



# City of Kalama Planning Commission Meeting

MEETING START TIME 6:00 P.M.

DATE: May 23, 2013

TIME: 6:00 p.m.

OPENING: Call to Order

MINUTES:

PUBLIC HEARING:

1. None

PRESENTATION:

1. None

UNFINISHED BUSINESS:

1. Shoreline Master Program

NEW BUSINESS:

1. None

STAFF REPORTS:

1. None

ADJOURNMENT

Upcoming meetings  
June 13, 2013

# CITY OF KALAMA

# SIGN - IN SHEET

## MEETING Planning Commission

DATE May 23, 2013

NAME

ADDRESS

PHONE #

Do you wish to speak?

On What SUBJECT

BEN PURVIS	KCTV			
Mark Lutsa	Post			

Please sign in for the record. Signing in does not mean you must speak but to address the Commission you must sign in for the record. When recognized please state your name and address. Your comment could be subject to a time limit at the discretion of the Chairperson. Please speak clearly enough for the tape to pick up your voice or step closer to the Commission Desk. Thank you.

**CITY OF KALAMA  
PLANNING COMMISSION  
MAY 23, 2013**

**OPENING**

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

**MINUTES - None**

**PUBLIC HEARINGS - None**

**PRESENTATION**

Mayor Pete Poulsen commended the Commission for their dedication and professionalism in the work on the zoning code they have completed for the City. He hopes the citizens are aware of just what the Commission does and how hard they work to benefit the community. He thanked them for all their efforts.

**UNFINISHED BUSINESS**

**1. Shoreline Master Program**

City Planner Matt Hermen introduced consultant David Sherrard of Parametrix who is working on the countywide project of updating the Shoreline Master Plan that was adopted back in 1977. The project has been funded by a Department of Ecology Grant under an interlocal agreement with the County as the lead agency. Mr. Sherrard led the discussion explaining to the Commission that the draft code will be sent to the Department of Ecology (DOE) for review at the end of June. DOE has 45 to 60 days to complete their review and submit comments back to the City, so that will be this fall. At that time the Commission can decide how they want the final phase of the code update to proceed as the City has until June of 2014 to complete the project under the grant. There were some questions regarding how this code update will impact the proposed annexation and subsequent development for the Port. Port Director Mark Wilson, indicated that it should not have an effect. The end result should be that the City has good code independent of the County that supports the vision of Kalama.

Mr. Sherrard gave an overview of the items the Planning Commission needed to review and a proposed schedule for tonight and the next meeting. Tonight they would look at how to structure the code, provisions of statewide significance, water oriented uses, public access requirements, enhancements and mitigation issues and finally the geographic designations.

- How to structure the Code? Mr. Sherrard explained that the current code is a standalone document and the new code could be that as well. Or the goals can be added to the Comprehensive Plan and the regulations placed in the City's code. The standalone document might be more flexible, but the code itself is not easily amended as the State has to approve, so once adopted it will be in place for a while. Having it codified makes the regulations easily accessible for the public. The Commission's preference is have the regulations codified into the code book.

- Provisions of Statewide Significance & Water Oriented Uses. For Kalama, Mr. Sherrard indicated that this is not a large issue, as most of the shorelines in Kalama are developed for water industrial uses along the Columbia. The other water bodies for Kalama to address would be the Kalama River and Kress Lake. Since the Kalama is not a navigable river the uses will be more limited. He explained the differences between water-dependent and water-related uses and the needs for proximity to water. Also discussed were non-water dependent and water enjoyment uses.

- Public Access. Provisions for public access are mandated by the State and there are several ways for the City to address the needed requirements. The code can be written to include provisions for access on a case-by-case basis; or a detailed integrated plan can be developed within the code; or the City can encourage the Port to develop a plan that can be incorporated into the code. If the Port were to develop a plan, it would only be applicable to Port property, so the City will still have to have some code requirements. Residential lots of 4 or fewer lots are exempt from the regulations, while larger developments will have to provide access. If the City were to do a detailed plan, it would be very work intensive and require property owner participation. The Port has a plan included in the long-term development plan that could be a starting point, but this would not address other property. The only real exception for providing public access would be public safety issues. In the end, the Commission felt that including general regulations which included some kind of mitigation or in-lieu of options to look at the issue on an application basis would be the best fit for the code.

- Ecological Process and Mitigation. This is an important part of the requirements from the State with the goal to be that there be "no net loss" of shoreline use. The object is to keep things as they are, even if it would be at a different location through mitigation measures. Since the Columbia River shoreline is already developed in Kalama, impacts are limited, but along the Kalama River and Kress Lake there would be more concerns. The code will need to require criteria for analysis of the impacts to demonstrate to DOE that there would be no net loss.

- Shoreline Geographic Designations. The State has set out designations from high intensity down to natural or aquatic. Mr. Sherrard recommended that Kalama set designations using the same land-use designations it uses in the Comprehensive Plan in an effort to establish consistency in the code. He reviewed the map and chart provided explaining the areas along the rivers and Kress lake based upon the shoreline areas that have been mapped and the uses in these areas. Much of the Columbia areas are high intensity uses like industrial and recreational. The Kalama River has areas for multiple uses and recreation, while Kress lake is all recreational. It was noted that the south

boundary of the Lake would border the Port's proposed development, so that would need to be reviewed. There are also some residential areas along the Kalama River that might need to be included.

Mr. Sherrard summarized the Commissions preferences. He noted that they would continue discussion at the June 13, 2013 meeting which would include critical areas, administrative provisions, and provisions for existing developments.

**NEW BUSINESS - None**

**STAFF REPORTS - None**

**ADJOURNMENT**

Chairperson Kim Sullivan adjourned the meeting at approximately 8:02 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.

  
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Coni McMaster, Acting Secretary