

Planning Commission Minutes

January 18, 2006 Regular Scheduled Meeting

APPROVED

City Hall Council Chambers

The meeting was called to order at 5:42P.M.

Planning Commission Present

Randy McKibbin, **Chair**

Grant Sulham, **Vice-Chair**

Quinn Dahlstrom

Dennis Poulsen

David Eck

Katrina Minton-Davis

L. Winona Jacobsen

City Staff Present

Stephen Ladd, Planning Manager

Christy McQuillen, P&CD Assistant/Clerk

A poll determined that a majority of Commission members would be available for the next meeting scheduled for February 1, 2006 to be held at City Hall Council Chambers.

I. APPROVAL OF MINUTES:

Minutes requiring review and approval were those of January 4, 2006.

MOTION WAS MADE BY COMMISSIONER DAHLSTROM, SECONDED BY COMMISSIONER SULHAM TO APPROVE MINUTES AS PRESENTED FOR JANUARY 4, 2006. APPROVAL WAS UNANIMOUS.

II. PUBLIC COMMENTS/CONCERNS:

A few individuals were in the audience but chose not to speak.

III. OLD/CONTINUING BUSINESS:

Proposed revisions of the Critical Areas Ordinance regarding steep slopes- As outlined in the Staff Report dated January 18, 2006, Mr. Ladd explained to Commission members that since the staff report circulated on January 15, 2006, staff has revised the proposed ordinance with respect to the following:

- 1) allowing single family homes on steep slopes (raising the allowance from 6,000 square feet to 10,000 square feet) and
- 2) 2) allowing selective-cut timber harvests (removing the “25% per year” provision to make it clear that 75% tree canopy must be maintained at all times).

Mr. Ladd said that since the last Planning Commission meeting the idea of introducing stepped land clearing limits based on percentages of slopes. Two (2) examples are:

City of Puyallup

Slope	Maximum % of site that can be disturbed (clearing, grading, construction)
Over 45%	0%
30 – 39%	45%
15 – 29%	60%
0 – 15%	100%

Ten towns in New Jersey’s Great Swamp Watershed recommend the following regulation:

Slope	Maximum % of site that can be disturbed (clearing, grading, construction)
25-over%	Zero except roadways and utilities
20-25%	20%
15-20%	40%
0-15%	100%

Upon reflection, staff sees the following problems with a stepped approach.

1. The Critical Areas Ordinance bases all the requirements on whether a location is or is not a critical area. It’s “black or white,” and so is the state law on critical areas. In the above tables, are the middle ranges considered “critical area?” Those ordinances are not clear on that point. The result could be legal ambiguity.
2. Geologic hazard is a function of at least factor six factors: 1) sign of past slope failures, 2) a permeable layer overlying an impermeable layer, 3) planes of rock weakness, 4) stream incision, 5) soil type, and 6) slope. Basing the clearing allowance on only one of the six factors seems to be poor science.
3. By changing the basic cutoff from 40% to 25%, the proposed ordinance already protects against slope failures adequately. To further restrict use of land where the slope is under 25% is probably not supported by science, at least across the board.

However, the intent of variable clearing limits to meet the needs of variable sites could be met by adding the following to BLMC 16.28.050:

D. Where slopes are under 25% but geologic hazardous is nonetheless present, the Director(s) may, as a condition of allowing land clearing, restrict the portion of the site that can be cleared or disturbed to a percentage that is small enough to avoid erosion and slope failure.

Mr. Ladd said that the Commission should absorb the draft ordinance, consider desired changes, and schedule a public hearing as soon as possible.

As a group, Commissioners briefly went over the latest draft ordinance. Concerns include: 1) there are possibly a number of lots inside City limits that have steep slopes but are under the 10,000 sq ft minimum size, therefore allowing clearing to happen on 100% of the lot; 2) clearing of 25 cubic yards is a small amount (maybe two truck loads) should this be increased?; and 3) consideration given to rain totals and storm drainage on steep slopes that have been cleared.

