

PLANNING COMMISSION MINUTES

October 3, 2007

CALL TO ORDER: The meeting was called to order at 7:19 p.m. by Chair George Stead. Commissioners present were George Stead, Robert Allen, Kevin Fiske, Jennifer Ange and Jim Wilmer (arrived 7:32 p.m.). Commissioner Tom Whitson had an excused absence. Planner Bill Trimm and Deputy Clerk Heidi Swenson were also present.

MINUTES: July 17, 2007

ACTION: *Commissioner Allen* moved to approve the July 17, 2007 minutes as amended (correct the spelling of Amie Broadsword). *Commissioner Fiske* seconded the motion. Motion carried unanimously.

PRESENTATION: Draft Code Amendment for Timing Building Permits and Subdivision Platting

Planner Bill Trimm recalled the Town Building Official recommended omitting C (applications for building permits pursuant to Section B shall only be accepted by the Building Official upon approval by the Town Engineer for all engineering plants related to the preliminary plat.) as it was self-explanatory; however, at the last meeting the Planning Commission expressed a preference to retain C. He explained because this was a procedural amendment to the subdivision ordinance, a recommendation from the Planning Commission to the Town Council was required.

ACTION: *Commissioner Allen* moved that the Planning Commission forward a recommendation to the Town Council to incorporate the approved amendment in the subdivision ordinance. *Commissioner Fiske* seconded the motion. Motion carried unanimously.

DISCUSSION: Draft Administrative Interpretation for Geologic Hazard Area Variances

Mr. Trimm explained staff was experiencing difficulty applying buffers for landslide hazard areas based on the Town's code; the code contained four classifications of landslide hazards areas (Class I - IV) and had required buffers for critical landslide areas but there was no definition of which of the four was considered critical. The memorandum provided a draft recommendation for interpreting the code. He relayed staff's plans to seek a recommendation from a geotechnical engineer regarding buffer widths. If modifications were recommended to the code, further Planning Commission review would be necessary. If the proposed modifications were substantial, a public hearing would be required.

Discussion followed regarding the Town's liability if a slide/earth movement occurred, a developer's responsibility for the cost of geotechnical review and peer review if necessary, impacts of buffers on development, setbacks versus buffers, potential inconsistencies/contradictions between code sections, violations on the GPA plat and lessons

learned. Mr. Trimm offered to return with a recommendation for the Planning Commission's review and approval.

AUDIENCE COMMENTS: None

MISCELLANEOUS: Chair Stead referred to an article in the Port of Edmonds *Reporter* that indicated prior to 1976 the Harbor Square property was largely marshland. The Port filled the marsh in 1976 to reclaim the property.

Discussion ensued regarding activity on the lower Unocal property, a Determination of Non-Significance issued for the City of Shoreline to renovate a shoreline park, recent property sales in the Town, and the monetary value of large trees.

Mr. Trimm advised the November agenda would include a recommendation regarding a recommended code amendment for geologic hazard buffers as well as an Annexation Report.

ADJOURNMENT: The meeting was adjourned at 8:42 p.m.

Heidi K. Swenson
Secretary to the Planning Commission

APPROVED BY THE PLANNING COMMISSION

George Stead, Chairman

(These minutes accurately reflect what was said at the Planning Commission Meeting. Publication does not vouch for the veracity of these statements.)