



City of Kalama Planning Commission Meeting

MEETING START TIME 6:00 P.M.

DATE: March 14, 2013

TIME: 6:00 p.m.

OPENING: Call to Order

MINUTES:

1. February 28, 2013 – Meeting
2. February 28, 2013 – Workshop

PUBLIC HEARING:

- 1.

PRESENTATION:

1. None

UNFINISHED BUSINESS:

1. East Port Annexation – Code Development

NEW BUSINESS:

- 1.

STAFF REPORTS:

1. None

ADJOURNMENT

Upcoming meetings
March 28, 2013

**CITY OF KALAMA
PLANNING COMMISSION WORKSHOP
MARCH 14, 2013**

OPENING

Chairperson Kim Sullivan opened the meeting at 6:00 p.m. Commissioners present were Kevin Wade, Jeremy Somogye, Don Mathison, Philip Fortuna, and Dan Ohall. Commissioner Jim Hendrickson was absent. Staff present were Clerk/Treasurer Coni McMaster, City Planner Matt Hermen, Public Works Field Supervisor Chad Moon, City Administrator Adam Smee and Todd Johnson of Group Mackenzie. Members of the audience are listed on the sign-in sheet.

Zoning Code – Mixed Use Area – Building Design Standards

City Planner Matt Hermen and Group Mackenzie Architect Christine McKelvey presented suggestions for revisions and additions to the code to address design within the mixed use areas. The revisions would follow the existing standards used in the downtown commercial area with the addition of different levels of standards to allow for flexibility. Language need to be added to Draft KMC 17.25.010 to explain the mixed use applies to an area, not to a specific site where uses are mixed in one building. There would be specific requirements for roof form, but not for windows to provide some flexibility. Examples were provided. Discretionary standards would be used within the master plan for the developer to use with at least 6 out of 12 being required the same as in the current code. The different zones (commercial, business park, industrial, etc.) within the mixed use area would also include some variations to the number of standards being required. There would be transitional zoning where standards may draw from both zones. It is recommended the city consider additional materials from what is currently allowed in the downtown areas. There are many new materials that will allow for good construction and great visual appeal for these areas. The issue of open spaces was discussed and how it would relate to the different zoning classifications including residential. There were questions if existing green or open spaces would be included in these calculations and if it would be encouraged to enhance existing areas rather than build new ones. It was noted repeatedly throughout the discussions that you want to encourage development by not making the standards so stringent or high that it becomes too expensive for the property to be developed. There was a question raised about using some incentives to encourage energy alternatives, but the consensus was that it should be encouraged, but incentives would not be included in the code.

ADJOURNMENT

Chairperson Kim Sullivan adjourned the meeting at approximately 8.45p.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.


Coni McMaster Acting Secretary

**CITY OF KALAMA
PLANNING COMMISSION
MARCH 14, 2013**

OPENING

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MINUTES

Chairperson Sullivan asked if the Commission has reviewed the minutes of both the regular meeting and workshop of February 28, 2013. Commissioner Fortuna noted some changes which included the correction to the spelling of Philip with only one "l" in both and the additional of the word "code" in the third line of the body of the workshop minutes. He also asked for clarification in the meeting minutes regarding alternate plans for parks and recreation. The sentence was changed to read "It was decided to add an additional column to the table for Park or Recreational Districts that would require studies to be submitted with applications to support alternate plans to meet compliance." Commissioner Kevin Wade made a *motion* to approve the minutes as corrected. Commissioner Fortuna seconded the motion. The *minutes passed with all in favor.*

PUBLIC HEARINGS

1. None

PRESENTATION

1. None

UNFINISHED BUSINESS

1. **East Port Annexation – Code Development**

City Planner Matt Hermen and Group Mackenzie Landscape Architect Robin Laughlin presented the draft code for Mixed Use Landscaping and Lighting Standards. The draft was reviewed earlier in the week by City and Port of Kalama staff who are recommending some revisions. Planner Hermen reviewed the draft code section by section, pointing out the recommended changes from staff and taking comments and

recommendations from the Commission. One area of discussion was the requirement of a landscape architect. In the end it was decided the requirement is needed to address the need for professional services for the expected level of development in the mixed use areas which are given some flexibility within the code. Also discussed was the very specific wording regarding irrigation controls. The purpose is to allow technological systems that address the automation and programmability of the irrigation systems taking into account weather conditions and soil moisture acknowledging that the technology will change with time. The wording was changed to be less specific but meet this purpose. Landscape screening including percentages of screening required in different areas were reviewed.

Lighting code requirements discussion included the issues of pole heights, having no light project above the eaves, safety requirements, prohibition of fiberglass poles, and the need for lighting to not be distracting to motorists.

NEW BUSINESS

1. None

STAFF REPORTS

1. None Presented

ADJOURNMENT

Chairperson Kim Sullivan adjourned the meeting at approximately 7:27p.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.



Coni McMaster Acting Secretary