

CITY OF BELLEVUE  
BELLEVUE PLANNING COMMISSION  
STUDY SESSION MINUTES

February 25, 2009  
6:30 p.m.

Bellevue City Hall  
City Council Conference Room 1E-113

COMMISSIONERS PRESENT: Chair Orrico, Commissioners Ferris, Hamlin, Mathews, Robertson, Sheffels

COMMISSIONERS ABSENT: Commissioner Lai

STAFF PRESENT: Paul Inghram, Nicholas Matz, Department of Planning and Community Development, Michael Paine, Heidi Bedwell, Development Services Department

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 6:31 p.m. by Chair Orrico who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present with the exception of Commissioner Robertson, who arrived at 6:42 p.m., and Commissioner Lai, who was excused.

3. PUBLIC COMMENT – None

4. APPROVAL OF AGENDA

The agenda as submitted was approved by consensus.

5. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCILS, BOARDS AND COMMISSIONS

Commissioner Ferris reported that the Meydenbauer Bay park group has not met for a long time because the staff have been working on the Environmental Impact Statement. A walk-through of the park based on the design that will come from the EIS work is slated for March 14, and a meeting will be scheduled the following week.

6. STAFF REPORTS

Comprehensive Planning Manager Paul Inghram reported that the City Council adopted the Bel-Red Comprehensive Plan amendments on February 17. The Land Use Code provisions are still before the Council and will be reviewed again beginning on March 2. The incentives will be part of that discussion.

Mr. Inghram also informed the Commission that the City Council at its meeting on February 23 voted its preference for light rail. They selected the B3/B7 hybrid alignment that will come up

Bellevue Way, but rather than continue up 112<sup>th</sup> Avenue SE cut over to run adjacent to I-405 along 114<sup>th</sup> Avenue SE before reaching Main Street. The alignment would then enter a tunnel under the downtown, following Main Street to the west, up 106<sup>th</sup> Avenue NE, and then back out underneath the Pedestrian Corridor and NE 6<sup>th</sup> Street to a station underneath the transit center. The route would then daylight to cross I-5 at NE 6<sup>th</sup> Street to connect with the BNSF right-of-way north past Lake Bellevue and into the Bel-Red area along the NE 15th Street/NE 16th Street alignment. If Sound Transit agrees to the route, additional land use planning around the hospital district station may be warranted.

The public comment period on the East Link DEIS has ended and Sound Transit is expected to take action in the next four to six weeks on what the FEIS should look like.

Mr. Inghram said the Council also adopted the ped-bike plan Comprehensive Plan amendment, though it was revised to remove the 140<sup>th</sup> Avenue NE bike lane projects. The Sambica amendment was adopted without change. The Coal Creek amendment was also adopted, though the land use designation was changed to Single Family Low from Single Family Medium.

Answering a question asked by Commissioner Ferris, Mr. Inghram said there was a great deal of discussion on the part of the Council regarding the triangle area of Bel-Red and what the height limits should be along 156<sup>th</sup> Avenue NE. In the end, the Council adopted the plan recommendation as forwarded by the Planning Commission.

## 7. STUDY SESSION:

### A. 2009 Comprehensive Plan Amendments Briefing

Mr. Inghram reported that two applications for Comprehensive Plan amendments for the 2009 cycle had been received by the deadline. An additional city initiated amendment will likely be filed to make the Comprehensive Plan consistent with the new CIP once it is adopted.

Senior Planner Nicholas Matz said both of the applications are site specific. The first one is called Lorge/Benis (aka Newport Professional Buildings). The site at 4307-4317 120<sup>th</sup> Avenue SE is at the south end of Factoria and is bordered by Newport High School on the north, west and south, and across the street from St. Margaret's to the east. The privately initiated application covers two of the three properties within this Professional Office area. The request is to amend the Comp Plan designation from Professional Office (PO) to Community Business (CB). This application was before the Commission in the 2008 cycle. The geographic scope of the 2008 iteration was recommended for expansion by the Commission to include the third property. However, the Commission recommended not advancing the amendment out of Threshold Review based on a lack of significantly changed conditions. The applicant subsequently withdrew the application before the City Council was scheduled to take action on the Commission's Threshold Review recommendation.

Mr. Matz explained that the 2009 CPA proposal now includes proposed development conditions regarding the mix of land uses on the site and a requirement for an affordable housing component. The applicant is proposing implementation through some type of concomitant agreement attached to the rezone of the property.

