

**CITY OF KALAMA
PLANNING COMMISSION
APRIL 19, 2018**

OPENING

Co-Chairperson Susan Langham opened the meeting at 6:10 p.m. Commissioners present were Craig Frkovich, Lynn Hughes, Dan Ohall and Phil Fortuna. Commissioners absent were Patrick Harbison and Kim Damion. Staff present was: City Planner John Floyd of McKenzie, Secretary Susan Junnikkala, City Administrator Adam Smee and Public Works Director Kelly Rasmussen. Members of the audience are listed on the sign-in sheet.

MINUTES

Co-Chairperson Langham asked the Commission if they have read the minutes of February 8, 2018. Commissioner Fortuna made **a motion** with some minor correction. Commissioner Ohall seconded the motion and **the motion passed with all in favor.**

PUBLIC HEARINGS – Sidewalk Ordinance

Co-Chairperson Langham opened the public hearing at 6:11 p.m. Co-Chairperson asked Planner Floyd to give a brief outline of the new ordinance.

Planner Floyd informed the Commission as well as the audience that the purpose for the changes are to make code clearer. The following are the section that have been changed:

Section 11.05.040 – Construction of sidewalks, curbs and gutters. The thirty thousand threshold of over a three year period has been removed.

Section 11.05.060 – Specification. This section has been reworded to reference the City of Kalama Development Guidelines and Public Works Standards.

Section 11.05.050 – Construction required. This section referenced the sidewalk plan but the Commission and staff recommended that the plan be removed. The changes are outlined below:

When there is new construction or remodeling of over thirty thousand dollars sidewalks, curb and gutters will be required

- A. Any person who constructs or causes to be constructed any new building project or remodel in excess of thirty thousand dollars in valuation, within the city limits where the owners' property fronts on any dedicated street or other publicly owned street, shall have a licensed contractor construct curbs, gutters and sidewalks in accordance with the specifications in Section 11.05.060 along all street frontage adjoining the property upon which such building or structure exists. Property owners will not be required to

construct more than two hundred lineal feet of curbs, gutters, and sidewalks within a 10-year period. Exceptions to this requirement are noted below:

1. The provisions of this section shall not apply where curbs, gutters and sidewalks in good repair already exist. Whether curbs, gutters and sidewalks in good repair already exist in accordance with the design specifications of Section 11.05.060, shall be determined in each instance by the director of public works or their designee, and an endorsement to that effect shall be made upon each building permit at the time of issuance. Sidewalks in poor condition must be repaired prior to receiving an endorsement from the Director of Public Works or their designee.
2. Due to narrow right-of-way width, large lot sizes, and slopes, no sidewalks shall be constructed east of 10th Street along China Garden Road or along Taylor Road. Projects on parcels in these areas meeting the thresholds of 11.05.040 shall pay a fee in-lieu of construction per 11.05.080. When, in the opinion of the director of public works or their designee, a sidewalk, curb and gutter cannot be constructed on or adjacent to an owner's property because of terrain, lack of available right-of-way, or lack of reasonable potential future sidewalk connections, projects on parcels in these areas meeting the thresholds of 11.05.040 shall pay a fee in-lieu of construction per 11.05.080.

Co-Chairperson Langham closed the public hearing at 6:20 p.m. and asked the Commission if they had any questions. Commissioner Frkovich asked why was industrial added. Administrator Smee stated that this was added cause pedestrian walkways and sidewalks will be required.

Co-Chairperson Langham asked if the Commission would like to make a motion. Commissioner Fortuna made **a motion** to move the revised code amendment to the Council for approval. Commissioner Ohall seconded the motion and the **motion passed with all in favor.**

NEW BUSINESS

1. Appoint new Chairperson and Co-Chairperson

Co-Chairperson Langham asked the Commission if they would like to nominate someone from Commission. The Commission asked Commissioner Fortuna if he would like to fill the position as Chairperson and if Commissioner Ohall would like to be the Co-Chairperson. Both said that they would like to fill the positions. **A motion was made** by Commissioner Frkovich to nominate Commissioner Fortuna as Chairperson and Commissioner Ohall as the Co-Chairperson. Commissioner Ohall seconded the motion and **the motion passed.**

UNFINISHED BUSINESS - None

STAFF REPORTS - None

ADJOURNMENT

Co-Chairperson Langham 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