

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
CRITICAL AREAS ORDINANCE PUBLIC HEARING
CRITICAL AREAS ORDINANCE - Discussion
NEW/OLD BUSINESS
ADJOURN

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure

Chair J. Mack Pearl called the meeting to order at 7:03 p.m. Commissioners in attendance were Michael Lewars, Maradel Gale, Jon Quitslund, William Chester, Michael Killion and Lisa Macchio. City Staff present were Planning Director Gary Christensen, Senior City Planner Christy Carr and Administrative Specialist Lara Lant who monitored recording and prepared minutes.

The agenda was reviewed. There were not any conflicts disclosed.

CRITICAL AREAS ORDINANCE PUBLIC HEARING

Chair Pearl opened the public hearing at 7:05 p.m.

Robert Dashiell – Mr. Dashiell stated not all critical areas required a 100 foot buffer. He asked if they considered the economic impacts to homeowners or talked to the Assessor's office. Would affected homeowners receive tax breaks? Mr. Dashiell also wanted to know if nonconforming properties would still be legally labeled as such.

Mike Juneau, Arborist – Mr. Juneau reviewed issues addressed by the Critical Areas Ordinance update. He noted buffers in geohazard areas would be reduced to a reasonable level. Requirements for permits were spelled out. He suggested a third level of vegetation management be considered; code-oriented, ISA-certified arborists to oversee pruning in critical areas. Mr. Juneau noted coppicing of native species should be a future discussion.

Senior City Planner Christy Carr stated the city was trying to achieve a balance between individual property owners performing their own pruning and requiring certified arborists to perform the work. Balancing regulations with trust in individual property owners was discussed. Commissioner Macchio suggested outreach to educate and guide the public might help strike a balance.

Discussion of tree pruning regulations continued and a three-tiered approach to pruning was considered.

Chair Pearl closed the Public Hearing at 8:08 p.m.

CRITICAL AREAS ORDINANCE - Discussion

Chair Pearl continued discussion of the Critical Areas Ordinance. The latest version of the draft ordinance was projected onto an overhead screen and Commissioners and Ms. Carr edited content in real time. Options A and B of Chapter 16.20.050 Standards for Existing Development were reviewed again. Both options had been left in the draft to give the public opportunity to comment. It was decided Option B would remain in the draft and Option A would be deleted.

Motion: I recommend approval of this draft of the Critical Areas Ordinance subject to the edits made tonight.

Lewars/Chester: Passed Unanimously

Director Christensen acknowledged the Planning Commission's dedication to thorough review of the Critical Areas Ordinance and thanked Senior Planner Christy Carr for her work. He reminded Commissioners of the invitation to attend the upcoming Short Course on Planning.

NEW/OLD BUSINESS

No new or old business.

ADJOURN

The meeting was adjourned at 8:53 p.m.

Approved by:


J. Mack Pearl, Chair


Lara Lant, Administrative Specialist



CITY OF
RIDGE ISLAND

PLANNING COMMISSION SPECIAL MEETING AND PUBLIC HEARING
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