



# TOWN OF WOODWAY

## PLANNING COMMISSION MINUTES

### MAY 04, 2015

**CALL TO ORDER:** Chair Robert Allen called the meeting to order at 7:03 p.m. Commissioners, Per Odegaard, Pat Tallon, Jan Ostlund, and Lisa Marquart were present. Commissioner Andrew DeDonker and John Zevenbergen had excused absences. Town Planner Bill Trimm, Administrative Assistant/Permit Coordinator Austen Wilcox, and Dara Salmon from Snohomish County Department of Emergency Management were also present.

**APPROVAL OF MINUTES:** *February 3, 2016*

*Commissioner Ostlund* moved to approve the minutes of February 3, 2016. *Commissioner Tallon* seconded the motion. The motion carried unanimously.

**SNOHOMISH COUNTY HAZARD MITIGATION PLAN**

Town Planner Bill Trimm introduced, Dara Salmon, the Emergency Preparedness Program Manager for Snohomish County to provide a summary and background information on the Snohomish County Hazard Mitigation Plan and its relationship to Woodway.

Ms. Salmon, stated that the Hazard Mitigation Plan is required by FEMA (Federal Emergency Management Agency) for jurisdictions to qualify for funding to mitigate the impacts associated with natural disasters. Funding to local jurisdictions is administered on a competitive basis.

She noted that the Plan lists ten naturally occurring hazards that are likely to occur in Snohomish County based on historical and possible future events. Local jurisdictions, including Woodway, have determined which hazards are most likely to occur within their respective jurisdictions. Once the hazards are identified, local jurisdictions then discuss and determine the risks associated with each hazard and develop action plans aimed at mitigating each identified hazard.

Two types of mitigation funding are available:

1. Funding made available after a disaster occurs in the state, and
2. Mitigation funds that become available on an annual basis.

The adoption process for the Plan requires an outreach program by each jurisdiction to present the plan to the public and receive comments on local hazards, risk assessment and mitigation actions. Woodway's outreach program will include an open house that will take place on June 20, 2016 between 6-7 pm at Town Hall.

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Chair Robert Allen identified the Town bridge as a potential hazard and suggested it be included in the plan. Dara Salmon explained the bridge would be eligible to be included in Woodway's Mitigation Plan recommending it be placed within the "Hazard Mitigation Action Plan Matrix" section. A consensus of the Commission agreed that the bridge should specifically be called out in the matrix on Table 20-8. Commissioner Marquart also suggested that the Town's critical areas be included in the matrix and that the action plan identify the preservation of the critical areas especially related to landslides.

## **POINT WELLS EIS**

Town Planner Bill Trimm stated that Ryan Countryman from Snohomish County, who is currently reviewing the Point Wells EIS, discussed the status of the EIS at a general information meeting on May 2<sup>nd</sup> at Town Hall. Mr. Trimm listed several key points that Mr. Countryman addressed at the meeting:

- The application for the Point Wells development is vested under the 2011 development regulations that was current at the time the application was submitted. He stated that the County cannot evaluate the project based upon new critical areas regulations because the project was vested in the previous regulations.
- Numerous inconsistencies exist between the requirements of the County's code and the submitted application. These include inadequate parking supply, building height, and transportation issues.
- He intimated that the project may have to be redesigned in several ways to meet the 2011 regulations and based on the redesign, a supplemental EIS may be required to respond to the extent of the corrections.
- A separate EIS will be prepared and issued by the Department of Ecology for the site clean-up.
- The timing of the clean-up and phasing of the project is an issue that still needs to be addressed. Two public hearings will be required: one on the issuance of the Draft EIS and the second by the County Hearing Examiner. The County's Design Review Board will conduct a "meeting" on the various design elements of the project.

Town Planner Bill Trimm listed the Town staff, affiliated consultants, and legal counsel who will be reviewing the DEIS.

## **UPPER BLUFF NEIGHBORHOOD ANNEXATION**

The Town submitted a 'Notice of Intent' to the Snohomish County Boundary Review Board in April 2016 but has not yet received a response on the review status. A separate issue lies within the Interlocal Agreement. An amendment has been suggested by the County that the County will approve the annexation so long as Woodway does not apply its level of service standards on any transportation improvements related to the development. The application still has an "incomplete" status.

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## **OTHER BUSINESS:**

Email sent from resident, Amy Day, addressing the Planning Commission with comments about the Point Wells development.

MOTION: *Commissioner Tallon* moved to forward an email from resident Amy Day pertaining to comments about the Point Wells development to the Council for review. *Commissioner Ostlund* seconded the motion. The motion carried unanimously.

The Town Hearing Examiner conducted a variance hearing for an applicant who lives on Wachusett Road requesting a setback of 87' versus the code specified 90'. The Hearing Examiner ruled that the setback would need to conform to the code specified 90'.

**AUDIENCE COMMENTS:** None.

**SET DATE FOR NEXT MEETING:** There will be no regular meeting in June however the Commissioners who are available will attend the open house for Hazard Mitigation Plan on July 18, 2016.

**ADJOURNMENT:** *Commissioner Odegaard* moved to adjourn the meeting. *Commissioner Tallon* seconded the motion. The motion carried unanimously. The meeting was adjourned at 8:27 p.m.

## **APPROVED BY THE PLANNING COMMISSION**



Austen Wilcox  
Secretary to the Planning Commission



Robert Allen, Chair

(These minutes accurately reflect what was said at the Planning Commission Meeting. Publication does not vouch for the veracity of these statements.)