The same question of geographic scoping will once again be before the Commission to determine if the third property should again be included. The owner of that property has not separately applied for a CPA, and has not agreed to participate in this one.

Commissioner Sheffels pointed out that on page 6 of the materials provided to the Commission the statement is made that there will be no retail uses, yet in other places the applicant indicates that there will be retail uses. Mr. Matz said that staff noted that as well, and the issue will be clarified in the recommendation presented to Planning Commission for Threshold Review.

Commissioner Robertson said she would like to know what the maximum building envelope would be under the proposed zoning, and what the maximum building envelope is under the current zoning. She said she would also like more information regarding the history of the site and whether or not the St. Margaret's site has been looked at since annexation. She said it was her understanding a request was submitted to rezone the applicant site to Office back in the 1990s. She said she would also like more information from the property owner who has elected not to be included and whether or not they want to be included in the geographic scoping.

Commissioner Robertson said she would also like a better understanding of what the 60-foot height limit allowed under CB would look like from the road, given that the applicant property is somewhat below the grade of Factoria Boulevard.

Mr. Matz then introduced the second proposed 2009 site-specific CPA application, and said the Kinoshita amendment is for property consisting of three parcels at 1429 Bellevue Way SE. The privately initiated application seeks to change designation for the half-acre Single Family High (SF-H) site to Multifamily Medium (MF-M), with the intention of rezoning to R-15 or R-20. He said the site currently has a single family residence on it that houses a licensed daycare center. The applicant also owns the existing Multifamily Medium (MF-M)-designated property adjacent to the proposed CPA site.

Commissioner Robertson asked how the existing MF-M property owned by Mr. Kinoshita is currently developed. Mr. Matz said it has a single family house on it that is also part of the daycare center. Commissioner Robertson said she wanted to know how the proposed change to the zoning designation will change the use of the property.

Commissioner Robertson pointed out that the Botch property for which there was a Comprehensive Plan amendment in 2003 is very nearby the Kinoshita site. She asked to be supplied with copies of the Planning Commission minutes regarding that application, which the Commission recommended not be approved but which ultimately was approved by the Council.

There was consensus to set the amendments for public hearing.

#### B. Shoreline Master Program

Associate Planner Heidi Bedwell introduced Dave Radabaugh who serves as the contact person with the Department of Ecology.

Environmental Planning Manager Michael Paine explained that Bellevue begins at a significant disadvantage in that it currently has no shoreline designations, making it necessary to start from scratch. With the shoreline already developed, however, the task will not be that difficult because only a few designations will even fit.

Mr. Paine said the policy objectives include the preeminence of environmental quality, or no net loss, under which a baseline is established and ecological functions are not allowed to fall below the line; a focus on preferred uses, which along the shoreline mainly are water-oriented uses; and public access.

The Commissioners reviewed a map depicting the shoreline jurisdiction for purposes of updated the Shoreline Master Plan. It was noted that the jurisdiction includes the shorelines of Lake Washington, Lake Sammamish and Phantom Lake; Mercer Slough and the associated Kelsey Creek Wetlands; and the Lake Hills wetlands system that originates from Phantom Lake and flows northward to Larson Lake.

Mr. Paine said the shoreline environments are a kind of shoreline zoning that are applied to shoreline segments based on ecological conditions in distinct geographic areas. The variables include vegetation, armoring, docks, and the overall density of land use. Segments with similar conditions are identified, the conditions are matched to the Department of Ecology designations, and they are mapped and averaged across segments. That yields a composite score of the ecological health for the segments.

The Department of Ecology has a recommended list of designations. The ones that may be appropriate for Bellevue include aquatics and natural. The aquatics designation applies to areas below the ordinary high water mark and is designed to protect and restore unique characteristics and resources. Any regulations applied under the environment would greatly control a number of over water uses, though only those uses that are water dependent and which involve public access or restoration. Mr. Paine said staff will recommend that the aquatic designation be adopted, but will also recommend that any regulations applied be based on the environment designated on the landward side of the ordinary high water mark in order to simplify the regulatory scheme. The Commission could suggest that certain water bodies should be governed under the environment; for example, if the concern were to limit irrevocably the use of powered boats on Mercer Slough, the aquatic environment designation could be used to make that happen.

