

CITY OF KALAMA PLANNING COMMISSION AGENDA

320 North First Street, Kalama

DATE: October 11, 2018

TIME: 6:00 P.M.

OPENING: Call to Order

MINUTES: September 13, 2018

PUBLIC HEARING:

1. None

NEW BUSINESS:

- 1.

UNFINISHED BUSINESS:

1. Economic Development Code Review - Height Limits in the C-1:
Central Business District Zone

STAFF REPORTS:

1. None

ADJOURNMENT

UPCOMING MEETINGS

Next Meeting will be on November 8, 2018

**CITY OF KALAMA
PLANNING COMMISSION
OCTOBER 11, 2018**

OPENING

Chairperson Fortuna opened the meeting at 6:00 p.m. Commissioners present were Susan Langham, Joy Greenberg, Patrick Harbison, Lynn Hughes, Dan Ohall and Craig Frkovich. Staff present was: City Planner John Floyd of McKenzie and 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 reviewed the minutes of September 13, 2018. Commissioner Langham made a motion to approve the minutes as presented. Commissioner Hughes seconded the motion and the motion passed with all in favor.

PUBLIC HEARINGS – None

NEW BUSINESS – None

UNFINISHED BUSINESS - Economic Development Code Review – Height Limits in the C-1: Central Business District Zone.

Chairperson Fortuna asked Planner Floyd to open the discussion. Planner Floyd gave some background as to what currently exist. The following memorandum discusses potential changes to permitted height limits in the C-1 Central Business District Zone. These changes relate to the implementation of the Downtown Revitalization Study completed in 2017. The study found a majority of the existing buildings within the study area are one-story in size. Of the 46 inventoried, only 12 were two-story and only one was three-story (Poker Pete's Tavern).¹ The study also found the buildings along First Street have low visibility from I-5 due to their orientation towards first street, and visual separation from one of the city's biggest amenities, the Columbia River.²

To address this, the Planning Commission may wish to consider raising the existing height limit from three stories to four stories for new and remodeled buildings. The report did not specifically recommend increasing the allowable building height limit, but such an increase could be supportive of community goals as it could facility a greater density of jobs or housing within the zone, would make the buildings more visible from I-5 to increase profitability, and would provide views to and from the river. Raising the existing height limits could also make the CBD more attractive to potential developers looking to invest in Kalama.

Planner Floyd is suggesting that building located south of Geranium Street be limited to

three stories and no more than 45 feet. Building located north of Geranium Street be limited to 50 feet with no limitation on number of stories.

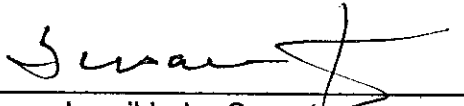
Some of the discussion from the Commission is they would like to see to where maybe the building height could be measured by the bluff. The bluff has a gradual climb and new building could reflect that. They also discussed different heights for the west side vs. the east side.

The Commission asked Planner Floyd to come back to the next meeting with some measurements on how tall the bluff is up to North Second street.

STAFF REPORTS – None.

ADJOURNMENT

Chairperson Fortuna adjourned the meeting at approximately 8:15 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