

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

2. Approval of Minutes – August 27, 2012. Mr. Hansen asked that the misspellings of his name be corrected. Mr. Stravens moved to approve the minutes as corrected. Motion seconded by Mr. Hansen. Motion carried unanimously.

3. Shoreline Management Program Update. Mr. Oligher reviewed the comments received from Department of Ecology on the changes in the public access sections of the SMP.

Ms. Beese asked if the draft would show that the hearing examiner would conduct hearings for shoreline conditional use permits and variances. The commission had previously indicated that it wants hearings to be held by the commission. Mr. Oligher said the recommendation to use the hearing examiner had been made by FutureWise, and it has remained in the draft that way. Ms. Beese said it appears that FutureWise made its recommendation to use the hearing examiner based on a misunderstanding of Millwood's hearing procedures. Mr. Richardson said the commission could change the draft in its recommendation to city council.

Ms. Beese said in several places the plan says the dam is owned by Avista which is not correct.

Cumulative Impacts Analysis.

Regarding shoreline characterization, Mr. Hansen said the description of the reach below the bridge does not accurately describe the poor condition of some portions of the shoreline. He suggested the section be amended to read: "...includes long stretches of shoreline outside the Millwood city limits, including much that is undeveloped."

In section 2.2 Mr. Hansen asked if it is really true that the river bed materials are not known. The river is not very deep there and it should not be difficult to identify the bed materials.

In section 2.7 Mr. Hansen said that "gold finch" should be one word.

In section 2.9 Water Quality, Ms. Beese said the document should acknowledge the ongoing restoration work by Ecology, the Conservation District and Kaiser at several points on the river. In the section on non-point source contributions, Mr. Hansen suggested that the sentence be changed to read "...from lawn care and automobiles..."

In section 3.1 Mr. Stravens, change sentence to read "Except for in the largest City easement, casual public access has been limited in the river west of the Argonne Bridge."

In section 4.2, Mr. Hansen said he hoped the airport would provide a trail access to the river. This is the biggest publicly owned stretch of river that the public does not have official access to.

In section 5.1, Ms. Beese questioned why boat launches would be allowed for Residential Uses, but not for Recreational Uses. Mr. Hansen said it should be included in the Recreational Use section. Mr. Oligher said he would include motorized and non-motorized boat launches in the Recreational Use and not include them in the Residential use section.

Restoration Plan.

Ms. Beese asked about the mitigation in section 1.3. Will mitigation be required or not? Mr. Oligher clarified that, while applicants for shoreline permits must fully mitigate new impacts caused by their project, there is no requirement for property owners to mitigate past damages. He said the Restoration Plan is completely separate from the mitigation that would be required under a permitted project.

In section 3.0, Ms. Beese suggested changing the word “focuses” to “focusing.”

In section 4.2, in the second and third bulleted paragraphs, Ms. Beese suggested replacing the word “which” with “and is.”

In section 5.1, Ms. Beese noted that there is some repeated language that could be deleted.

In section 6.2, in the section on potential alternatives that extend landward from the SMA, Ms. Beese said the term “shoreline homeowners” should be changed to read “homeowners” in subparagraph B and C.

In section 7.3, Ms. Beese said indenting the Benchmark sections would make the document easier to read.

Ms. Beese asked if the maps at the end of the document could be changed to include areas that have been left out, e.g. the alley at the end of Dale Road and the Argonne bridge.

Mr. Oligher described what he plans to present at the public hearing on Sept. 24. Ms. Beese said we need to make it clear to property owners outside the 50-ft management area what the new regulations will require of them. Mr. Oligher said he sent out invitations for the hearing to the property owners in the 200-ft SMA. He will also send out the invitation to the stakeholders. It has also been in the mayor’s newsletter. Mr. Hansen asked that we be sure to show the public what makes Millwood’s SMP unique from other jurisdictions in the state.

4. Adjournment. Mr. Hansen moved to adjourn. Motion seconded by Mr. Stravens. Motion carried unanimously. The meeting was adjourned at 7:30 p.m.

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Chairperson

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Secretary