



## **Planning Commission Meeting Minutes for –September 14, 2016**

Chair Laumbattus called the Meeting of September 14, 2016 to order at approximately 6 p.m.

### **Roll Call**

Members Present: Commissioners Laumbattus, Oppel, Moffitt, McNet, and Cleland McGrath.

### **Minutes**

Meeting minutes of August 10 were approved as read.

### **Correspondence**

No correspondence was presented.

### **Old Business**

#### **Public Hearing & Workshop – Low Impact Development Regulations**

John Franz, Stormwater Coordinator, spoke on the eighth version of the draft associated with updates to the stormwater municipal code. The previous draft before the Planning Commission was the fourth version. The Department of Ecology is requiring compliance with the Phase 2 stormwater permit by the end of the year, which this code update would satisfy.

Commissioner Oppel expressed concerns with putting a burden on affordable home building. Mr. Franz clarified that the municipal code update is a mandated action from the DOE. The City is taking steps to assist home builders meet the new requirements.

Commissioner Cleland-McGrath questioned whether other cities in the county have gone through this process for reference. Mr. Franz clarified that Skagit County has, but the other cities in the county are also working on this update, so none have been fully implemented yet.

Don Measamer, Director, took a moment to explain what steps the City will be taking to make the transition of adopting this code easier on the public, like handouts and mapping.

Commissioner Oppel asked if engineers are required to stamp plans. Mr. Franz clarified that an adjustment can be written and approved by the administrator. Exemptions to the new stormwater code cannot be written into the code because it is a state regulation, but all adjustments must be reported to the DOE.

With no comments, the public hearing closed

Chair Laumbattus requested clarification on the difference in work that will be required for projects with these new updates. Mr. Measamer explained the process, including that post development stormwater runoff cannot exceed predevelopment conditions.

Commissioner Oppel inquired about the purpose of the section of code that prohibits subdivision after clearing. Mr. Measamer clarified that it is meant to discourage clearing of land before having decided intent, and it is an already existing code.

Chair Laumbattus requested clarification on the section of code that discusses techniques and facilities, as it sounds like a Planned Unit Development. Mr. Measamer stated that the code is taken directly out of the stormwater permit to encourage preserving more open space and vegetation by clustering of homes, but it is not related to a PUD.

Commissioner McNet asked how LID would work with City projects. Mr. Measamer explained that there are specific requirements that are triggered for things like road projects for the City.

Commissioner McNet made a motion to move the LID Draft Code forward. Commissioner Oppel seconded it. The motion passed unanimously.

Chair Laumbattus called the meeting to a close at approximately 6:45 p.m.