applicant proposes to construct and dedicate right-of-way for a City street from Old Pacific Highway South, across Tax Parcel 411610100 to Tax Parcel 411540100. The applicant has submitted a preliminary plan and cross section for the proposed roadway. Due to the type of use expected and topographic and environmental constraints, the applicant is requesting modifications to the roadway standards in Part 6.03 of the City of Kalama Development Guidelines and Public Works Standards (DGPWS).

### STAFF ANALYSIS AND FINDINGS/CONCLUSIONS

Section 6.03 of the DGPWS provides minimum street design standards for various types of City streets. The applicant proposes to construct a Local Access Street to serve the subject property within a dedicated 60-foot right-of-way. Per Section 6.03 of the DGPWS, a Local Access Street is anticipated to serve between 16 and 64 dwelling units. It is our understanding that the applicant anticipates that Tax Parcels 411540100 and 411610100 will be developed for commercial uses. With the topographic constraints of the property and the likely development potential of the property, the Local Access Street is likely the correct classification.

The applicant requests that the Local Access Street section be modified as follows:

- Reduce the pavement width from 32 feet to 24 feet by eliminating on-street parking.
- Install sidewalk on only one side of the street instead of both sides.
- Construct a shed section roadway instead of a crown section to direct drainage to one side of the roadway.
- Collect stormwater with ditches and bioswales in lieu of catch basins and pipes.

Per Note 3 in the Minimum Street Design Standard Table in the DGPWS, the pavement width may be reduced to 28 feet on approval of the Planning Commission and City Council in areas where topographic constraints limit available roadway width. At the north end of the proposed road, there is a pond that constrains the potential roadway section. There is also a ridge along the west side of the proposed road that constrains the roadway section. Therefore, it seems that reducing the roadway width and limiting the sidewalk to one side is reasonable given the topographic constraints. Also, if the adjacent property develops as highway commercial, parking will likely be provided on site and on-street parking will likely not be necessary.

With the narrower roadway section and sidewalk only on one side, providing a shed section to one side with a ditch and/or bioswale would be reasonable, provided that the other stormwater management requirements of the DGPWS are met.

### **Findings/Conclusions**

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

1. Tax Parcel 411540100 is not currently provided with direct access from a public street.
2. The proposed Local Access Street classification is a reasonable classification for this roadway based upon anticipated uses.
3. Topographic constraints limit the constructible area for the site of the proposed road; therefore, a reduced roadway width with sidewalk on just one side are reasonable requests.

### **CONCLUSION AND RECOMMENDATION**

Based on the foregoing discussion, analysis, findings, and conclusions, Staff recommends that the Kalama Planning Commission approve the requested design standard modifications for the Laymon property access road with the following conditions:

1. Except for the following modifications, the design and construction of the access road shall meet the requirements of the DGPWS:
  - a. Pavement width may be reduced from 32 feet to 24 feet. The road must be signed and striped for “NO PARKING.”
  - b. Sidewalk may be installed on just one side of the road.
  - c. The roadway may be constructed as a shed section instead of a crown section.
  - d. Stormwater may be collected with ditches and bioswales, provided that all other storm drainage requirements of the DGPWS are met.

