

# CITY OF KALAMA PLANNING COMMISSION AGENDA

320 North First Street, Kalama

**DATE:** December 14, 2017

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

**OPENING:** Call to Order

**MINUTES:** On Hold - November 9, 2017

## **PUBLIC HEARING:**

1. Property Access Road Standard Modification Request.

## **NEW BUSINESS:**

1. None

## **UNFINISHED BUSINESS:**

1. Sidewalk Review Requirement

## **STAFF REPORTS:**

1. None

## **ADJOURNMENT**

## **UPCOMING MEETINGS**

**Next Meeting will be on January 11, 2018**

**CITY OF KALAMA  
PLANNING COMMISSION  
DECEMBER 14, 2017**

**OPENING**

Chairperson Patrick Harbison opened the meeting at 6:00 p.m. Commissioners present were Mike Reuter, Lynn Hughes, Dan Ohall and Phil Fortuna. Commissions absent were Susan Langham and Jim Hendrickson: 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 stated the minutes will be tabled until the next meeting.

**PUBLIC HEARINGS – Property Access Road Standard Modification Request.**

Chairperson Harbison opened the public hearing at 6:07 p.m. Chairperson Harbison informed the audience that this hearing is only on the proposal for a road modification of the Public Works Standards requirements.

Chairperson asked Planner Person to give a brief overview of the staff report. Staff has received a request for a roadway near the southern end of Kalama that requests a modification to the street standards. A memo as received from Mike Johnson the City's Consulting City Engineer and they are fine with the proposal.

Commissioner Hughes asked with this proposal is the street wide enough for two cars to pass. Planner Person stated that yes, it is wide enough. He also informed the Commission that the applicant proposes to construct a local access street to serve the subject property within a dedicated 60-foot right-of-way. 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 bio swales 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. 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 bio swale would be reasonable, provided that the other stormwater management requirements of the DGPWS are met.

Planner Person per staff recommends that the Kalama Planning Commission approve the requested design standard modifications for the Laymon property access road.

Alan Basso stated he is in favor of the road.

Chairperson Harbison closed the public hearing at 6:15 p.m.

A motion was made by Commissioner Fortuna to approve Access Road Standard Modification per staff recommendations. Commissioner Mike Reuter seconded the motion and the motion passed with all in favor.

**NEW BUSINESS – None**

**UNFINISHED BUSINESS**

**1. Review of Sidewalk Requirements**

Chairperson Harbison ask Planner Person give an brief explanation on his staff report. Planner Person asked for input from the Commission on:

1: Building valuation should this be increased or left alone. Commissioners Fortuna and Reuter suggested to increase it from the current value at \$30,000 due to the fact that \$30,000 is not very much. After some discussion it was decided to leave it at \$30,000.

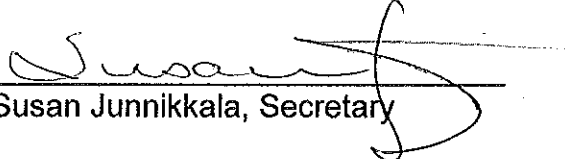
2. Should we change the time limitation currently the code has a tracking system for a three-year period. Staff suggested to have this removed it is hard to keep track of.

The Commission asked Planner Person if he could do some research on other cities and see if they use a percentage for cost.

## STAFF REPORTS

### ADJOURNMENT

Chairperson Harbison adjourned the meeting at approximately 7:39 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