

**CITY OF KALAMA
CITY COUNCIL
MAY 15, 2013
CITY COUNCIL – PLANNING COMMISSION JOINT WORKSHOP
ZONING, DEVELOPMENT CODE UPDATES/COMPREHENSIVE PLAN AMENDMENT**

Mayor Pete Poulsen opened the workshop of the Kalama City Council at 6:00 pm. Councilmembers present were Dominic Ciancibelli, Mike Langham, Don Purvis and Mary Putka. City Councilmember Mike Truesdell was absent. Planning Commissioners present were Chairperson Kimberly Sullivan and Dan Ohall. City staff present were City Administrator Adam Smee, Superintendent of Public Works Kelly Rasmussen, Clerk/Treasurer Coni McMaster, Police Chief Randy Gibson and City Planner Matt Hermen. Members in the audience are listed on the sign in sheet.

City Planner Matt Hermen and City Administrator Adam Smee provided an overview of the process the Planning Commission has used in drafting the new code and all the connecting amendments. It has been a very intense, demanding and complex review. The Planning Commission is to be commended for their dedication and what they accomplished in a very short period of time. The proposal from the Port of Kalama to annex property north of the current City is what started this process, but the code that has been developed can be applicable to other areas of the City whether through zoning amendment requests or other annexation requests. The mixed-use zoning code is written to control development so it meets or enhances the character of Kalama, but yet flexible enough to meet market demands to allow for economic growth in the City. The mixed uses include multi-family residential commercial, business, and light industrial use Mixed Use Code addresses overlay areas where uses will overlap or connect. The Mixed Use Code allows greater flexibility than other city land use code but it requires a greater degree of sophistication to implement. Under the Mixed Use code developers will provide consultants for engineering, design, and environmental components. This is new code, it will not currently apply to any existing areas of the City.

The new master plan development code allows a developer to provide drawings and overview of how the entire property will be developed and comply with city standards and guidelines. Building permits will be the final step in the process based on the approved master plan. The master plan code allows for the Planning Commission to review and approve the plans, with appeals to be heard by the Council. It was noted that this is very complex, innovative code for this region which should work well now and in the future. It was noted that some additional parking code references were being added to be sure the zoning and parking codes are consistent. The Comprehensive Plan will be amended to include this kind of zoning and if the annexation is approved, the Comp Plan map will also be amended. It was noted that there has been very little public interest at the public hearings or previous Commission meetings which may be due to the fact that this is new zoning and does not affect current property owners.

Other items addressed as connected with the code updates included the next steps in the Port annexation process, including their efforts at public outreach; how the Boundary Review Board process works and what they will look at; the review of the City and Port developers agreement; and review of the City's Public Works Standards.

Mayor Poulsen adjourned the meeting at 6:44 pm. These minutes are not verbatim. A copy of the tape can be made available for listening.

Pete Poulsen - Mayor

Coni McMaster - Clerk/Treasurer