



TOWN OF WOODWAY

PLANNING COMMISSION MINUTES January 28, 2009

CALL TO ORDER: Chair Tom Whitson called the meeting to order at 7:06 p.m. Commissioners Tom Whitson, Jim Wilmer, Jennifer Ange, Jan Ostlund, Tom Howard, and Heather Frank were present. Commissioner Robert Allen had an excused absence. Planner Bill Trimm and Deputy Clerk Heidi Napolitino were also present.

MINUTES: November 12, 2008

The name of the Chair was changed in the minutes to Tom Whitson.

Commissioner Wilmer moved to approve the minutes of November 12, 2008 as amended. Commissioner Howard seconded the motion. The motion carried unanimously.

PRESENTATION & DISCUSSION: Final Draft of Revised and Rearranged WMC 16.10 Environmentally Sensitive Areas Incorporating the Recommended updates

Planner Bill Trimm explained once the Planning Commission was comfortable with the final revisions, Deputy Clerk Napolitino and he will prepare the final report that will be used to issue a State Environmental Policy Act (SEPA) declaration that is sent to the Department of Ecology along with the development regulations. There is then a 29-day comment/appeal period on the environmental impacts associated with the document prior to the public hearing. Although the regulations are a non-project action, they enable other projects to take place and are subject to environmental review. In addition to the State, the cities of Shoreline and Edmonds will review the documents and SEPA determination.

He explained SEPA allows three types of declarations to be made, 1) a Determination of Non-Significance - adoption of the document does not have a significant impact on the environment, 2) Mitigated Determination of Non-Significance - the non-project action could go forward but needs to be mitigated, or 3) a Determination of Significance which requires an Environmental Impact Statement (EIS). A Declaration of Non-Significance will be issued for this document. If there are any appeals, they will be reviewed by the Town's Hearing Examiner.

If there are no appeals, the Planning Commission will hold a public hearing. Following public testimony, the Planning Commission will deliberate on any suggestions made at the public hearing and pass a resolution forwarding the document to the Town Council. If the Town Council makes substantive changes to the document, they can remand it back to the Planning Commission for further deliberation and public hearing. Once the Town Council passes an ordinance approving the document, it is enacted into the code five days following adoption of the ordinance.

Mr. Trimm explained neighborhood meetings were held with bluff property owners on January 7 and 8; overall, the residents were appreciative that the Town scheduled community meetings to discuss the changes. The primary concern at both meetings was the owners of properties greater than four acres who have the ability to subdivide wanted assurance that the land area contained within the slope hazard area and the buffer was considered in the calculated yield of the lot. Another issue that arose was in regard to when the geologic hazardous regulations would be applicable such as remodeling. He explained the regulations

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would be applicable with a change to the building footprint or access that would require building and/or clearing and grading permits.

Mr. Trimm proposed the following revision to address the above: Add to the end of 16.10(d) geologic hazard area buffers, "For proposed subdivision plats the total area contained within the designated hazard area and buffer shall be included in calculating the lot yield for the entire property." Commissioners discussed properties this would impact, placing the hazardous area and buffer in a separate tract, and density allowed on the Pt. Wells site under Snohomish County's zoning as compared to the Town's zoning.

Mr. Trimm reported an amendment has been proposed to the Washington Administrative Code that will no longer require four dwelling units per acre for urban areas and will simply state cities must be able to accommodate urban development which is defined as the capacity to accommodate population projections.

Mr. Trimm reviewed a proposed amendment to the regulations with regard to stormwater facilities on bluff properties. Following further discussion, additional revisions were made to the definition of qualified consultant and Best Available Science, and "environmentally sensitive area" was changed throughout the document to "environmentally critical area."

Mr. Trimm agreed to research stream bank mitigation and monitoring, and ensuring the slope exemption was consistent throughout the document. Discussion continued regarding Snohomish County's process with regard to Pt. Wells and staff's discussions with Snohomish County regarding the Town's interest in developing policies for Pt. Wells with regard to number of units, building height, light and access that would be added to the Countywide Planning Policies.

Commissioners continued their discussion regarding development on Pt. Wells and staff's proposed amendment to address lot yield on bluff properties. A meeting was scheduled for February 11 to further discuss this issue. Commissioners were invited to forward any additional comments/revisions to Ms. Napolitano.

AUDIENCE COMMENTS: None

ADJOURNMENT: The meeting was adjourned at 9:14 p.m.

APPROVED BY THE PLANNING COMMISSION

Heidi K. S. Napolitano
Secretary to the Planning Commission

Tom Whitson, Chairman

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