



Planning Commission Public Hearing Minutes for September 8, 2021
This is not a verbatim transcript of the meeting and is written to capture the general spirit of the discussion based upon notes and video observation by the author. To view the video recording of this meeting, click [here](https://www.anacorteswa.gov/700/Watch-Meetings), or go to <https://www.anacorteswa.gov/700/Watch-Meetings>.

Commission Chair MacKenzie called the Public Hearing of September 8, 2021, to order at 6:00 p.m.

Roll Call:

Members Present: Commissioners Mike Cortright, Gary Molyneaux, Jeff Graf, Sarah Ruether, Frank Jeretzky, Linda Martin, Ward MacKenzie

Members Absent: none

Staff Present: Don Measamer, Emily Morgan, Dave Oicles

Minutes: The minutes from August 25, 2021, were accepted as submitted.

Correspondence: No additional correspondence other than the items currently on the agenda.

Old Business: Don Measamer, PCED Director, mentioned that the agenda item at the August 25, 2021, meeting (Flood Plain Management, AMC chapter 19.74 updates) will be discussed at a later PC meeting this month, as we are waiting for more information concerning tides.

New Business

Public Hearing, SDP-2021-0001 – MJB Properties Shoreline Clearing and Grading

Emily Morgan, PCED Senior Planner, gave a PowerPoint presentation on the SPD-2021-001, providing the project history, public notice requirements, and stating the Staff's recommendation for approval with conditions. At 6:22pm Chair Mackenzie opened the public hearing for comments. Comments were received by:

- Kathleen Lorence Flanagan of 2005 10th St commented on the progression of permitting for this project and using the 25' buffer.
- Sara Holahan of 1511 38th St thanked the Staff for their work on this project and commented about using fill in the 25' buffer and to have the Commissioners look at this.
- Catherine Houck of 2318 20th St mentioned we need to look at the big picture as it is a huge project and concerned about the use of the ordinary high water mark.
- Wayne Huseby of 3318 W 2nd St mentioned that if you deviate from the 25' buffer, habitat will be affected, and thanked the work Staff has done on this project.

With no more public comments received, Chair MacKenzie closed the public hearing at 6:37pm. Discussion ensued with comments from Jim Blais, MJB Properties representative and Commissioners. Don Measamer and Emily Morgan provided additional information on the

project and Commissioner Molyneaux made a motion to approve the added condition of “Prior to commencement of construction activities within the shoreline jurisdiction, the applicant shall coordinate with WA Dept of Ecology for the verification of the ordinary high-water mark (OHWM)”. Commissioner Cortright seconded the motion. Commissioner Jeretzky made a motion to approve the project with the added condition mentioned above. Commissioner Molyneaux seconded the motion. Commissioners voted 7-0 to approve the SDP-2021-0001 as presented with the new condition mentioned above.

With no further discussion, Commission Chair MacKenzie concluded the meeting at approximately 7.01 p.m.