

# **PLANNING COMMISSION MINUTES**

## **October 8, 2008**

**CALL TO ORDER:** The meeting was called to order at 7:05 p.m. Commissioners present were Tom Whitson, Jim Wilmer, Robert Allen, Jennifer Ange, Jan Ostlund, and Tom Howard. Planner Bill Trimm, Ken Nilsen, PACE Engineers, and Clerk-Treasurer Joyce Bielefeld were also present.

### **ELECTION OF NEW CHAIRPERSON**

Tom Whitson was elected Chair of the Planning Commission.

### **MINUTES: September 17, 2008**

The following amendment was made to the minutes: Add to the last sentence in the second paragraph of review of the Draft of Revised WMC 16.10 that a public hearing will be held prior to the Planning Commission forwarding a recommendation to the Town Council.

The September 17, 2008 minutes were approved as amended.

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

Planner Bill Trimm reviewed additional revisions recommended by Margaret Clancy, ESA Adolfson; and Ken Nilsen, PACE Engineers which include the following:

- Relocate Section 16.10.015 definitions to the beginning of the document
- Include a new definition of development
- Add classification for landslide hazard areas
- Add the following language regarding stormwater conveyance facilities “Stormwater conveyance facilities may be allowed to encroach into the geological hazard area but on a case-by-case basis and upon geotechnical evidence that there are no other practical locations for these facilities and that the installation of these facilities do not detrimentally affect adjacent properties or ecosystem”
- Add a new section regarding wetland restoration
- Add a new section regarding performance standards

Mr. Trimm referred to Section 16.10.120, and reviewed the four types of geologic hazard areas, Class 1-4. Mr. Nilsen reviewed considerations in establishing buffers for each classification. He recommended establishing a 50 foot maximum buffer for Class 2 - 4 geologic hazard areas and the ability to reduce or increase the buffer upon geotechnical recommendation.

Discussion followed regarding establishing different criteria for buffers along the Puget Sound bluff due to past experience with slides, whether to establish a standard buffer and allow modification (increase/decrease) based on geotechnical report or consider buffers on a case-by-case basis, having Landau & Associates provide a recommendation with regard to buffer widths, and steep slope buffers adopted by Edmonds and Mukilteo.

It was the consensus of the Commission to request that Landau & Associates provide a recommendation regarding buffers for geologic hazard areas.

**PRESENTATION: Legal Advice on Potential Bluff Stabilization Project Application Process**

At 8:14 p.m., Chair Whitson recessed the Commission to Executive Session to discuss the above topic.

**AUDIENCE COMMENTS:**

**ADJOURNMENT:** The meeting was adjourned immediately following the conclusion of the Executive Session.

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Heidi K. Swenson  
Secretary to the Planning Commission

**APPROVED BY THE PLANNING COMMISSION**

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Tom Whitson, Chairman

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