



# City of Kalama

Incorporated 1890



## Staff Report and Recommendation

**Date:** September 11, 2014  
**To:** Kalama City Planning Commission  
**From:** Matt Buchanan, City Planner  
**Re:** Proposed Estate Lot Floating Zone Adoption (KMC 17.20) and Associated Amendments

### Proposal

In accordance with Kalama Municipal Code (KMC) 17.56, the City of Kalama is pursuing amendments to Title 17 (Zoning) that seek to add an estate lot floating zone (17.20). The purpose of the estate lot floating zone designation is to serve as a transitional zone between lower density zoning districts and undeveloped timber land. This floating zone encourages residential development on historically used timber lands while preserving the natural setting. Furthermore, it allows development to occur with potentially reduced infrastructure requirements (Low Impact Development), but with higher design standards to promote development that's visually compatible with the surroundings.

The proposal includes adoption of KMC Chapter 17.20 (Estate Lot Floating Zone), and associated amendments in Chapters 12.04 (Sewer System—Connections), 16.24 (Short Subdivisions), 17.04 (General Provisions), 17.08 (Definitions), 17.16 (Use Districts—Zoning Map), and 17.18 (Residential Zoning Districts). Highlights of the proposed code include:

1. Establishing a new floating zone (17.20 Estate Lot Floating Zone).
2. Amending section 12.04 to establish a fee-in-lieu of public sewerage connection policy.
3. Amending section 17.08 to establish definitions for "key viewing areas," "cottage industries," and "ridgelines."
4. Amending section 17.16 to establish the list of permitted uses in the estate lot floating zone. These uses include: single-family dwellings, accessory uses, bed and breakfast inns, and home occupations. Cottage industries are allowed with a conditional use permit. Estate lots are only permitted in the R-1 zoning district.
5. Amending section 17.18.040 (Density and dimensional design standards) to guide single-family residential development on lots between 22,500 square feet and 2.99 acres.

## **Consistency with the Comprehensive Plan**

The Kalama Comprehensive Plan (2005) includes a variety of goals and policies that relate to the proposed zoning code amendments. The most relevant excerpts appear below organized by chapter/element, followed by Staff analysis in the next section:

### *Land Use*

Goal #2: Promote new residential development that is appropriate in type and density considering existing land use patterns, capacities of public facilities, natural characteristics of the land and the general public interest.

Goal #3: Actively plan and guide anticipated growth by seeking full utilization of existing land.

Policy #3: Separate or buffer incompatible land uses and seek to establish transitions through the zoning code.

### *Land Development*

Policy #3: Strongly encourage land development approaches, including “green infrastructure,” “low-impact development” and other similar techniques.

Policy #12: Site, design and construct subdivisions to preserve and enhance views, natural features and ensure compatibility with the aesthetic values of the area.

### *Housing*

Goal #1: Provide for and encourage a variety of housing types, options and densities with the intent of supplying a range of housing choices for every citizen of the community.

Goal #3: Plan and provide for a sufficient supply of land so that housing costs can remain affordable; promote in-fill and redevelopment in existing residential areas.

Policy #2: Require and encourage adequate open space, parks, landscaping, public facilities and innovative design criteria with all residential development.

## **Discussion & Analysis**

The proposed text amendments advance the Kalama Comprehensive Plan, while also making the code more user-friendly for City staff, the general public, developers, and City officials. The estate lot floating zone encourages innovative approaches to development by allowing the option of reduced infrastructure requirements. For instance, the City may authorize alternate designs such as low impact development or revised street or sidewalk widths or materials, as long the proposals meet the intent of the code. The trade-off for this development incentive is a higher

standard of building and site design. The proposed code establishes standards for building materials, colors, lighting, building height, site grading, and tree preservation.

The proposed text amendments were cooperatively developed by planning consultants, city staff and the planning commission in an effort to draft language that maintains Kalama's character while providing opportunities and flexibility for development. Each section was reviewed by the Planning Commission, which had extensive involvement in the development of the final draft presented in this hearing.

## **Findings**

Staff has examined the merits of the proposal to adopt Chapter 17.20 of the Kalama Municipal Code, amend associated chapters 12.04, 16.24, 17.04, 17.08, 17.16, and 17.18. City planning staff offers the following findings:

1. The proposed zoning code text amendment is consistent with and advances the Kalama Comprehensive Plan.
2. The proposed zoning text creates new opportunities for developing a compatible and mutually supportive mix of uses within the city.
3. The proposed zoning code text amendment will not result in significant adverse impact to Kalama's residential land base.
4. Pending environmental review through the SEPA procedures outlined in Chapter 197.11 WAC for a non-project action, staff does not anticipate any significant adverse impact to the environment.
5. The proposed zoning code text amendment was processed in accordance with Chapter 17.56 KMC and all other applicable local and state statutes.
6. The public health, safety, and/or general welfare of the public will not be adversely impacted by the proposed zoning code text amendment.

## **Recommendation**

Based on the above findings and analysis, City planning staff recommends that the Kalama Planning Commission forward a recommendation of approval to the Kalama City Council for the proposed municipal code text adoption of Chapter 17.20, as well as amendments to chapters 12.04, 16.24, 17.04, 17.08, 17.16, and 17.18