



**Planning Commission Meeting
Minutes for –June 8, 2016**

Chair Laumbattus called the meeting of June 8, 2016 to order at approximately 6 p.m.

Roll Call

Members Present: Commissioners Laumbattus, Oppel, Moffit, McNett, Cleland McGrath, and Farnsworth.

Minutes

Minutes of May 25, 2016 were approved as read.

Correspondence

No correspondence was presented.

New Business

Public Hearing – Tom Allen, Haddon Road Plat & PUD

A fifteen minute executive session was taken prior to meeting pursuant to RCW 42.30.110(1)(i). No action was taken.

There was a motion before the Commission to postpone the hearing submitted by Craig Sjostrom, the Attorney for Patrick and Carol O'Hearn. The basis of the motion was to separate the process of the proposed code modifications from the PUD. The request would defer the hearing until the code modification has been completed.

Stephen Nicol, Attorney for Allen Family Investments, responded by requesting the Commission deny the objection and provided legal reasoning supporting the continuation of the hearing as well as several other examples in support of both the project and the denial of the objection.

Darcy Swetnam, City Attorney, included a reminder of State requirements for local project review which minimizes the burden on the public and the applicants by requiring consolidation of review and decision. The local government will provide for consolidated review with a single open record public hearing. In the opinion of the City Attorney's office, the objection to postpone the public hearing was in direct violation of this section of the RCWs. The City has not in recent history separated the hearing processes out the way Mr. Sjostrom requested.

Commissioner McNett made a motion to deny the request to postpone the meeting. Commission Oppel seconded the request. The decision was unanimous.

Commissioner Farnsworth abstained from participating any further in the meeting due to a possible conflict of interest.

Kevin Cricchio, City Planner, introduced the project as a preliminary Plat, Planned Unit Development (PUD), and SEPA environmental review to create thirteen lots on the subject property which is Zoned R1. Additionally, several code modifications were also proposed as part of the Preliminary Plat & PUD. Proposed code modifications include flag lot road frontage width and minimum road standard and curb requirements.

Steve Lange, City Engineering Technician, gave an introduction of public utilities related to the project including the project process and the requirements for the applicant.

Chair Laumbattus took oath from all citizens who wished to speak on this subject.

Mr. Brian Allen, representing Allen Family Investments, provided a history of the application process, addressed public comments, possible lot configurations with access, examples of the PUD meeting the requirements, and project intent.

Mr. John Ravnik, Civil Engineer with Ravnik and Associates, provided a recap of project street improvements and drainage adequacy, and reiterated the applicant's willingness to determine the project adequate. Mr. Ravnik clarified biofiltration locations and possible requirements in regards to a question by Commissioner Oppel. Mr. Ravnik provided a proposal for drainage and water line improvements, and addressed traffic and open space concerns.

Mr. Stephen Nicol, Project attorney, provided information to support the PUD process and further addressed public comment.

Chair Laumbattus opened the hearing for public comment.

Mr. Patrick O'Hearn, 11039 Post Drive. Mr. O'Hearn provided a recap of his previously submitted comments to the City, which are on record. He discussed his perspective on the project history and expressed additional concerns with the project.

Mr. Bud Anderson, 11067 Post Drive. Mr. Anderson provided a recap of his previously submitted comments to the City, which are on record. Additionally, he expressed safety concerns with the location of a previously existing PSE power pole in close proximity to the project site, street requirements, and drainage.

Mr. Allen Rhoades, 4105 Mitchell Drive, President of the Stittwood homeowners association. Mr. Rhoades provided a recap of his previously submitted comment to the City, which is on record. Concerns were regarding drainage and PUD Zoning exceptions.

The meeting will continue on June 22, 2016.

Chair Laumbattus called the meeting to a close at approximately 9:11 p.m.