

**CITY OF BRIER  
PLANNING COMMISSION MINUTES  
April 25, 2001**

Chairman Lavoie called the Brier Planning Commission meeting to order at 7:41 PM.

**ROLL CALL**

Present: Commissioners Lavoie, Friesen, Neilson, Hodgen, and Funk.  
Absent: Commissioner Brock.

**APPROVAL OF MINUTES**

Chairman Lavoie opened for consideration, approval of the March 28, 2001 Planning Commission minutes. **Commissioner Friesen** moved, and **Commissioner Neilson** seconded, to approve the March 28 2001, Planning Commission minutes. Motion Carried. Chairman Lavoie opened for consideration, approval of the March 7, 2001 Planning Commission minutes. **Commissioner Friesen** moved, and **Commissioner Lavoie** seconded, to approve the March 7, 2001, Planning Commission minutes. Motion Carried.

Commissioner Hodgen arrived at 7:44 PM.

**COMMITTEE REPORTS:** Councilmember Warner reported that City Council approved and followed the Planning Commission recommendations on Theresa Crafton's Variance application #V00-001.

**PUBLIC REQUESTS & ORAL COMMUNICATIONS:** None.

The Planning Commissioners voted to reverse the order of item #6 and item #7 on the Agenda.

**NEW BUSINESS – PUBLIC HEARING**

**VARIANCE APPLICATION #V00-003, BY GINA LIM AT 3507 217<sup>TH</sup> PL. SW**

Chairman Lavoie opened for consideration Variance Application #V00-003, by Gina Lim. Chairman Lavoie opened the Public Hearing at 7:47 PM.

\*Mr. Chris Murphy contractor for Ms. Lim, explained the Variance application which is to construct a 33' x 9' deck within 10' of the rear yard setback.

\*Greg Schultz - 21609 36<sup>th</sup> Ave. W. – stated he is a neighbor of Ms. Lim and was in favor of the Variance application.

**Commissioner Lavoie** moved, and **Commissioner Funk** seconded, to continue the Public Hearing to May 2, 2001 at 7:30 PM. Motion Carried.

**OLD BUSINESS – CONTINUED – SHORTPLAT #99-01 – MURPHY/LAMB - @ 22411 OLD POPLAR WAY, AND SUBDIVISION #99-003 – J.M. MURPHY - @ 22608 & 22512 OLD POPLAR WAY.**

Mr. Russell submitted an updated version of Resolution No. 459 and No. 460, and explained the changes. There was Planning Commission discussion.

**Commissioner Hodgen**, moved, and **Commissioner Neilson** seconded, to recommend to the City Council, approval of Resolution #459 and Resolution #460 as revised per the record, which were as follows:

For Resolution #459 add to Z, "with the maintenance road to be a minimum of 12 feet wide".

Add a Z.2 "Any additional input into the retention pond is prohibited unless specifically reviewed and approved."

Add a PP. "There would be a performance bond or the contractor will be required to post a performance bond to cover a period of ten years insuring the integrity and design of the retention pond, earth, and dam and a fee to be set by the City Council."

Add a QQ. "To recommend a minimum paving of 22 feet for Old Poplar Way."

For Resolution #460, add a DD "The applicant will be required to post a performance bond to cover a period of ten years insuring the integrity and design of the retention pond, earth, and dam and a fee to be set by the City Council."

Add an EE "pending the approval from the fish and wildlife "

Add an FF "All written comments by staff dated January 26, 2000 and March 15, 2001 as the conditions contained in the MDNS dated February 2, 2001 from the City's SEPA consultant are, by this reference, incorporated into this concomitant agreement."

Add a GG "Traffic mitigation as required by the project proponent shall be subject to the same determination as \$3,000 per lot assessment payable to the City of Brier. Payment shall be made to the City of Brier at the time of final plat approval and prior to the Mayor's signature prior to recording. All mitigation fees received shall be deposited into the Traffic Improvement Fund, Fund Number 116, and in accordance with requirements of State law, City Ordinance regarding preservation of the expenditure of said funds. Credits may be granted by the City Council.

