

1. Call to Order. Chairperson Kelly Stravens called the regular meeting of the Millwood Planning Commission meeting to order at 6:00 p.m. Other commission members present were Bobbie Beese, Josey Booth and Dan Hansen. Staff present: Tom Richardson, City Planner, and Ray Oligher, Assistant Planner.

2. Approval of Minutes. Bobbie Beese asked to change the first sentence in the fourth paragraph in item 3 to read "Ms. Beese said she has concerns about the amount of authority given to the Director." Mr. Stravens moved to approve the minutes of the May 29, 2012 meeting as amended. The motion was seconded by Ms. Beese. The motion carried unanimously.

3. Shoreline Management Program Update. Ray Oligher picked up the review of the SMP where it was left at the previous meeting.

Jaime Short, Department of Ecology, clarified the requirements for conditional use permits and variance in the shoreline regulations compared to the zoning ordinance. DOE is only interested in seeing variations from the requirements stated in the SMP. Ray clarified that notice requirements are the same for both.

Bobbie Beese asked about secondary lots; would substantial development permits be required for garages, driveways, etc. She is concerned about putting too much burden on property owners who do not front on the river. Ray Oligher reviewed the list of exemptions. Jaime Short said there is not more information required than what is needed for a building permit.

Jamie Short said, for example, that structures may block views, which matters. Ecology says the law protects aesthetics both looking up from the river and looking down from the upland.

Mr. Richardson said there would be an effort to inform property owners in the management area before the public hearing.

Ms. Short said every master plan has to address wetlands and other things that could reasonably occur in Millwood even if they are not present now.

Ray Oligher went through the comments received from Futurewise, an environmental public interest group. There was discussion about soliciting comments from property rights' groups.

Ms. Short said there is a 60-day comment period on the council draft. She gave an update on the status of DOE's approval of the Spokane County Master Program; a new draft will be out in mid-August or September. She advised that we look at those changes to inform what Ecology is looking for.

Ms. Beese asked whether the city or the county would issue dock permits. Mr. Oligher said Millwood issues those. Ms. Short said the county may have requirements that need to be followed as well. She says the sheriff enforces laws on the river throughout the county.

Ms. Beese asked question about the larger management area that is required for public access areas compared to residential and industrial areas. Mr. Oligher said a larger management area on public property would give the city an opportunity to make up for losses elsewhere.

Mr. Stravens and Mr. Hansen expressed concern about no public access to the mill property if the property is redeveloped. Ms. Short said there are ways that the safety concerns around can be dealt with to balance out the property owners concerns with the state's goal of increasing access. She suggested that we use the language that is in the WAC, which states that access will be provided except when specified criteria are met.

There was discussion on adjusting regulations when re-developments occur with respect to the zoning regulations for the I-2 zone.

Mr. Oligher said he would update the SMP with the changes made during the meeting and send the revised document to members prior to the next meeting.

The commission agreed to schedule a special meeting for review of the SMP on August 6. The review of the document will resume at the next meeting with section 18.14.000.

4. Staff Report. The wading pool is completed; it will open after the paint has dried.

5. Public Comments. None.

9. Adjournment. The next regular Planning Commission meeting will be held on Monday, July 30. Mr. Stravens moved to adjourn. Motion seconded by Mr. Hansen. Motion carried unanimously. The meeting was adjourned at 8:00 p.m.


Chairperson


Secretary