

**CITY OF KALAMA  
PLANNING COMMISSION  
MARCH 12, 2020**

**OPENING**

Chairperson Fortuna opened the meeting at 6:00 p.m. Commissioners present were Craig Frkovich, Susan Langham and Joy Greenberg. Commissioners absent were Patrick Harbison, Dan Ohall and Lynn Hughes. Staff was City Planner John Floyd, Secretary Susan Junnikkala, City Administrator Adam Smee and Public Works Director Kelly Rasmussen. Members of the audience are listed on the sign-in sheet.

**MINUTES**

Chairperson Fortuna asked if the Commission have reviewed the minutes of February 13, 2020. Commissioner Langham made a motion to approve the minutes as presented. Commissioner Frkovich seconded the motion and it passed with all in favor.

**PUBLIC HEARINGS – East Port Zoning Map Amendment**

Chairperson Fortuna opened the public hearing at 6:04 p.m. Chairperson Fortuna asked Planner Floyd to give a brief staff report. Planner Floyd informed the Commission that the Port of Kalama has annexed in six parcels located Southerly of Kalama River Road and Westerly of Haydu Park. The Port of Kalama currently owns the surrounding parcels and they are currently zoned mixed use. The six parcels that were just annexed into the City are zoned R-1. The future land-use map, adopted in the City's Comprehensive Plan, designates the subject parcels as Residential. Therefore, a comprehensive plan amendment must also be approved by the City, which would modify the future land-use designation for the subject area to Mixed Use. This request would amend KMC 17.16.020 (Zoning map) by removing six lots from the R-1 District and expanding the MU district by six lots. Exhibit A provides a map of the affected parcels, including an aerial photo and existing zoning.

The future land-use map, adopted in City's comprehensive plan in 2005, designates the subject parcels as residential. Therefore, a comprehensive plan amendment must also be approved by the City, which would modify the future land-use designation for the subject area to Mixed Use.

**POSSIBLE ACTIONS**

Upon reviewing the proposal, the Planning Commission must choose one of the following actions:

1. Recommend the City Council approve the proposed rezoning/comprehensive plan amendment.
2. Recommend the City Council approve the proposed rezoning/comprehensive plan amendment with modifications.
3. Recommend the City Council deny the proposed rezoning/comprehensive plan amendment; or
4. Continue to a future date to obtain additional information or to consider information presented. The next available meeting date is Thursday, April 9<sup>th</sup> at 7:00 p.m.

## **NEW BUSINESS – None**

### **UNFINISHED BUSINESS – Future Zoning Code Amendments**

Chairperson Fortuna asked Planner Floyd to give a brief outline of his staff report. Planner Floyd informed the Commission that on February 13, 2020 meeting, the Commission discussed six broad areas for potential code amendments as directed by City Council.

Based on Planning Commission guidance, planning staff will draft code amendment language for consideration at future meetings. Where possible, staff will draw on codes from other local communities, similar to the process used for the development of the Site Plan Review process.

Below, staff has provided an update on the topics, grouped into three categories:

1. First Draft Code edits.
2. Initial research underway.
3. Future discussion items.

#### **First Draft Code Edits**

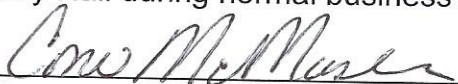
Staff is proposing edits pertaining to administration of the Critical Areas Ordinance. Decision Authority in Critical Area Ordinance Administration as specified in KMC 2.34.090(A)(4), the Hearing Examiner is the decision maker for variances to the critical area's ordinance. For comparison, in Kelso, the City Manager or designee is the decision maker for critical area permits and variances to those permits, while in Longview, the Community Development Director is the decision maker for critical areas permits, and, the Appeal Board of Adjustment is the decision maker for variances to those permits. KMC 2.34.090 predates the 2017 major update to the critical area's ordinance via Ordinance 1386, so it appears that minor code edits are needed to bring the code language into alignment with the intent of Ordinance 1386 to grant authority to the City Administrator to review wetland buffer averaging.

Chairperson Fortuna about on page three where it talks about reasonable use exception and it says only the city council is authorized to issue reasonable use exceptions under this code, and he is just asking is the City Council the right authority or should it be the City Administrator. Planner Floyd stated that this is statutory.

#### **STAFF REPORTS – None.**

#### **ADJOURNMENT**

Chairperson Fortuna adjourned the meeting at approximately 8:00 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~~