Answering a question asked by Chair Orrico regarding the extent of the city's jurisdiction over Lake Sammamish and Lake Washington, Mr. Paine said in effect the jurisdiction goes out quite a ways given the standards that govern docks. The regulations are based on the shoreline designation, but docks go out into the water, thus effectively the regulations extend accordingly. Beyond just docks and boat lifts, local property owners are putting all sorts of things into the lake, including coolant and heating systems located on the lake bottom that re-circulate water and over which there are so specific regulations.

Chair Orrico asked Mr. Paine if he were suggesting the landward side designation should be used instead of the aquatic designation. Mr. Paine said he was suggesting using the aquatic designation but regulate using the upland designation. That is the approach used by other jurisdictions.

Mr. Inghram clarified that the regulations would govern the allowed uses. As far as structures permitted in the water are concerned, they would still be regulated by the aquatic overlay. One could not build a house over the water on piers, for example.

Commissioner Sheffels observed that there are a number of things that can be placed in the water, such a buoys, that control what happens on the shoreline. Mr. Radabaugh said the lone consideration for the city with the shoreline designation is that it includes the areas within the city limits. There are other overlay jurisdictions for non-city governing jurisdictions, such as the Corps of Engineers. The city's regulations will not supersede their jurisdiction in any manner. Mr. Paine noted that the city limit extends halfway to Mercer Island; it is the centerline of the channel.

Chair Orrico asked how much work is required of the city given that federal, state and shoreline regulations are already in place. Mr. Paine allowed that there is not a lot. The city needs to

review the policies it does have, and make sure that the regulations result in no net loss.

Ms. Bedwell said the aquatic designation could be applied to wetlands, though for the most part the standards that are in place under the critical areas ordinance offer the necessary protections.

Commissioner Ferris asked if applying the aquatic designation to Mercer Slough would prevent powered boats from using it. Mr. Paine said they are currently permitted to a certain point; a sign marks the spot beyond which motorized boats are not allowed. Using the environment could establish regulations that are more specific. Prohibitions on powered boats are not inherently tied to the aquatic designation, but a more specific regulation could be added to it.

Commissioner Ferris observed that the five selected Department of Ecology-recommended designations do not specifically reference marinas. Mr. Paine said Ecology allows for the application of alternative designations provided they are equally protective. If there is a need identified for environments that are specific to conditions in Bellevue, the city can develop and apply the designation. One option would be to use the marina designation as opposed to high intensity, which is on the Department of Ecology-recommended list.

Mr. Radabaugh said there are a number of examples in the state where local jurisdictions are using distinct and unique designations to fit their local circumstances.

Mr. Paine said natural is a Department of Ecology designation that may or may not apply in Bellevue. The designation refers to areas that typically are fairly well intact ecologically. In urban areas there are places that are less intact than those that can be found in more rural settings. However, in Bellevue Mercer Slough is largely ecologically intact, though some of its processes have been damaged. One could conceivably apply the natural designation there; it has irreplaceable functions; it represents geologic types of particular interest regionally; and it cannot support a lot of new development.

Urban conservancy is what staff will recommend for many of the areas, though as crafted the designation has some inconsistencies. The designation anticipates a higher intensity of development than the natural designation. Such areas have ecological functions to be retained but they may have been damaged or altered. They are suitable for water-related or water-enjoyment uses and public access. In natural areas, public access might be allowed, but on a limited basis.

Shoreline residential is the predominant environment that encompasses Bellevue's shorelines. They are areas that do not meet the criteria for the two more natural environments. They are characterized by existing residential development or are planned or platted for residential development in the future. There are intensive uses that are not compatible.

High intensity is a designation that could be applied to a ferry terminal, but it could also apply to a marina, a marine business, or water-related transportation components. Usually such areas include commercial or industrial uses that need water as an integral part of their operation. While there is some emphasis on protecting ecological functions, usually the functions are very degraded so the focus is on restoration and mitigation.

Mr. Paine said in the opinion of staff, the three Department of Ecology designations the Commission should consider are urban conservancy, shoreline residential and aquatic. He said the urban conservancy designation would primarily be applied to parks and existing agriculture; the focus would be on retaining ecological functions and providing a host of other uses around public access, public involvement, and public recreation. The designation might apply in the

Phantom Lake/Lake Hills wetlands complex and to the Mercer Slough, the lower Kelsey Creek wetlands, Newcastle Beach Park, Chisholm Beach Park, Vasa Park, and potentially the street-end parks.

