

City of Kalama Planning Commission Meeting

MEETING START TIME 6:00 P.M.

DATE: August 8, 2013

TIME: 6:00 p.m.

OPENING: Call to Order

MINUTES: June 13, 2013

PUBLIC HEARING:

1. None

PRESENTATION:

1. None

UNFINISHED BUSINESS:

1. Shoreline Master Program – On Hold

NEW BUSINESS:

1. Small Lot Development

STAFF REPORTS:

1. None

ADJOURNMENT

Upcoming meetings
September 12, 2013

**CITY OF KALAMA
PLANNING COMMISSION
AUGUST 8, 2013**

OPENING

Chairperson Kim Sullivan opened the meeting at 6:00 p.m. Commissioners present were Philip Fortuna, Kevin Wade, Dan Ohall, Jeremy Somogye, and Don Mathison. Commissioner Jim Hendrickson was absent. Staff present were: City Planner Matt Hermen, City Administrator Adam Smee, and Secretary Susan Junnikkala. Members of the audience are listed on the sign-in sheet.

MINUTES

Commissioner Mathison made a *motion* to approve the minutes of June 13, 2013. Commissioner Wade seconded and the minutes *passed with all in favor*.

PUBLIC HEARINGS - None

PRESENTATION - None

UNFINISHED BUSINESS – On Hold

1. Shoreline Master Program

NEW BUSINESS – Small Lot Development

Chairperson Sullivan asked City Planner Hermen if he would give an overview of his report. Planner Hermen explained the purpose of the small lot single-family floating zone designation is to allow for the building of houses on existing undersized platted lots that were created prior to 1950 in the R-1, R-2, and R-3 zones. A secondary purpose is to allow for an increased number of single-family residential units to be developed that are more affordable to a larger number of people and to encourage the more efficient use of city services that are already in place (streets, sewer and water lines). (KMC 17.23.010).

City Planner stated that the zoning chapter has never been administered in his tenure. The R-1 district's minimum lot size is 7,500 sq. feet. The Small Lot Single-Family Floating Zone requires a minimum lot size of 5,000 sq. feet. In most case in Kalama this would require two legal lots in order to develop. The Commission is being asked to review the incentivize infill development using this Chapter 17.23 for lots smaller than 5,000 sq. feet while requiring design standards of the buildings. Design standards may be addressed in similar fashions to the Mixed Use Zoning District and Central Business District Design Standards.

Chairperson Sullivan stated this was reviewed several years ago and they did implement having smaller lots and it turned out to be a real mess. A lot of the citizens were not happy

as to where some homes had been built, so the Commission had the code changed to increase the square footage to 5,000 square feet. City Administrator Smee explained to the Commission that there are a lot of lots that would be buildable if the square footage for the small lot floating zone was decreased.

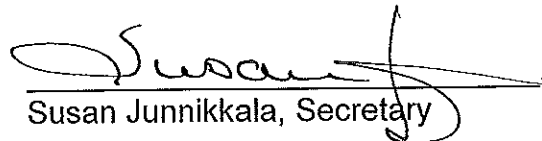
The Commission asked Planner Hermen if he could provide to the commission at the next meeting how the following concerns will be addressed if the square footage was reduced:

1. Storm water
2. Parking
3. Views
4. Fire Safety
5. Places of max infill
6. How many sites and where they are located
7. Building standards

STAFF REPORTS - None

ADJOURNMENT

Chairman Kim Sullivan adjourned the meeting at approximately 7:50 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