

#### **7.06: Review Recent Feedback Concerning Buildable Area on Parcels with Floodplains and Wetlands**

Community Development Director Gladhill reviewed the staff report and recommendation to direct staff to work with the Environmental Policy Board (EPB) and Planning Commission to develop ideas to resolve, or at least reduce, issues some homeowners are encountering as a result of the proximity of the principle structure to a wetland, floodplain, and/or storm sewer pipe.

Mayor Strommen stated that she does not view this as an issue of wetland protection versus allowing people to fill but rather there are lots that meet the minimum standards but are not allowed to build decks because of the wetland location. She provided the example of a homeowner that has a sliding door 1.5 stories up which is meant to have a deck but he had to go through a difficult process to build the necessary deck. She noted that a solution was found in that individual case but noted that there are other cases like this out there where a home was built on the lot in a position which prevents them from building items that may be necessary.

The Council consensus was to direct staff to work with the Environmental Policy Board and Planning Commission to develop ideas to resolve, or at least reduce, issues some homeowners are encountering as a result of the proximity of the principle structure to a wetland, floodplain, and/or storm sewer pipe.