

# CITY OF KALAMA PLANNING COMMISSION AGENDA

320 North First Street, Kalama

**DATE:** November 9, 2017

**TIME:** 6:00 P.M.

**OPENING:** Call to Order

**MINUTES:** October 12, 2017

**PUBLIC HEARING:**

1. None

**NEW BUSINESS:**

1. None

**UNFINISHED BUSINESS:**

1. Chapter 15.02 – Critical Areas Protection Update
2. Sidewalk Review Requirement

**STAFF REPORTS:**

1. None

**ADJOURNMENT**

**UPCOMING MEETINGS**

**Next Meeting will be on December 14, 2017  
"THIS MEETING MAY BE CANCELLED"**

**CITY OF KALAMA  
PLANNING COMMISSION  
NOVEMBER 9, 2017**

**OPENING**

Chairperson Patrick Harbison opened the meeting at 6:00 p.m. Commissioners present were Susan Langham, Mike Reuter, Jim Hendrickson, Dan Ohall and Phil Fortuna. Staff present was: City Planner Mark Person of McKenzie, Secretary Susan Junnikkala, City Administrator Adam Smee and Public Works Superintendent Kelly Rasmussen. Members of the audience are listed on the sign-in sheet.

**MINUTES**

Chairperson Harbison asked the Commission if they have read the minutes of October 12, 2017. Commissioner Langham **made a motion** to approve the minutes with minor corrections. Commissioner Reuter seconded the motion and **the motion passed with all in favor.**

**PUBLIC HEARINGS – None**

**NEW BUSINESS – None**

**UNFINISHED BUSINESS**

**1. Critical Areas Update**

Chairperson Harbison asked Planner Person to give an overview on the Department of Ecology comments on the Critical Areas ordinance. Planner Person read into the minutes their comments:

*“We appreciate all the work that’s been done on this latest draft. Most of our comments about wetlands and frequently flooded areas were addressed, and the resulting draft should be easier to implement and provide better protection of Kalama’s wetland resources.*

*One remaining area of concern is on page 19, regarding buffer averaging. We appreciate the requirement in 3.a that the buffer width averaging will not adversely impact the function and/or values of the wetland and that the decision to allow averaging will be made by a hearing examiner. We also appreciate the fact that buffer averaging is limited to circumstances that will improve wetland function. However, allowing a reduction of 50% or to 25 feet represents a higher risk that the wetland function will be impacted. There is no scientific information available to determine if averaging the widths of buffers actually protects functions of wetlands. Our guidance (on page 12-13 of Appendix 8-C in Wetlands in Washington State, Volume 2: Guidance for Protecting and Managing Wetlands (Ecology Publication # 05-06-008, April 2005) is an attempt to minimize the risk by recommending that the resulting buffer is never less than ¾ of the required width. While a wetland report can help describe the existing functions and potential impacts of a particular situation, the recommended limit helps ensure that the resulting buffer is wide enough to protect even the lower-functioning portion adjacent to low intensity land-use. We encourage the planning commission to reconsider this provision” .*

Commissioner Fortuna stated that if it was 25% than that would affect more area. Commissioner Fortuna **made a motion** to approve the changes suggested by Planner Person. Commissioner Reuter seconded the motion and the **motion passed with all in favor.**

## **2. Review of Sidewalk Requirements**

Chairperson Harbison turned the floor over to Planner Person. Planner Person asked the Commission for direction if they want to keep the \$30,000 threshold that triggers sidewalk, curb and gutter with a time line of three (3) year.

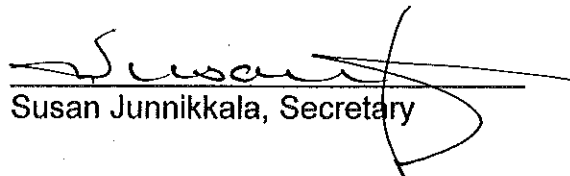
The Commission discussed about changing the threshold to a percentage of the home value but after discussing the pros and cons it was decided to leave it at \$30,000 and take out the three years.

The Commission would like to see at the next meeting some clarification on the topic of pay in lieu of and more about industrial.

**STAFF REPORTS - None**

## **ADJOURNMENT**

Chairperson Harbison adjourned the meeting at approximately 7:07 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