

**City of Puyallup  
Planning Commission  
Puyallup City Hall – Council Chambers  
March 26, 2014  
7:00 PM**

(These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of six years from the date of the meeting and are available upon request.)

**PLANNING COMMISSIONERS PRESENT:** Chair Steve Hastings, Vice-Chair Leon Leonard, Clay Ciolek, Nancy Johnson,

**PLANNING COMMISSIONERS ABSENT:** Curt Gimmetstad, Chris McNutt, Shelly Krashowetz

**STAFF PRESENT:** Associate Planner – Chris Beale; Administrative Secretary – Michelle Ochs

The meeting was called to order at 7:02 p.m. A quorum was established.

**APPROVAL OF THE AGENDA**

Mr. Leonard moved to approve the Agenda. Mr. Ciolek seconded the motion. The Commissioners unanimously approved the agenda.

**PUBLIC HEARING**

**Shoreline Master Program** (Recording start time 01:15)

The Planning Commission held a public hearing on updates to the Shoreline Master Program (SMP) and amendments to the Critical Areas code (PMC 21.06).

Mr. Beale gave a brief overview of the Shoreline Master Program (SMP), explaining the update process that is mandated by state legislature, requiring an update to local documents and changes to the Critical areas ordinance. He explained that the purpose of this meeting is for Planning Commission to consider the updates to the SMP draft and code, and to make a recommendation to City Council.

The Public Hearing opened at 7:16 p.m., there were no citizen comments, and the public hearing closed at 7:16 p.m.

The Commissioners gave the following feedback on the draft SMP:

- There were typographical and formatting issues pointed out throughout the document.
- There was discussion on how much the document is driven by the Department of Ecology (DOE), and whether there is any local flexibility within it.
- There were questions on whether the Puyallup River bridge replacement would fall under the direction of this document. Mr. Beale stated that a public hearing will take place, and that the project is subject to the current SMP document since it came before the most current draft will be finalized and approved.
- Mr. Ciolek pointed out that references to the FEMA remapping flood plain in tables 3-1 and 3-2 should be stated as “uncertified”.
- Ms. Johnson asked why the definitions in chapter two and chapter seven are different, Mr. Beale responded that it would be best if the definitions in each chapter were more consistent, and that the best way to achieve this would be to have each chapter reference the other.
- There was discussion regarding references in the SMP document to the changes in the code regarding wetland buffer widths.
- Mr. Hastings suggested adding the Clarks Creek Urban Conservancy and the Puyallup River Urban Conservancy to the definitions section to clarify for anyone reading the document to have a better understanding of their functions. Mr. Hastings asked about hazardous tree removal procedures in the shoreline, Mr. Beale commented that although it is not mentioned in the SMP document, that it is referenced in PMC 21.06 – the hazardous tree section.
- There was discussion regarding Section 3(b) of the wetland buffer width code that states “all wetlands that score less than 20 points for habitat, the buffer width can be reduced to those required for moderate land use impacts...” with Mr. Hastings suggesting that the number of points be changed to 30 for the purpose of reducing redundancies in this section of the code. Mr. Beale explained how the wetlands rating form works and that the number is a standard that comes from the Department of Ecology.
- Mr. Hastings also suggested a change in the wording in section 4, 1<sup>st</sup> paragraph “The director *shall* have the authority to increase the standard buffer width for any category of wetland...” be modified to read “The director *may* have the authority...”, or that the section should be cut out altogether because it is inconsistent with other standards and he doesn’t believe the Director should have that authority. There was extensive discussion regarding this item, centering on how this section could be worded differently. The general consensus of the Commissioners was to change the wording of “shall” to “may” and then to require the Director to consult with the departments of Ecology and/or Fish and Wildlife, which occurs later in the same paragraph.
- In regards to Appendix B of the SMP, Mr. Hastings commented that he felt that the appendix should reference city or state documents, rather than a document from the University of Mississippi.

Ms. Johnson moved to approve the SMP document (with amendments from this meeting), Mr. Leonard seconded the motion. The motion passed 4-0.

Ms. Johnson moved to approve the Critical Area Code (21.06) (with amendments from this meeting), Mr. Ciolek seconded the motion. The motion passed 4-0.

**OTHER COMMISSION BUSINESS** (Recording start time 01:32:14)

Ms. Johnson asked about the start time of the Planning Commission meeting on April 23<sup>rd</sup> that staff had previously communicated with Commissioners about, requesting a change in the start time from 7:00 p.m. to 6:00 p.m. to accommodate a full agenda. Ms. Ochs responded that she had heard from a majority of Commissioners that the 6:00 time will work, and that they should mark their calendars thusly.

**CITIZEN COMMENTS**

None.

**ADJOURNMENT**

The meeting was adjourned at 8:35 p.m.