



TOWN OF WOODWAY

PLANNING COMMISSION MINUTES April 7, 2010

CALL TO ORDER: The meeting was called to order at 7:08 p.m. by Chair Jim Wilmer. Commissioners present were Jim Wilmer, Robert Allen, Tom Howard, and Pat Tallon. Commissioners Jennifer Ange, Jan Ostlund, and Heather Frank had excused absences. Planner Bill Trimm and Deputy Clerk Heidi Napolitano were also present.

APPROVAL OF MINUTES: March 3, 2010

Commissioner Tallon moved for approval of the March 3, 2010 minutes. *Commissioner Allen* seconded the motion. The motion carried unanimously.

DISCUSSION: Shoreline Master Plan (SMP) Open Houses

Planner Bill Trimm reported turnout at the March 31 open house was very limited. He relayed the only opportunity to modify the shoreline will possibly be at Pt. Wells with the exception of a deleting a residential shoreline designation in the 2001 SMP for property from the railroad tracks to the properties on top of the bluff, an area that is actually outside the shoreline.

Another open house is scheduled on April 17 following the playground dedication. Following the April 17 open house and receipt of comments from Paramount, he will summarize the comments and prepare a draft vision statement for review at the Planning Commission's May 5 meeting. Discussion followed regarding Paramount's plans for the site, the architectural firm Paramount hired (Perkins+Will), and the beach area at Pt. Wells. It was suggested that the Planning Commission tour the Pt. Wells site.

DISCUSSION: Pt. Wells Subarea Plan – Planning Process

Mr. Trimm explained with the recent designation of Pt. Wells by Snohomish County as an Urban Center, the Town needs to update its Pt. Wells Subarea Plan. The update requires a methodical planning process that provides opportunity for citizen participation and meets the requirements of the GMA. The required 2011 Comprehensive Plan update was extended by the Legislature during this session to 2014.

He described the 2000 Pt. Wells Subarea planning process, explaining that the determination of stakeholder issues included a resident survey in 2001; preparation of a Community Values Summary in 2001; preparation of Environmental Impacts, Community Values and a Suggested Mitigation Measures Matrix; and development of land use alternatives that are listed in the appendix of the Comprehensive Plan. He reviewed the land use alternative maps developed by the Pt. Wells Advisory Committee and Planning Commission in 2004 for the upper bluff (A & B) and waterfront area of Pt. Wells (C, D E & F). At that time, the Pt. Wells Advisory Commission's recommendation, Alternative C (maintain the existing heavy industrial use), was supported by the property owner and was adopted in the Comprehensive Plan.

Mr. Trimm reviewed the City of Shoreline's planning process to develop a plan and zoning district for Pt. Wells. Shoreline assumes the applicant will annex to Shoreline and have conducted pre-annexation public hearings per state law. The applicant has urged Shoreline's Planning Commission and City Council to slow their process due to the uncertainty of their own plans.

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He explained the Town's Pt. Wells Subarea update process will include public participation, inventory, and analysis of existing features, and defining the issues. The Planning Commission will then establish goals with regard to future use of Pt. Wells as well as alternative land use scenarios.

He explained much more information is available for the subarea update with regard to inventory analysis such as the Snohomish County EIS and groundwater testing being conducted by Paramount. As part of the development of alternative land use scenarios, he planned to recommend the use of an architectural and urban design firm to develop building mass, building height, etc. that would be compatible with the values the Town developed for the site. He anticipated the Subarea Plan Update would be a 6-12 month process.

Discussion followed regarding building heights considered by Shoreline for Pt. Wells, other cities' annexation efforts, Shoreline's efforts to annex the Pt. Wells property, seeking direction from the Town Council with regard to annexation, gathering feedback from the public and the property owner prior to establishing goals, and anticipation that development permitting and construction of Pt. Wells would occur in Snohomish County.

Mr. Trimm offered to provide Planning Commissioners a link to Shoreline's website and their proposal for Pt. Wells. He also offered to provide the Commission a flowchart at the next meeting with regard to the planning process.

AUDIENCE COMMENTS: Jack Bodé, 23430 Timberlane, inquired about the location of 205th Street on the map. He inquired about the different Paramount companies. Mr. Trimm explained Paramount sold the waterfront property to ALON who renamed the western portion of the site Paramount LLC. The original Paramount retained the upper bluff portion of the site. Mr. Bodé suggested the Planning Commission allow public comment during agenda items.

ADJOURNMENT: *Commissioner Howard* moved to adjourn the meeting. *Commissioner Tallon* seconded the motion. The motion carried unanimously. The meeting was adjourned at 8:12 p.m.

APPROVED BY THE PLANNING COMMISSION

Heidi K. S. Napolitano
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.)