The key management policies associated with the urban conservancy designation include a primary focus on ecological function; no net loss; and standards that address stabilization, vegetation, conservation, water quality, and shoreline modifications. A precedent is given to public access and public recreation objectives. Water uses are obviously favored by the designation. The idea is for areas that are ecological reserves that people can enjoy, or parks for which there are a variety of different uses programmed yet are primarily water oriented.

Shoreline residential is what lines the bulk of Bellevue's shorelines. The key management policies focus on no net loss; establishing particular standards; public access and joint use; certain kinds of multifamily development; and commercial development limited to water-oriented uses.

The primary focus of the aquatic designation is a limitation on uses and structures over the water. There is also a focus on protecting the uninhibited flow of fish and wildlife habitat. The designation seeks to prohibit uses that impact ecological functions and critical habitats.

Mr. Paine said staff has considered several areas for alternative designations, starting with Meydenbauer Park. Along the north shore of Meydenbauer, the segments mapped as 04 and 05 have low to moderate functions, while segment 06 has low function. Segment 07 has moderate function. One could apply urban conservancy to half and marina or high intensity to the other half. It would also be possible to apply urban conservancy to the entire park area given that the marina is primarily focused on public access and public recreation. As a standalone marina, it probably would not fit the category of urban conservancy. Alternatively, the city could choose to try to craft a very specific park environment designation that would effectively reflect the vision of the community for a certain kind of park with a certain list of uses and a certain kind of focus. Of course, the community has not finalized its vision for the park yet.

Commissioner Ferris observed that the planning process for Meydenbauer Park is only in the beginning stages; implementation of the plan may take as many as 20 years. It would not be prudent to apply a shoreline management designation that is inconsistent with whatever the vision of the community will be for the park. One option might be to designate the whole park area as a park and allow the gamut of uses that are being considered. Mr. Paine said it should not be forgotten that the northwesterly end of the park down to where the marina is is a softer, gentler, more ecologically functional section. Whatever is done, the designation must reflect that reality. None of the approaches to be recommended by staff would be particularly damaging the overall concept of the park, with the exception of picking up the marina and moving it to the north end given the circumstances on the ground; that would be creating a new marina in an area of far less developed function.

Commissioner Ferris suggested that if that the case, the steering committee should be informed. There is a lot of effort being put into the notion of moving the marina, and the community is certainly involved. He allowed that nothing has been determined to date, but if something simply will not be feasible, it should be removed from consideration. Mr. Paine said the split zone approach would allow opportunity for more kinds of commercial uses in the area than otherwise would be supported by urban conservancy.

Commissioner Mathews observed that the park area is quite small overall and suggested that a high intensity use might overwhelm the environment. So long as there is a marina there, other

nearby areas will be affected. Mr. Paine said it is true the birds that might otherwise use the shoreline may be negatively impacted, whereas the fish might be just fine.

Commissioner Sheffels noted that nowhere else in the city is a dedicated parks designation in use. She said she would be wary about calling the area a park as such, unless consideration is given to developing a designation for park that could be used in other parts of the city. Mr. Paine agreed that it would be necessary to argue the unique characteristics of the shoreline and of the uses before applying a park designation to the site.

Commissioner Ferris referred to the area marked 07 at the south end of the bay and pointed out that the area is one that the local residents would like to have dredged owing to the fact that over the years sediment has come in from the rest of the city. They believe that a greater water depth would allow the water temperature to be reduced, which in turn would lessen the growth of algae. Mr. Paine said the horseshoe area near the end of the bay has been raised as an area of concern. There are no docks there and few bulkheads. Wetland plants do grow along the shoreline; the water is shallow and there is a lot of emergent growth. The analyst saw that the area has slightly higher function than elsewhere in the normal residential part of the shoreline because of the shallow water, weedy growth, and use by wildlife. The buildings are also somewhat set back from the water. The area is potentially good for restoration. The issue is what to call the area. It certainly fits in the shoreline restoration classification, but if tailored somewhat to have a focus on restoration, one option would be to preserve a slightly larger area. Another option might be a split designation with a narrow band in front of the buildings as one designation and another one behind in shoreline residential; that would not affect the homeowners much because they cannot build the forward area anyway so it could over time become a restoration area.

