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5 **1. CALL TO ORDER** – Vice Chair Sally Doherty called the meeting to order at 7:00 PM  
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7 **2. PLEDGE OF ALLEGIANCE** – was recited.  
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9 **3. ROLL CALL** – Present: Sally Doherty, Christian Dawson, Doug Parker, Roger Bowman, Justin Sykora,  
10 Kuchen Hale. A Quorum was present. Absent were Kris Kopitzke, Scott Patten & James Langan ( all  
11 excused).  
12 **ALSO IN ATTENDANCE** – Mayor Palmquist, City Administrator Ron Moorse  
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14 **4. APPROVAL OF AGENDA** –  
15 Remove item 9b – the pervious paver topic will to go to City Council before the Planning Commission  
16 discusses further.  
17 **Motion/Second Bowman/Hale To approve the agenda for the June 3, 2019 Planning Commission**  
18 **meeting. Passed 6-0.**  
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20 **5. APPROVAL OF MINUTES** –  
21 A. May 6, 2019  
22 **Motion/Second Hale/Sykora To approve the minutes of the May 6, 2019 Planning Commission meeting.**  
23 **Passed 6-0.**  
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25 **6. REPORTS AND PRESENTATIONS** - None  
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27 **7. PUBLIC HEARINGS** –  
28 A. Amendment to Article IX Sewer  
29 Administrator Moorse provided the following summary: The City Council has referred to the Planning  
30 Commission, for a public hearing and recommendation, an amendment to the sanitary sewer ordinance  
31 regarding additional triggers for required connections to the sanitary sewer system, restrictions on the use of  
32 septic systems in the floodplain, and illegal discharge into the sanitary sewer system.  
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34 Vice Chair Doherty opened the public hearing at 7:12 pm  
35 No public was in attendance. No comments were received.  
36 **Motion/Second Bowman/Sykora Move to close public hearing. Passed 6-0.**  
37 Hearing closed at 7:13 pm  
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39 Bowman asked if there is any ambiguity on where the old village is and what is serviced? No, it specifically is  
40 stated where the area is located in the ordinance).  
41 Bowman asked if a timeframe can be given for connection? (Moorse replied yes, and during winter months an  
42 escrow account would be set up for later connection. )  
43 Hale recommended the city not specify cost  
44 Moorse stated the buyer could get estimates and escrow that amount until work could be completed.  
45 Parker asked if we know what houses are not connected? (majority are not). When water is high do we know  
46 which are not functioning? (yes, several)  
47 Moorse stated that in general most are fine; when water comes up some are not compliant.  
48 Doherty is supportive of including transfer of ownership trigger into ordinance.  
49 Hale suggested language “If not feasible at time of sale an escrow account shall be created based on an estimate  
50 from license contractor”.  
51 Sykora suggested “Within 60 days unless conditions do not allow”.  
52 Bowman asked about transfer of property and enforcing if not connected? (city fee schedule if not compliant)  
53 Hale asked if the city has right to connect and levy? ( do not currently have that language)  
54 Parker asked if we could require certificate of compliance every 2 yrs.  
55 Sykora stated the 60 days start when ground conditions allow.  
56

57 Moore stated there is state requirement of inspection at time of sale. How does city enforce? And implement?  
58 Bowman suggested penalizing noncompliance with a fee.  
59 Hale asked what the thoughts were when original was written. (Moore replied nothing specific, land use  
60 violation).  
61 Doherty stated that the reason doesn't matter for not conforming. Suggested adding new fees \$500/month non  
62 compliance.  
63 Sykora suggested adding item "g" "If non-compliant, property subject to penalty according to city fee schedule.  
64 If ground conditions do not allow for work, owner is allowed 60 days to begin when conditions improve. Both  
65 to be determined by city." 60 days could start when road restrictions are lifted.  
66 Bowman suggest fee be significant. \$500 for every 30 days.

67  
68 Section 2

69 Addresses ISTS in the time of flooding

70 Hale asked about the duration of flooding, who determines? (WA County)

71 Moore stated that the language during flooding is broader than just the downtown area.

72 Hale what are residents to do

73 Doherty stated that this language allows the city or county to deal with systems in event of situation due to  
74 flooding. Recommends leaving as written.

75 Bowman recommended deleting last portion of last sentence "~~such that wastewater may be released into the~~  
76 ~~flood waters.~~

77  
78 Section 3

79 Gives authority to city to inspect to see if anyone has connected sump pump to sewer system.

80 Doherty recommended leaving the text as-is.

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82 **Motion/Second Hale/Sykora To approve comments above and send recommendations to the City**  
83 **Council. Passed 6-0.**

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86 **8. NEW BUSINESS – none**

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89 **9. OLD BUSINESS –**

90 A. Review & clarification of elements of PLCD ordinance language

91 Parker stated there isn't much ability to enforce if the HOA doesn't follow through

92 Sykora stated that the city would take over

93 Hale recommended supplementing the language "vegetation" with language "to use native species"

94  
95 Item a Parcels previously subdivided to their maximum density may not be joined to a PLCD.

96 This is regarding adjacent parcels already developed

97 Hale stated there is no transfer of density rights in calculation of PLCD requirements

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99 Item b. regarding allowing access though an existing lot

100 Dawson stated the current language allows flexibility. Changing the statement changes the intent. Allowing  
101 road in platted subdivision opens Afton up for developers. Current language allows for decision.

102 Doherty stated the language doesn't say that roads are allowed or disallowed, lets the planning commission  
103 and city council decide.

104  
105 Item 1C. Coordination with subdivision regulations

106 Bowman suggested "not included in any way"

107 Hale suggested "may be joined, but do not transfer density"

108 Sykora stated the current PLCD preserved many acres. Afton is moving toward more development

109 **Motion/Second Sykora/Doherty move to recommend changes to the ordinance as follows:**  
110 **“Parcels which contain their maximum permitted density or have been previously subdivided to their**  
111 **permitted density may be included in a PLCD but may not be included in density calculations or land**  
112 **preservation minimum requirements.”**  
113 **Motion amendment Dawson (accepted) “Parcels may be included in the PLCD if it allows for the best**  
114 **conservation design for the PLCD as determined by the City. Such parcel may not be included in**  
115 **any density calculation or land preservation acreage requirements.”**  
116 **Vote – Passed 6-0.**

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118 ~~B. Pervious Pavers~~

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120 C. Update on City Council actions  
121 Council member Wroblewski provided a summary of the May City Council meeting.

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124 **11. ADJOURN**

125 **Motion/Second Bowman/Parker To adjourn. Passed 6-0.**

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127 Meeting adjourned at 8:58 pm.

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132 Respectfully submitted by:

133  
134 JY  
135 Julie Yoho, City Clerk

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138 **To be approved on July 1, 2019 as (check one): Presented:  X  or Amended: \_\_\_\_\_**