

Subdivision Application Permit No. 2007-2-16 submitted by Cathlamet DEK LLC. The project is located at 85 W Birnie Slough Road, Cathlamet, Washington and referred to as Puget Island Estates.

Permit Coordinator Chuck Beyer presented his staff report regarding this subdivision. Beyer explained the applicant is intending to develop a 9 lot subdivision for residential use. Individual lots will have individually designed septic systems and Wahkiakum PUD will supply water and electricity. The access road will be a private road named "Shoreview Drive." Beyer explained the applicant is asking for a variance as the proposed street exceeds the maximum 500 feet dead end street requirement of subdivision ordinance section 4.02(D).

Public Comment:

Loren Jennings, adjacent property owner, pointed out there are some inaccuracies in the SEPA checklist which he addressed in his comment letter previously provided to the board. Jennings felt this project was not a good use of agriculture land and felt it diminished the rural character and appeal of this land. He urged the Planning Commission not to approve the preliminary application.

Bruce Craven, a prospective purchaser of adjacent property, addressed the issue of storm water run-off. He felt the applicant did not properly address this issue and the board should not approve this application until they have received an adequate solution to any storm water drainage.

It was moved by Commissioner Junger to deny the preliminary application for plat because it grossly exceeds the 500 foot maximum length provided in subdivision ordinance 4.02(d). Vik seconded the motion.

A discussion was held concerning lengths of dead-end roads in the county and Beyer indicated a new draft of the subdivision ordinance has been prepared by the previous Prosecuting Attorney, Fred Johnson, eliminating this condition. The Board of County Commissioners will be reviewing this ordinance in the near future. However, the present ordinance reads:

Streets 4.02 Street Provisions:

- D. Streets designed to have one end permanently closed or in the form of a cul-de-sac, shall provide at the closed end, a turnaround having a minimum right-of-way radius of not less than forty-five (45) feet or with a "Y" or "T" permitting comparable ease of turning. Such streets shall not exceed five hundred (500) feet.

Chairman Irving called for a vote. The motion carried 5 to 1.

Shoreline Permit No. 2007-2-17. Wahkiakum County Public Works Department proposal to replace the existing ferry ramp with a new loading platform, transfer span and ferry apron.

Permit Coordinator Chuck Beyer reported that Wahkiakum County has filed an application to construct an improved ferry terminal ramp. The project will consist of constructing and installing a concrete slab 70 feet long and 28 feet wide for connecting the existing maneuvering platform to a new steel ramp. The concrete platform will be supported by approximately 14 steel piles. The ramp will consist of a steel girder and grid deck transfer span, hinged at the loading platform on one end and supported by pontoons on the other. The transfer span will be approximately 93 feet long and 16 feet wide. An apron, approximately 18 feet long and 18 feet wide will allow vehicle loading from the transfer span to the ferry deck. A temporary timber approach will be installed so the existing or new transfer span can be temporarily placed for ferry use during construction. Existing creosote treated timber piling and steel piles will be removed. Upon completion, the existing transfer span, temporary piles and timber approach will be removed from the site. CREST recommended approval of this permit with conditions.

It was M/S by Commissioners Vik and Cooper to approve the Shoreline Permit No. 2007-2-17 with CREST's recommended conditions. Carried.

Shoreline Permit No. 2007-2-21. Wahkiakum County Public Works Department. Application for placement 266,800 CY of clean dredge material landward of -15 ft CRD along 3,300 lineal feet of shoreline.

Permit Coordinator Chuck Beyer reported that the Wahkiakum County Public Works Department proposes to place up to 266,800 CY of dredged material along 3,300 feet of shoreline to halt shoreline erosion affecting upland properties. The properties impacted would be from 48 to 176 East Sunny Sands Road in Cathlamet, Washington. These properties are located in the North ½ of Section 25, Township 8 North, Range 6 West, of the W.M. CREST recommended approval of this permit with conditions.

Public Comment:

Dave Simpson of Coast Harbor Engineering is working on this project for the county. He explained that the sand will be from various projects in the Columbia River. At this time, there are no Corp of Engineer projects in the works. He explained the county wants beach nourishment to halt shoreline erosion. Karen Fleming, Puget Island resident, expressed her concern about health issues and the carcinogenetic material in the sand. She asked how the sand will be monitored in order for it to be considered "clean" sand. Commissioner Vik explained core samples will be taken prior to placement. Paul Vik reported on his meetings in Oregon and Washington concerning the Columbia River deepening project.

It was M/S by Commissioners Junger and Cooper to approve the Shoreline Permit No. 2007-2-21 with CREST's recommended conditions, with the emphasis on condition no. 1, regarding "clean" sand. Motion carried with Commissioner Vik recusing himself because he felt he may have a conflict of interest due to the fact that he is proponent Paul Vik's brother.

There being no further business to come before the Planning Commission, Chairman Irving adjourned the regular meeting at 8:00 p.m.

Marsha LaFarge, Secretary

Terry Irving, Chairman