

**FAIRFAX COUNTY PLANNING COMMISSION  
ENVIRONMENT COMMITTEE  
THURSDAY, MAY 15, 2008**

**COMMITTEE MEMBERS PRESENT:**

Walter L. Alcorn, At-Large  
Jay P. Donahue, Dranesville District  
Earl L. Flanagan, Mount Vernon District  
James R. Hart, Commissioner At-Large  
Kenneth A. Lawrence, Providence District  
Timothy J. Sargeant, At-Large

**COMMITTEE MEMBERS ABSENT:**

Frank A. de la Fe, Hunter Mill District  
Rodney L. Lusk, Lee District

**OTHER COMMISSIONER PRESENT:**

Peter F. Murphy, Jr., Springfield District

**PLANNING COMMISSION STAFF PRESENT:**

Sara Robin Hardy, Assistant Director, Planning Commission Office  
Linda B. Rodeffer, Clerk to the Planning Commission

**DEPARTMENT OF PLANNING AND ZONING STAFF PRESENT:**

Pamela Nee, Chief, Environment and Development Review Branch, Planning Division

**DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENT SERVICES STAFF PRESENT:**

Judith Cronauer, Engineer IV, Code Analysis, Land Development Services  
John Friedman, Director, Code Analysis, Land Development Services.  
Michelle Brickner, Director, Site Development Services

**OTHER COUNTY STAFF PRESENT:**

Zack Fields, Land Use Aide, Board of Supervisors' Chairman's Office  
Kambiz Agazi, Environmental Coordinator, Office of the County Executive

**OTHERS PRESENT:**

Laura Giese, Wetland Studies and Solutions, Incorporated  
Ian Smith, Wetland Studies and Solutions, Incorporated  
Charlene Parker, Christopher Consultants  
Peter Rosen, JPI  
Donald Gibson, JPI

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Chairman James R. Hart called the meeting to order at 7:30 p.m., in the Board Conference Room, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Commissioner Flanagan MOVED THAT THE ENVIRONMENT COMMITTEE MINUTES OF MAY 1, 2008, BE APPROVED.

Commissioner Sargeant seconded the motion which carried unanimously.

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### **Scope of the Board of Supervisors' Request**

Judith Cronauer, Code Analysis, Land Development Services, Department of Public Works and Environmental Services (DPWES), explained that staff's opinion regarding the scope of the Board of Supervisors' request was that it was limited to addressing considerations and criteria to establish a regulatory approach regarding riparian buffers upstream of resource protection areas (RPAs); not stream protection in general. She said while the list of considerations and criteria might be expanded, the scope would not be. She pointed out that even with a limited scope, the task would take a significant amount of time and effort.

In response to a question from Commissioner Lawrence, Ms. Cronauer said riparian buffers were limited to a zone around a stream and to protect the stream, either by preserving the existing vegetation or reforestation. She said the proposed buffers would only be upstream of the RPAs.

In response to a question from Commissioner Flanagan, Ms. Cronauer said part of the process would be to determine how far upstream protection should be extended and if intermittent and/or ephemeral streams should be included.

Chairman Hart expressed concern that expanding the scope of the project would make it more difficult to be handled by a large group. He suggested focusing only on the Board's request to establish a regulatory approach for the protection of riparian buffers.

Responding to a question from Commissioner Lawrence, Ms. Cronauer said she did not think regulations imposed as a result of this process would interfere with expanding protection in the future. Chairman Hart agreed and said regulations could always be modified if necessary.

In response to a question from Commissioner Flanagan, Ms. Cronauer said that several mapping methods on how far to go upstream had been outlined as shown in the "Preliminary List of Considerations" presented to the Environment Committee on April 17, 2008, a copy of which is in the date file.

### **Overall Process**

Ms. Cronauer referred to staff's recommended overall process and the stakeholders' list, copies of which are in the date file. She noted that since the stakeholders' list was quite extensive, staff was recommending that the decision-making process be left in the hands of the Planning Commission's Environment Committee and the Environmental Quality Advisory Council (EQAC). She reviewed the recommended process as follows:

- Environment Committee, EQAC, DPWES staff – prepare for stakeholders’ meeting (1-2 hours) (June/July 2008)
- First stakeholders meeting – provide input regarding the criteria to be used as a tool in the work group’s decision-making process (4-8 hours) (September 2008)
- Work Group (PC Environment Committee and EQAC) – prepare recommendation to Board regarding criteria and regulatory approach in general (10-12 hours) (October/November 2008)
- Second stakeholder meeting – information sharing (2-4 hours) (December 2008)

Ms. Cronauer said the Environment Committee and EQAC would be debriefed after the second stakeholders’ meeting before finalizing their recommendation to the Board.

Chairman Hart expressed concern about the commitment of 4-8 hours for the first stakeholders’ meeting and of 10-12 hours for the work group. He recommended night meetings be limited to two hours but that Saturday meetings could last a little longer. He said it would be difficult for committee members to commit to 10-12 hours in a two-month period.

Commissioner Sargeant suggested two three-hour sessions instead of weekend meetings.

In response to a comment from Commissioner Sargeant, Ms. Cronauer said it should be made clear to the stakeholders that their input was desired but that they would not be part of the decision-making process. Responding to another question from Commissioner Sargeant, she said that concerns of stakeholders would be addressed by the workgroup.

S. Robin Hardy, Assistant Director, Planning Commission Office, suggested prioritizing stakeholders’ input similar to the Zoning Ordinance Work Program.

Commissioner Donahue said he thought three-hour meetings were doable.

Commissioner Lawrence said if the focus was riparian buffers only, the concerns of stakeholders could be addressed more quickly. If those issues were resolved, he said it would become a mapping exercise.

Commissioner Flanagan said four three-hour meetings for the workgroup were acceptable to him. Chairman Hart agreed, provided the group was small.

### **Stakeholder List**

Ms. Cronauer explained that the list was still in a draft form and additions could be made. She said she had been unsure of what Task Forces to include in the list and whether or not to include the Laurel Hill Project Advisory Committee.

Commissioner Flanagan said concern had been expressed at the first meeting of the Base Realignment and Closure (BRAC) Area Plans Review (APR) Task Force about the ability to endorse development upstream due to poor downstream conditions.

Commissioner Sargeant said he was a member of the Laurel Hill Project Advisory Committee and suggested emailing the other committee members to get their input.

Commissioner Lawrence suggested asking the Chairman of the Tysons Corner Land Use Task Force to designate a stakeholder.

Chairman Hart said the list of stakeholders was long and although he did not want to exclude anyone, the group had to be manageable.

Commissioner Murphy commented that the BRAC APR Task Force would not only be reviewing nominations but would also be involved in community outreach which could limit the amount of time members had available to participate in this process.

Chairman Hart requested that stakeholders be asked to RSVP because it would be helpful to know how many people would attend.

Responding to a question from Commissioner Lawrence, Chairman Hart said the meetings would be advertised as open public meetings. Ms. Hardy suggested that information be posted on the Planning Commission's website as soon after a meeting as possible.

### **Designation of Liaisons**

Chairman Hart said he and Commissioner Sargeant would serve as the committee's liaisons with staff and requested that Stella Koch, Chairman, EQAC, be contacted to designate EQAC liaisons.

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It was decided that the need for another committee meeting would be determined after staff had completed the first step, preparing for the stakeholder meeting.

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The meeting was adjourned at 8:15 p.m.  
James R. Hart, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Linda B. Rodeffer  
Approved: May 28, 2008

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Linda B. Rodeffer, Clerk  
Fairfax County Planning Commission