

Council approves wetlands ordinance

Could impact future development

Sebastopol's wetlands are on their way to permanent protection under a wetlands ordinance which the City Council has referred to the Planning Commission for public hearing.

Council members voted unanimously to issue a resolution stating their intention to adopt the ordinance last week following a lengthy review of the latest revisions made by city planning consultant Bruce Aspinall.

"We could dally around and make this a perfect document, but by that time all the developable property would be developed," said Councilman Richard Johnson.

Johnson pointed out that, ever since the wetlands study upon which the ordinance is based was initiated in 1982, the city has "been in a craze of sorts as

far as Morris Street development is concerned."

A case in point is the Morris Street property owned by developer John Garry Taylor. He applied for a zone change from Industrial (M) to Commercial (C-2) February 28. But the Planning Commission opted to add a wetlands designation to the land, a move not expected or well-received by Taylor.

Mayor Anne Magnie called Taylor's lot, which is adjacent to both the Laguna and Sebastopol Avenue, a "key property" for mitigation and setback measures contained in the ordinance.

Much of the industrial property on Morris Street was originally excluded from the wetlands districts, but, says Aspinall, "community perception has changed dramatically" since then.

Richard Nichols, who represented Sebastopol during the revision process, said, "It's too late for Morris Street, but it's not too late for the rest of the Laguna

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