

**CITY OF KALAMA
PLANNING COMMISSION
MAY 10, 2018**

OPENING

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

MINUTES

Chairperson Fortuna asked the Commission if they have read the minutes of April 19, 2018. Chairperson Fortuna informed the Commission that he did point out some minor errors to Secretary Junnikkala. Commissioner Ohall made **a motion to approve** the minutes for April 19, 2018 with the correction. Commissioner Hughes seconded the motion and the **motion passed with all in favor**.

PUBLIC HEARING – None

NEW BUSINESS

1. ECONOMIC DEVELOPMENT CODE REVIEW

Chairperson Fortuna asked City Planner Floyd to give an overview of his staff report. Planner Floyd informed the Commission that on April 19, 2018 the Planning Commission inquired into the implementation of the City of Kalama Downtown Revitalization Study. This study, adopted by Council in 2017, examined the City's central business district and identified a road map of investments and future planning work to drive redevelopment and activity in the downtown area. This road map was based on an extensive study of existing conditions, community visioning, and economic analysis.

The study concluded with a series of recommended actions the City could take in the near, mid and long-term. One near term recommendation is revision of the Kalama Zoning Ordinance to allow "maker" space and multi-family residential development in the central business district. Expanded housing opportunities and a more diverse range of permitted business activity would increase market support for local businesses, respond to a market need for rental housing in Kalama, and create more activity along First Street. It may also address a perception that Kalama is a difficult place to locate due to limited housing and retail opportunities for their employees.

Listed below are three zoning code amendments that would aid in the implementation of the study. The three zones are Maker Firms and Maker Spaces, Multi-Family Housing and Height Limits.

Maker firms and maker spaces are artisan businesses that make, process and sell specialty goods on a small scale.

Multi-family housing this is not a direct job creator, residential development was found to be a critically important factor in catalyzing downtown redevelopment. An increase in the number of residents within walking distance of the downtown area would provide a larger and closer customer base for existing and future businesses.

Height limits. It was found in the study that the majority of the existing buildings within the study area are one story in size with only 12 two story and one three story. It was also noted in the study that there is low visibility from 1-5 due to their orientation towards first street.

To address this issue the Commission could consider raising the existing height limit from three stories to four stories for new and remodeled building.

The Commission discussed at the next meeting they will look at code sections and implication to changing the code.

UNFINISHED BUSINESS – None

STAFF REPORTS – None

ADJOURNMENT

Chairperson Fortuna adjourned the meeting at 7:20 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