Nothing would disallow restoration under shoreline residential, but the focus would not be there, the recognition on the map that the area is somewhat important would not be there, and there might not be the same energy around making it happen. All of the property is privately owned.

Commissioner Ferris said it would be very helpful for the Commission to hear directly from the property owners their views regarding the various designations before a recommendation is formulated. Mr. Paine agreed. He said if their dream is to have a big dock, they would be unlikely to support restoration efforts. If they have come to the understanding that there are wetlands in need of preservation, they will likely support taking that approach, but the reality is that conclusion is not likely.

Commissioner Ferris pointed out that Vasa Park is privately owned. Giving it a designation of urban conservancy would prevent the park from being developed to its underlying zoning, which is single family.

Mr. Paine said marinas are typically dealt with as high intensity environments. Depending on how they are classified, there are either four marinas in the city, or two marinas and two yacht clubs. He said in his experience yacht clubs have a clubhouse with parking and boats on the water; they do not often have a lot of the ancillary activities associated with marinas. In Newport Shores there is a marina, a boat ramp and a yacht club. The marina has been condoized so there is a lot of private property ownership involved with it. In addition, some people own a large number of slips which they lease out, there is a maintenance business, and there are boat sales. The yacht club is a fairly stable use with a clubhouse, a big parking lot, and piers.

High intensity is one designation that could be applied to a marina. The use is obviously water dependent and water focused. Marinas generally have a big impact on function, but new marinas

make a real effort at trying to limit the impacts. One option would be to call it marina to recognize the actual uses as opposed to the plethora of uses that could come in under high intensity. That would, however, leave out the possibility of a place to be used by ferry boats.

What marinas want is to be able to do things without always having to seek a conditional use permit. Under the current approach, nearly everything they do requires a conditional use, or an ancillary permit associated with a conditional use. They would prefer to have a list of specialized uses that would give them an envelope in which to operate.

Moving the focus to the Belfield Office Park, Mr. Paine noted that the area surrounding it is very high function. The office park floats on wetlands and there are wetlands in the parking lots. Every place not covered by parking lot and where the grounds keepers are not actively mowing, wetland vegetation comes up. So even with development the site is relatively high functioning.

Mr. Paine offered three possible designations for the site. He said urban conservancy fits because the site is nearly surrounded by the Mercer Slough. That designation, however, would have real consequences in that it would render the office use nonconforming, and redevelopment for other urban uses would not be allowed. However, because of the way the critical areas ordinance works, the structures would be effectively grandfathered.

Chair Orrico suggested the split zone approach might work best for the site. It would allow some flexibility along with incentives for the property owner to rehabilitate some of the property. Mr. Paine agreed but added that there certainly are complexities associated with additional development when the ground is floating, so it may not be possible for the city to offer incentives strong enough to see a building moved to another location. New technology may allow for the creation of pilings that would permit a taller building, which would be enticing to the property owner. The area along the outer reach where the property touches the Slough could be designated urban conservancy, triggering some serious restoration, in exchange for allowing the existing uses to continue. Chair Orrico held that moving buildings may not be necessary so much as removing some of the lawn areas and rehabilitating the habitat.

Commissioner Hamlin asked if the split zone approach has been used before. Mr. Inghram said others jurisdictions have taken that tack in similar situations where there is a horizontal banding of the shoreline within the shoreline jurisdiction. The complexities associated with areas that are already developed often make split zoning the only logical choice. At the same time, the more the zones are split, the more complex things become for development in the future.

Mr. Paine called attention to the St. Joseph's property on the shore of Lake Washington. The ten-plus acre parcel is underdeveloped by Bellevue standards. The area within the shoreline jurisdiction runs right up to a developed patio, but most of the buildings are outside of the jurisdiction. As such, the property may be another ideal location for a split zone of urban conservancy and shoreline residential. The property owner has not yet been approached for comment. The current use has been operating at its location for many years without change, and there appears to be no intention of turning the site into houses. Even if they did, the critical areas

on the site would not yield much density at R-1.8. The potential for functional restoration is quite high, so it cannot be overlooked.