Add a HH "A sewer connection fee of \$1500.00 per ordinance plus \$650.00 for Golden View Pump Station connection per lot, plus three (3) cents per square foot of total gross area, will be required for the sewer line connection payable upon issuance of a side sewer permit."

Add an II "The storm detention system shall be an above ground, off-site open pond for storm drainage designed for a minimum 100 year, 24-hour storm with a variable release rate and approved by the City Engineer. A bio-filtration swale shall provide for sediments and pollutants. The plans must be coordinated and approved so that water will flow properly without damage to or interruption of properties owned by the City and any private property involved. Drainage swales must be constructed at property lines to receive and handle the storm drainage from this plat and the developer shall be required to pay the cost that may be attributed to the improvements or perform the work as required. All drawings and plans for the storm detention system and grass lined biofiltration swale must be approved by the City of Brier Engineer. Paved detention pond maintenance road to be a minimum of 12 feet will be provided for access from Old Poplar Way. Galvanized or coated galvanized steel or aluminum piping shall not be used for any part of the detention facility or conveyance system."

- 1) For each lot where drainage swales are provided there shall be no construction of buildings, fences, walls or any other type of obstruction and there shall be no planting of vegetation other than lawn grass. Further, there shall be no installations of tightlines, so called french drains, or any fill and grading in any such drainage course or swale. This restriction shall be

recorded on the face of the plat as well as for each lot where drainage courses or swales are provided.

- 2) Any additional input into the retention pond is prohibited unless specifically reviewed and approved.”

Add JJ “Parks and open space mitigation and dedication in accordance with BMC 16.16.140H has been established by the City Council and is required.”

Motion Carried, with Commissioner Friesen voting against.

Commission Friesen requested that the City Council consider the new and improved EPA Guidelines. Commissioner Lavoie asked that a building envelope be redlined on lot 1, and that the City Council consider the access road coming off of Brier Road, and combine two lots to one.

**NEW BUSINESS – PUBLIC HEARING - CONTINUED**  
**VARIANCE APPLICATION #V01-001 BY J. M. MURPHY AT 22411 OLD POPLAR WAY, MURPHY/LAMB SHORT PLAT**

Chairman Lavoie opened for consideration Variance Application #V01-001 by J.M. Murphy at 22411 Old Poplar Way. Chairman Lavoie opened the Public Hearing at 9:11 PM. There were no comments.

**Chairman Lavoie** moved and **Commissioner Funk** seconded, to continue Variance Application #V01-001 to May 2, 2001 at 7:30 PM. Motion carried.

**VARIANCE APPLICATION #V01-002 BY J. M. MURPHY AT 22411 OLD POPLAR WAY MURPHY/LAMB SHORT PLAT**

Chairman Lavoie opened for consideration Variance Application #V01-002 by J.M. Murphy at 22411 Old Poplar Way. Chairman Lavoie opened the Public Hearing at 9:14 PM.

Dick Russell explained the Variance Application..

Kirby Johnson - 22016 Vine Road – was in favor of the request.

**Chairman Lavoie** moved and **Commissioner Friesen** seconded, to continue Variance Application #V01-002 to May 2, 2001 at 7:30 PM. Motion carried.

**CONDITIONAL USE APPLICATION #CU01-01 BY SPRINT PCS AT 23545 39<sup>TH</sup> PLACE WEST.**

Chairman Lavoie opened for consideration Conditional Use Application #CU01-01 by Sprint PCS at 23545 39<sup>th</sup> Place W. Chairman Lavoie opened the Public Hearing at 9:18 PM.

Sprint representatives explained the Conditional Use Application to the Planning Commission. They explained that it is a similar application that was granted to Pagenet, who had gone into Chapter 11 and gave up their location for the same Seattle City Light Transmission tower. Pagenet has not started any construction and Sprint would like to be allowed the installation of PCS antennas on an existing Seattle City Light transmission tower along with equipment cabinets on the ground under the tower.

**Chairman Lavoie** moved and **Commissioner Neilson** seconded, to continue Conditional Use Application #CU01-01 by Sprint PCS to May 2, 2001 at 7:30 PM. Motion Carried.

**ADJOURNMENT:**  
**Commissioner Hodgen** moved, and **Commissioner Friesen** seconded to adjourn. Meeting adjourned at 9:22 PM

DATE