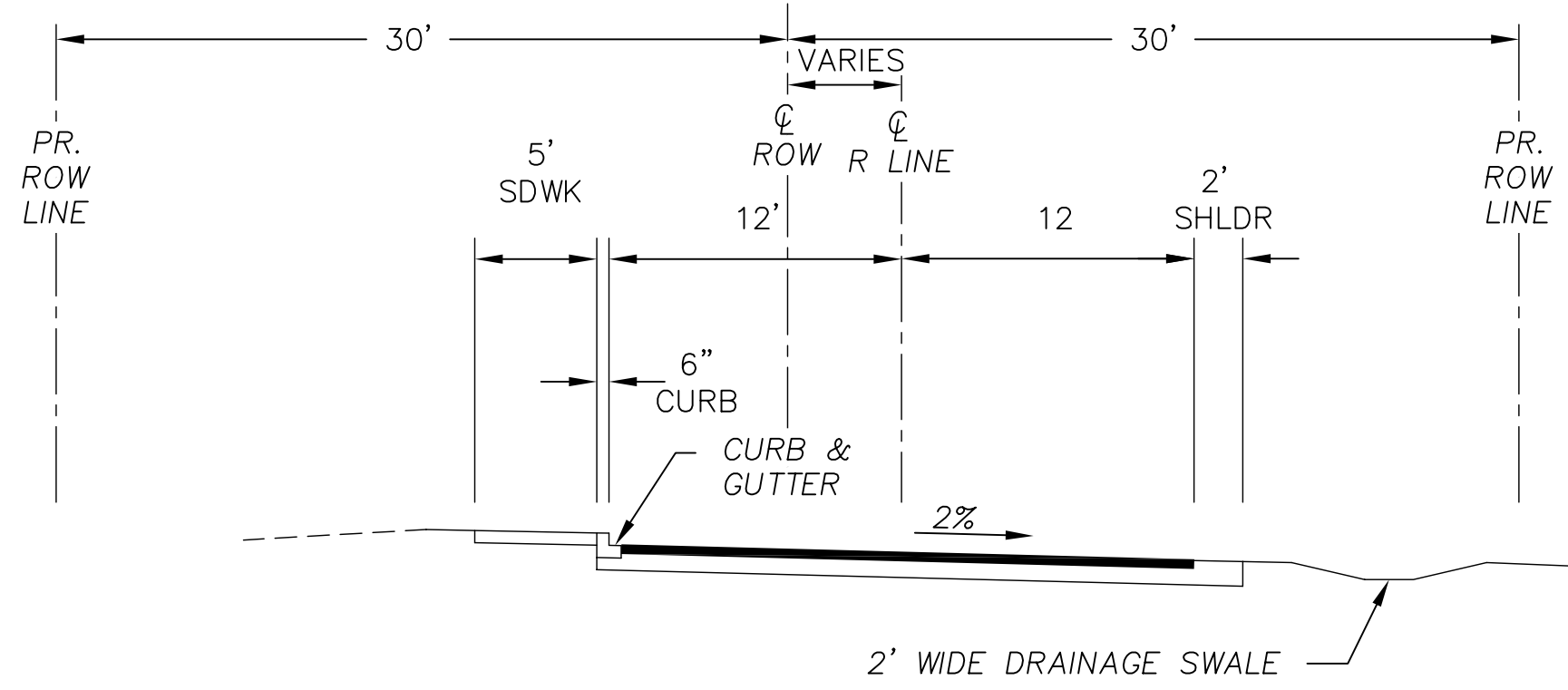
**EXHIBITS**

- A. Preliminary Roadway Plan

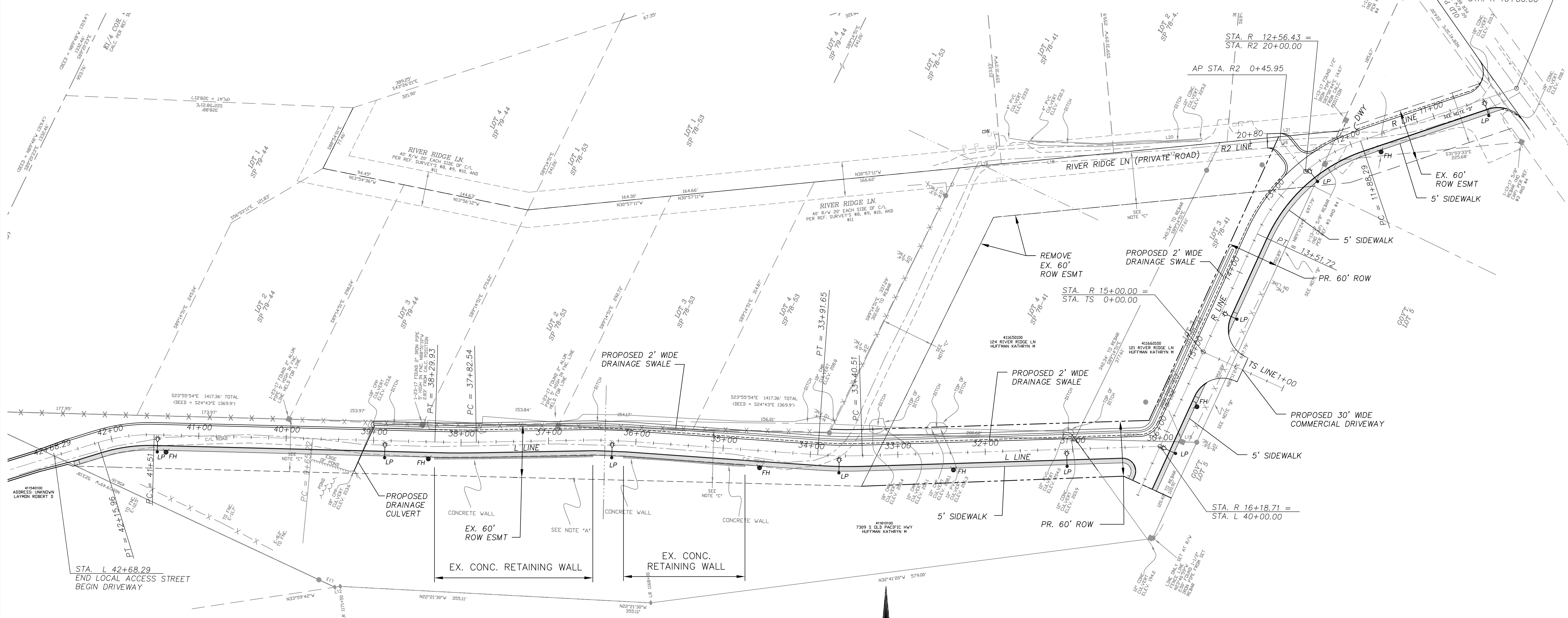
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cc: Mark Person, Consulting City Planner  
Adam Smee, City Administrator/Public Works Director  
Susan Junnikkala, Building/Planning Clerk  
Coni McMaster, Clerk/Treasurer

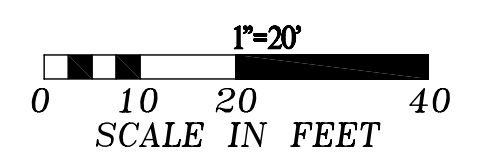
EXHIBIT A



TYPICAL ROADWAY SECTION



PLAN VIEW



DATUM  
 VERTICAL: Assumed  
 HORIZONTAL: NOT A BOUNDARY SURVEY  
 All references to property lines, bearing, corners, or any references which indicate property alignment or locations were acquired from Bluhm & Associates and is referenced herein.

NOTE - DESIGN CRITERIA  
 1. KALAMA MINIMUM STREET DESIGN STANDARDS WAS USED AS FOLLOWS:  
 1.A. FOR R & L LINES: LOCAL ACCESS ROAD  
 1.B. FOR R2 LINE: MINOR ACCESS CURB RADIUS ON TO PRIVATE ROAD

NOTE: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION & PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

DESIGN INFORMATION	
PROJECT IDENTIFICATION No.	Jody's Working.dwg
FILE NAME:	Jody's Working.dwg
ACTION	9/28/2017
DESIGNED	BT/JMB
DRAWN	JMB
CHECKED	BT
PLOTTED DATES	

REVISION BLOCK:	

**Contours & Concepts Engineering**  
 4405 7th Ave SE Suite 300  
 Lacey, WA 98503  
 Phone: 360-438-0301

Laymon Roadway Revision  
 PROJECT EXHIBIT  
 Preliminary Site Plan  
 Proposed Roadway

SHEET ID CODE  
 EXHIBIT

SHEET No.  
 EXH 1 of 1