Commissioner Robertson said she would be hesitant to put more limiting regulations on a piece of property just because it has not yet developed. Some would say that would punish the property owner for being a good steward of the shoreline to date. She said she would like to learn more about how the property owner feels about it, and about the critical areas on the site and how they might affect development. It is possible that the urban conservancy designation would not impact the property owner any more than the critical areas regulations already do.

Mr. Inghram said he could understand the need to generate a sense of fairness between the properties, but pointed out that under the Shoreline Management Act the city must establish a baseline of no net loss. That line must be established at the time of the inventory, which has already been done. The city cannot say that people could have developed marinas along the entire shoreline and therefore they must be allowed in order to be fair. What are needed are sufficient regulations to preserve the current ecological functions.

Chair Orrico asked if there will be efforts made to coordinate with other jurisdiction where the shorelines of Bellevue abut to the shorelines of another jurisdiction. Mr. Paine said there will be. He said he could guarantee that where there are residential uses the designations will undoubtedly line up jurisdiction to jurisdiction. Where a Bellevue park abuts another land use in another jurisdiction, there could potentially be differences.

Commissioner Ferris asked if a property owner could be eligible for assistance in restoration efforts. Mr. Paine said if it were up to staff the city would have a restoration program aimed at helping property owners directly. Whether or not such a program will ultimately be developed will be up to the Commission to recommend and the Council to decide. There will need to be a discussion about what incentives are appropriate and legal to offer. Mr. Inghram added that there will be a process involving the Commission in which the applicable regulations will be developed.

Commissioner Sheffels suggested that marina is a more descriptive designation than high intensity.

Commissioner Hamlin said he was comfortable with the designations as suggested by staff, adding that he also preferred the notion of the split zoning where indicated. He said he would prefer to stay away from the more specific or special designations. Commissioner Ferris concurred.

Answering a question asked by Commissioner Mathews, Mr. Paine said it will be necessary to be careful in designating marinas or yacht clubs because the land could be sold at some future time and a strict designation could prohibit uses that otherwise could occur. The designations could also trigger concern on the part of residents that a full-blown, busy marina is going to show up where a yacht club was.

Ms. Bedwell said as soon as there is something concrete to react to with regard to the environmental designations, a series of open houses will be scheduled in the community.

8. APPROVAL OF MINUTES

A. January 7, 2009

Motion to approve the minutes as submitted was made by Commissioner Robertson. Second was by Commissioner Ferris and the motion carried without dissent; Commissioner Hamlin abstained from voting.

9. PUBLIC COMMENT None

10. NEXT PLANNING COMMISSION MEETING

Mr. Inghram reported that Cheryl Kuhn is not planning to come to the Commission with the neighborhood character issue on March 11, which means the agenda is open; he suggested canceling the meeting. He also suggested meeting on April 15 rather than April 8 to avoid a conflict with spring break for the school district.

Mr. Inghram took a moment to talk about some legislation of interest to the city. He said HB 1490 is proposed as an amendment to the GMA. It would establish a goal for greenhouse gas emissions and would require planning for transit-oriented development. The most controversial aspect of the bill is the section that would require 50 dwelling units per acre within a half mile radius of transit stations. It would also require within 25 percent of the housing within the transit-oriented development areas to be affordable. The hope is that the final version will focus more on requiring cities to plan for transit-oriented development rather than having strict black and white requirements.

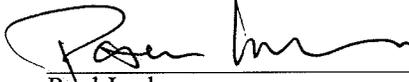
Mr. Inghram informed the Commissioners that there appears to be quite a lot of interest on the part of some legislators toward new legislation that would greatly facilitate, encourage or make happen the annexation of areas such as the Eastgate area.

Another bill under consideration would consolidate the three growth management hearings boards. To date the three-board approach has worked very well given the specific needs of the various geographic areas of the state. Each of the areas has been thus allowed to have slightly different interpretations of the Growth Management Act. The claim behind the bill is that the consolidation would save the state \$1.5 million, so the expectation is that the bill will be passed right through.

A bill seeking to clarify the integration of shorelines and growth management is also under consideration. There is currently some ambiguity as to which rules apply and when in areas where the GMA and shorelines overlap.

11. ADJOURNMENT

Chair Orrico adjourned the meeting at 8:23 p.m.

  
\_\_\_\_\_  
Paul Inghram  
Staff to the Planning Commission

3/25/09  
Date

  
\_\_\_\_\_  
Vicki Orrico  
Chair of the Planning Commission

3/25/09  
Date