



TOWN OF WOODWAY

PLANNING COMMISSION MINUTES September 9, 2009

CALL TO ORDER: The meeting was called to order at 7:02 p.m. by Chair Jim Wilmer. Commissioners present were Jim Wilmer, Robert Allen, Jennifer Ange, Jan Ostlund, Heather Frank and Pat Tallon. Tom Howard had an excused absence. Planner Bill Trimm and Deputy Clerk Heidi Napolitino were also present.

INTRODUCTION OF NEW MEMBER: Pat Tallon

Chair Wilmer introduced new Planning Commissioner Pat Tallon and briefly described his background.

APPROVAL OF MINUTES: July 29, 2009

Commissioner Allen moved to approve the minutes of July 29, 2009. *Commissioner Ostlund* seconded the motion. The motion carried unanimously.

DISCUSSION: Town Attorney Wayne Tanaka's Comments on the Proposed Conditional Use Permit Amendment to WMC Section 14.48

Planner Bill Trimm explained that at the last meeting, staff presented a proposed amendment to the Zoning Code to add a section regarding Conditional Use Permits. He explained a Conditional Use Permit would allow the Town to address special conditions associated with a use. For example, the code currently allows construction of wireless communication facilities in all zones with no conditions.

Mr. Trimm reviewed the revisions suggested by the Planning Commission during their review of the proposed amendment at the July meeting. He also reviewed amendments recommended by the Town Attorney Wayne Tanaka. Mr. Trimm advised he had not had a response from the Town Attorney whether the proposed change required a public hearing.

ACTION: *Commissioner Tallon* moved to recommend to the Town Council approval of the proposed Conditional Use Permit Amendment to WMC Section 14.48 pending determination of whether a public hearing is required. *Commissioner Ostlund* seconded the motion. The motion carried unanimously.

PRESENTATION: Update on the Status of Snohomish County Comprehensive Plan/Zoning Designation Amendment for Pt. Wells Urban Center

Mr. Trimm referred to Snohomish County Ordinance 09-038, Relating to the Growth Management Act, Adopting Future Land Use Map Amendments to the Snohomish County Growth Management Act Comprehensive Plan (GMACP) and Zoning Map Amendments to Implement Changes to the Future Land Use Map for the Southwest Urban Growth Area (SW 41 - Paramount of Washington, LLC). He explained the Snohomish County Council held a public hearing on the proposal by Paramount to, 1) adopt a Comprehensive Plan Map Amendment to change the designation from Industrial to Urban Center and 2) adopt a Zoning Map Amendment to implement that Comprehensive Plan designation with a new Zoning District, Urban Center.

The County Council adopted Ordinance 09-038 on August 12, 2009 but the ordinance will not be effective for 180 days to allow a public hearing and final decision on the Zoning District text.

He explained the Urban Center Zoning District applies to all the Urban Center Zones in unincorporated Snohomish County. He identified the location of the other Urban Centers that are on major transportation routes, explaining the intent for the urban centers was a concentration of residential, commercial, and office and most importantly, transit access. He explained the bulk regulations, densities, and heights proposed by

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Snohomish County were appropriate for the majority of the urban centers but were not applicable for an urban center at Pt. Wells.

He reviewed amendments to the Zoning Code text proposed by the Town that that would provide an opportunity for cities to negotiate an Interlocal Agreement with Snohomish County regarding design and allow exceptions for the Pt. Wells site with regard to the number of units and height. He also identified amendments proposed by Paramount with regard to building heights.

Mr. Trimm encouraged Planning Commissioners to testify in support of the amendment once a public hearing on the Zoning Code is scheduled. Deputy Clerk Heidi Napolitino advised of a workshop regarding Pt. Wells scheduled prior to the September 28, 2009 Town Council meeting.

Discussion followed regarding limiting the number of units at Pt. Wells, Paramount's submission of a Comprehensive Plan amendment to change the designation of Pt. Wells from Industrial to Urban Center, concern with using districts bordered by Puget Sound as the method for identifying exceptions, unique characteristics of the Pt. Wells site, the City of Shoreline's objection to the change in designation, and the impact of the Shoreline Management Act on development of Pt. Wells. Mr. Trimm offered to forward Planning Commission the entire text of the Urban Center Zoning District.

AUDIENCE COMMENTS: None

CANCELLATION OF OCTOBER MEETING: It was the consensus of the Commission to cancel the October meeting. The next meeting will be November 4.

ADJOURNMENT: The meeting was adjourned at 8:13 p.m.

APPROVED BY THE PLANNING COMMISSION

Heidi K. S. Napolitino
Secretary to the Planning Commission

Jim Wilmer, Chairman

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