Commissioners agreed to move forward with a Public Hearing on Wednesday, February 15, 2006 at 6:00PM in City Hall Council Chambers. Comments would be received on the current Draft Ordinance. However, changes could possibly be made prior to a recommendation before City Council.

This item would remain on the Agenda under Old Business for the Planning Commission meeting schedule for February 1, 2006.

Possible 2006 work items- Mr. Ladd explained once again for the sake of newly appointed Planning Commissioners that the long range planning program for 2006 will depend largely on Mayor/Council priorities. The staff report previously circulated outlines 10 suggestions from staff. They are:

Project	Next steps
Critical Area Ordinance (CAO) revision re: 25% slopes	<ul style="list-style-type: none"> • PC set public hearing
2005 Comp Plan: Transportation Element	<ul style="list-style-type: none"> • Consultant provide draft (date unknown but soon) • PC set public hearing
2005 Comp Plan: Utilities Element (sewer & water)	<ul style="list-style-type: none"> • Consultant provide draft (date unknown but soon) • PC set public hearing
2005 Comp Plan: Fennel Cr. Trail Plan	<ul style="list-style-type: none"> • Do SEPA study on how close trail can be to creek. • Revise CAO re: 50' trail setback • Get answers to PC • PC set public hearing
2005 Comp Plan: WSU Forest	<ul style="list-style-type: none"> • Draft Environmental Impact Statement due January • PC schedule hearing
Downtown Plan – reassess & implement	<ul style="list-style-type: none"> • Confirm committee and scope • Hire consultants to restudy Downtown Plan
2006 Comp Plan: Update Parks Element	<ul style="list-style-type: none"> • Draft language
In R2 zone, allow each unit to be on separate lot to encourage homeownership in new subdivisions	<ul style="list-style-type: none"> • Draft language
Shoreline Management Master Program (SMMP)	<ul style="list-style-type: none"> • Resolve conflicts between SMMP and zoning regarding residential densities, building setback requirements, etc.
Work with Sumner and Auburn to divide up utility services area around North Lake Tapps	<ul style="list-style-type: none"> • Negotiate, revise plans

Mr. Ladd said that Planning Commission reached a consensus at the January 4, 2006 meeting to move forward with the R2 zone amendment. Staff is hopeful to present the first draft of this amendment at the February 1, 2006 meeting as New Business.

Chair McKibbin asked if a schedule could be drafted outlining the 2006 work items. Mr. Ladd said that a schedule would be created. However, this schedule would more than likely be released after the City Council retreat in February when items are confirmed.

IV. **PUBLIC HEARING-** None

V. **NEW BUSINESS-** None

VI. **FOR THE GOOD OF THE ORDER:**

Correspondence- None

Staff Concerns- Mr. Ladd briefly reminded the Commission that articles are needed for the City Newsletter and that the Fennel Creek Trail Plan may be ready in the near future, addressing Planning Commission concerns raised in 2005.

Mr. Ladd said that educational opportunities are available to Planning Commission members such as the American Planning Association Brown Bag series and the City of Bonney Lake is considering hosting a Short Course in Local Planning conducted by the Department of Trade and Economic Development, Growth Management Offices. Date for this event has not been confirmed at this time. A poll determined that David Eck, Randy McKibbin, Katrina Minton-Davis and Winona Jacobsen were strongly interested in attending the Short Course.

Commissioner Concerns – Chair McKibbin brought up the discussion of Business Cards. Ms. McQuillen said that the Mayor has authorized the ordering of Business Cards for the Commission. After a minor discussion, commissioner members decided to have the City address, phone number of Ms. McQuillen and Planning Commission email address printed on the cards. Personal information could always be hand written on the back of the cards.

VI. **ADJOURNMENT:**

MOTION WAS MADE BY COMMISSIONER DAHLSTROM, SECONDED BY COMMISSIONER ECK TO ADJOURN. APPROVAL WAS UNANIMOUS.

The meeting ended at 6:58P.M.

Christy McQuillen, Planning Commission Clerk
Approved on February 1, 2006