

## PLANNING COMMISSION MEETING

### MINUTES

April 4<sup>th</sup>, 2019

6:30 PM

#### I. CALL TO ORDER

Rob calls the April 4<sup>th</sup>, 2019 Planning Commission to order at 6:30 PM

#### II. Approval of previous meeting minutes

- i. George motions to approve the March 7<sup>th</sup>, 2019 meeting minutes. Kelli seconds. All in favor. Motion carried.

#### III. NEW BUSINESS

##### 1. Hearing on Rankin Property- Shop

- i. Site located at 340 Rankin Dr. Residential. Location has a 2 story single family residence, guest house and garage. The accessory building will serve the existing tree farm on the property. The application was submitted and determined complete on March 19, 2019 and notices went out on March 20, 2019. The proposed structure is almost 3100 square feet. With the acreage, this size is well within less than 10% of the total lot size and that they must follow the site plans that they have provided or bring in new site plans. If the property is subdivided and the structure consists of more than 10% of the total lot size, the structure will be removed.
- ii. Bridget motions that the hearing be closed. Jessica seconds. All in favor. Motion carried.
- iii. George asks about the mailing noticed and asked if anything was posted on the property. It was not posted at the property. He asks if there should be a waiting period to allow the notice to be posted at the property. Discussion was had.
- iv. Jessica asked who approved the storm water. Public works reviewed the storm water. The fire department also approved the variance. There is no code about storm water drainage requirements. There is a checklist through the county for their county surface water manual. Amy does not recommend an independent storm water review. After reading more into the Snohomish county manual, Amy believes that their stormwater code does not apply. Jessica would like to add a condition that they show how they met requirement 5 from the Snohomish County Manual- on site storm water management. Jessica is worried that moving forward, the planning commission would be setting a precedence with allowing this variance without meeting requirement 5. The variance has met the drainage review according to the Town of Darrington's code and authority. Amy suggests that Dianne consult the Town's Attorney on

how the Snohomish county surface water manual can be applied to the Town's code.

- v. The Town's contract planner's recommendation was to approve the variance.
- vi. Rob calls for a vote on the Whitehorse LLC Variance. All in favor. One abstained. The variance is approved.

#### IV. CONTINUED BUSINESS-DISCUSSION ITEMS

##### 1. Shoreline Master Plan

- i. Amy has finished the updates and is still working on the formatting of the checklist. The biggest change is that the buffer for the Sauk River go from 132 feet to 150 feet. She is finishing the draft and submit it to Planning for approval.
- ii. There are no proposed changes to the maps, but Amy will update them.

##### 2. Cook Short Plat

- i. Cascade Surveying has corresponded with Amy saying that they are not sure if they will be moving forward with the final steps of this project.
- ii. Dianne has spoken with Cascade Surveying. They have all the paperwork, but they would need a contract because they do not have a contract to finalize the project.

##### 3. Parks and Recreation Plan

- i. There is a plan. It just needed to be updated. Bridget suggests that at this point the commission discusses what they would like to add to the parks.
- ii. Dan would like to see that overnight stays/ RV parking be added to the parks.
- iii. Bridget will work on ideas.
- iv. Rob suggests that the Community Center should be a part of the plan because it is considered as a site of recreation.
- v. An update needs to be sent to RCO

##### 4. UGA

- i. All Amy has left is the map program.

##### 5. Comprehensive Plan Update

- i. Amy suggests front loading the Comp plan with Parks and Rec updates.
- ii. Affordable housing will need to be added.

##### 6. Municipal Code

- i. Amy is updating the Critical Area Ordinance due to the changes in the Shoreline Master Plan.
- ii. Once Amy is done, a hearing would be held and then it would be recommended to Council.

#### V. Visitors

1. Dan informs the commission that the Supplemental Environmental Impact is out for review.

## VI. ADJOURN

Rob adjourns the meeting April 4<sup>th</sup>, 2019 Meeting at 8:10 PM

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Robert Requa, Chair

ATTEST:

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Dianne Allen, Clerk-Treasurer