

April 11, 2016
STEILACOOM PLANNING COMMISSION MINUTES

CALL TO ORDER:

Chair Cable called the regular meeting of the Steilacoom Planning Commission to order at 6:30 p.m. in the Town Hall.

ROLL CALL:

Chair Cable, Mr. Hilleary, Mr. Jacobs, Mr. Miner and Mr. Mroczek were present. **Vice Chair Braddock and Mr. Boyle** were excused. Staff member present was Planner Fortner.

Approval of Minutes
March 14, 2016

The minutes of March 14, 2015 were approved unanimously.

Public Comment
Non-agenda items

None

Informational
Workshop
Plat of Tasanee
Agenda Bill 242

Chair Cable opened the informational workshop and outlined the process. She informed the audience that the public hearing on this matter would be held May 3, 2016 at 6:30 PM in the Town Hall. **Chair Cable** then called for the staff report.

Mr. Fortner outlined the process for approving plats. This plat is for a 16-lot plat on 5.45 acres at the corner of Marietta Street and Rigney Road, currently used as a horse pasture. The property slopes to the east. The property is on the Town's critical areas map as possibly having unstable soils, so the Town requested a geotechnical report. The report by LeRoy Surveying and Engineers found that the soils were stable and not steep enough to qualify under the critical areas ordinance as geohazardous. The report made recommendations concerning grading and foundations.

The project was reviewed under SEPA, and the Town issued a Mitigated Determination of Non-significance, which means that no Environmental Impact Statement will be required. There are four mitigation conditions. 1. Obtain a Construction General Stormwater Permit from the Department of Ecology and abide by all conditions of that permit 2. Incorporate the requirements of the latest version of the Department of Ecology's

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Stormwater Management Manual for Western Washington. 3. Incorporate the recommendations of the Geotechnical Evaluation of the site by LeRoy Surveyors and Engineers, Inc. dated March 3, 2016. 4. Build the plat in accordance with the approved plans. The MDNS was issued March 29, 2016, and the end of the comment and appeal period is April 13, 2016.

The plat is proposed to consist of 16 lots, three of which will access Marietta Street, and the rest will access a new cul-de-sac. There will be a stormwater detention facility in the southwestern corner of the plat.

Mr. Fortner reviewed the required findings for approval of a preliminary plat, and the staff's proposed findings, conclusions and conditions of approval.

Mr. Fortner answered the Commission's questions about the plat and process. **Mr. Jacobs** said that there is a seasonal drainage along the southern border, through proposed lots 9, 10 and 11. Mr. Fortner will revise the staff report to include reference to that drainage.

Chair Cable noticed that the proposed findings referred to the stormwater system being owned by a homeowner's association, rather than the individual lot owners. Mr. Fortner will revise the staff report to clarify this matter.

Mr. Jacobs expressed concern over sight distance from the new cul-de-sac onto Rigney Road, from Marietta Street onto Rigney Road, and around the corner as Roe Street becomes Rigney Road. Mr. Fortner will add a proposed condition of approval that requires the applicant to provide traffic engineering data on the sight distances for these three areas, and revise the proposed findings and conclusions as necessary.

Chair Cable closed the informational workshop.

Motion
Approved (6-0)

Mr. Miner moved, and **Mr. Jacobs** seconded, a motion to refer this matter to the Town Council, with the changes to the staff report as indicated above. Motion passed unanimously.

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Old Business
Temporary Uses

Mr. Fortner went through the April draft of the temporary uses and structures ordinance. The Commission discussed the draft and suggested changes to be incorporated into a new draft for the May meeting.

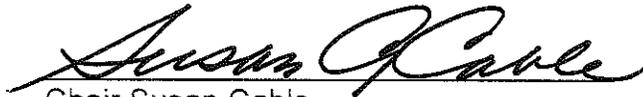
Mr. Fortner will discuss with Mr. Hoffman how to make sure that existing cargo containers are regulated under the proposed ordinance.

Carbon Neutral Policy
Salmon Safe
Certification

Chair Cable moved discussion of these items to the May agenda.

Adjournment

The Planning Commission adjourned at 8:30 PM


Chair Susan Cable


Planner Doug Fortner