



North Bonneville Planning Commission
Meeting Minutes of December 6, 2011

Chair Greg Hartnell called the meeting to order at 5:30 p.m.

Roll Call:

- Present: Joana Fry, Bob Bianchi, Greg Hartnell, Sharon Runkles, and Ron Winter
- Absent:
- Staff: Tom Jermann and John Spencer
- Council: Jennifer Stratton-Pies
- Guest: 18 including HDR Staff (Corrinne Atkinson, Rona Spellecacy and Mike Witter),

Public Comment:

None.

Approval of Minutes:

- Joana Fry Moved to approve the minutes for November 1, 2011, 2nd by Bob Bianchi. Approved and signed by Chair Greg Hartnell.

Staff Report:

- None. Tom's been busy with the SMP!

Council Report:

- Jennifer Stratton-Pies reported on that the property tax increase and utility tax increase both passed. Livestock ordinance was passed without a fee.

Commission Report:

- No comments from Ron Winter or John Spencer.

Shoreline Master Program Workgroup Meeting:

Tom and Corrinne Atkinson of HDR provided an overview of the status of the SMP and where the city is in the timeline. They discussed what is available on the city's website, discussed HDR's role as consultant, provided background on the SMP, and provided some background on the process moving forward. They urged public to provide input.

A brief Q&A followed. Concerns included:

- HDR's status,
- The impact of the SMP on private lands and land-owners property rights,
- Future permitting processes (the possibility of consolidated Critical Lands with Shoreline Permits),
- The value of citizen input and their role in the process

Rona Spellecacy of HDR presented the current draft shoreline characterization report. Greg Hartnell urged citizens to send questions, comments and suggestions to Tom Jermann.

Mike Witter asked for input on each Reach regarding what areas have special needs and/or what development might be expected in various areas.

- Josi Lambson suggested that no additional public access is needed to the lake (Concurred by Bev Charlton).
- A resident suggested no access should be made to the lake off city roads.
- Diana Hamilton asked about public accesses to Greenleaf Lake (via city lot S66 and via the boat launch), suggesting S66 might be a good location for access.
- Paul Lambson suggested that any public access should include parking facilities
- Joana Fry asked how changes can be made to the document in the future (Corrinne responded that any changes would need to be certified by the state).
- Greg Hartnell asked that a working document be posted on the web site ASAP regarding questions and answers discussed this evening.
- Greg Hartnell pointed out that Initial Comments need to be made by December 15th; he urged residents to send emails to Tom ASAP and to talk to their neighbors about the issues discussed this evening. Discussion ensued regarding the process for resolving conflicting comments from residents. The SMP working group (this meeting) will handle such issues.
- Sharon Runkles pointed out that there seems to be some conflict within the group regarding the desire for future public access to the lake. She suggested the document needs to be drafted in a way that could provide home-owner privacy while allowing public access. Diane Hamilton pointed out that limiting future access to a fishing dock would address this issue.
- Quincy Anderson asked about the process for identifying development regulations.
- John McSherry pointed out that the Port Property should be ID'd as public property, not private. He also asked for a map that overlays zoning with the shoreline reaches. He also asked that the city be sure to include water diversion structures (such as for habitat restoration) in the plan.
- Greg Hartnell pointed out that we will be responding to many of these issues at the next meeting.
- Quincy Anderson asked if there is any coordination on these issues on a national level. Corinne responded that Washington State is the only state they are aware of with a requirement for Shoreline Programs.
- Paul Lambson asked what the current set-backs are – Tom responded that it's 50 feet of the ordinary high water mark for most issues.
- Emad Mancy asked how the ordinary high water mark is defined – it's identified by the applicant for a permit.
- John McSherry asked if shorelines and critical lands will be combined. Tom responded that if we would like to incorporate critical lands into the shoreline plan.
- Greg Hartnell pointed out that the maps are available for review at city hall.

The Work Group Meeting was closed at 7:05 PM.