

Planning Commission Meeting
April 22, 2015
Verbatim Excerpt

PFM AMENDMENT (UNDERGROUND DETENTION FACILITIES)

Decision Only During Commission Matters
(Public Hearing held on March 25, 2015)

Commissioner Hart: After transportation, stormwater management may be the issue most frequently raised by citizens on development applications. On March 25, we had a public hearing on a proposed Public Facilities Manual Amendment On Use of Underground Detention Facilities In Residential and Mixed Use Developments, and deferred decision, for additional information from staff, which you should have received, under cover of Mr. Shirey's memo of April 9th. I believe we are ready to move forward, and will have three motions. I wanted to thank the citizens who spoke and/or submitted comments on this topic. I also wanted to thank the Engineering Standards Review Committee and county staff, Jan Leavitt, Paul Shirey, Thakur Dhakal and John Matusik for their fine work and outreach efforts, including multiple presentations to the ESRC and a presentation to the Environment Committee. I also want to thank Chris Costa from the County Attorney's Office for his assistance. The Planning Commission has, with suggestions from Commissioner de la Fe, hoped to streamline some of the land use process, including elimination of the need for waivers and modifications which are routinely or always granted. It is a rare application on a big case that does not require multiple waivers. For example, the waiver for underground stormwater detention was granted the last 37 times. Staff and the ESRC are recommending approval of Option 2, with which I concur. We had another issue raised by Supervisor Smyth, which staff and the ESRC also have considered subsequent to the public hearing. While I tend to agree that the issue of citizen complaints is not directly germane to the question of underground detention waivers, I believe it may be time to review the overall problem of citizen complaints about stormwater management, and how they are best considered in the land use process. I will suggest a recommendation accordingly. Therefore, Mr. Chairman, I first MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE OPTION TWO OF THE PROPOSED AMENDMENT, AS SET FORTH IN THE STAFF REPORT DATED FEBRUARY 17, 2015, WITH STAFF'S RECOMMENDED EDITORIAL CHANGE TO PFM SECTION 6-0303.6C, DATED APRIL 9, 2015.

Commissioners Litzenberger and Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Litzenberger and Mr. Ulfelder. Is there a discussion of the motion? All those in favor of the motion on the Plan Amendment, Underground Detention Facilities, as articulated by Mr. Hart, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hart: Secondly, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE AMENDMENT SHALL BECOME EFFECTIVE AT 12:01 A.M. ON JUNE 3, 2015.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hart: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT STAFF BE DIRECTED TO REVIEW THE ISSUE OF CITIZEN STORMWATER COMPLAINTS RELATED TO LAND DEVELOPMENT PROJECTS AND MAKE APPROPRIATE RECOMMENDATIONS TO THE PLANNING COMMISSION AND BOARD OF SUPERVISORS AS TO HOW BEST TO CONSIDER THIS INFORMATION AND INCORPORATE IT INTO THE DEVELOPMENT APPLICATION AND PLAN REVIEW PROCESSES IN FAIRFAX COUNTY.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman?

Chairman Murphy: Yes, Mr. de la Fe.

Commissioner de la Fe: Mr. Chairman, could I be shown as abstaining on all those three, because even though I followed everything, I was absent from that particular public hearing and I was not able to watch the tape.

Chairman Murphy: Okay.

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(The motion carried by a vote of 7-0-1. Commissioner de la Fe abstained from the vote. Commissioners Flanagan, Lawrence, Migliaccio, and Sargeant were absent from the meeting.)

JN