

## **PLANNING COMMISSION MINUTES**

### **September 17, 2008**

**CALL TO ORDER:** The meeting was called to order at 7:07 p.m. by Chair George Stead. Commissioners present were George Stead, Tom Whitson, Jim Wilmer, Robert Allen, Jennifer Ange, and Tom Howard. Jan Ostlund had an excused absence. Planner Bill Trimm, Deputy Clerk Heidi Swenson, and Margaret Clancy, ESA Adolfson, were also present.

#### **MINUTES: July 2, 2008**

The minutes were approved as amended (change Section 16.10.110 in the sixth bullet on page 1 to Section 16.10.100).

#### **PRESENTATION & DISCUSSION: Draft of Revised WMC 16.10 Environmentally Sensitive Areas Incorporating the Recommended Updates**

Planner Bill Trimm explained using the information provided by Margaret Clancy, ESA Adolfson, and input the Planning Commission provided during their review, he made several interpretations in the draft WMC 16.10. He advised PACE Engineer has also reviewed the document and made suggested revisions to the geological hazard section.

Ms. Clancy and Mr. Trimm reviewed revisions made to the draft regulations and several minor additional revisions were made. Mr. Trimm explained a strikeout/addition version of the document including the revisions suggested by PACE would be provided to the Commission at their next meeting. A final draft would be presented to the Commission following public hearing and then a resolution to recommend the regulations to the Town Council.

#### **PRESENTATION & DISCUSSION: Potential Bluff Stabilization Project Application Process**

Planner Bill Trimm explained the Town was contacted by a property owner interested in stabilizing the bluff on their property as a result of small slides that have occurred in the past. The bluff is classified as a Class IV geologic hazard area. The code requires approval of the Town Council for development of public streets roads and utilities in a Class IV slope but the code is silent with regard to any other development. State law allows Councils to act on development proposals based on reports and review by the Planning Commission. As a result, staff recommended the Town Council pass a motion authorizing the Planning Commission to review and forward them a recommendation regarding this application.

With regard to process, Mr. Trimm recommended first seeking a legal opinion from the Town Attorney as the code only addressed installation of public facilities in a steep slope and this application would be for a private facility. He proposed a process whereby the Town would receive a complete application for stabilizing the bluff which would be accompanied by geotechnical information. The application would be reviewed by the Planning Commission and a decision made whether to approve, modify or deny the proposed stabilization. He also recommended peer review of the geotechnical information provided by the applicant's geotechnical engineer.

Discussion followed regarding the applicability of Section 16.10.200 which prohibited development on a steep slope except for installation/construction of public streets, roads or utilities; anticipation the application would be received prior to adoption of the revisions to the Environmentally Sensitive Area regulations; the nail wall stabilization technique proposed by the property owner's geotechnical engineer; regulated activities governed by Section 16.10.020; how drainage would be addressed; natural stabilization via vegetation; and whether any work would occur within 200 feet of the shoreline. Commissioners were encouraged to review information available regarding the 1997 Woodway landslide.

**AUDIENCE COMMENTS: None**

**MISCELLANEOUS:** The next meeting was scheduled for October 8.

Chair Stead reported this was his last meeting as a Planning Commissioner; Mayor Nichols was recruiting for his replacement. Commissioners and staff thanked Chair Stead for his service on the Planning Commission.

**ADJOURNMENT:** The meeting was adjourned at 8:43 p.m.

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Heidi K. Swenson  
Secretary to the Planning Commission

**APPROVED BY THE PLANNING COMMISSION**

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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.)