



TOWN OF WOODWAY

PLANNING COMMISSION MINUTES May 5, 2010

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, Tom Howard, Heather Frank, and Pat Tallon. Planner Bill Trimm and Deputy Clerk Heidi Napolitano were also present.

APPROVAL OF MINUTES: April 7, 2010

Commissioner Tallon moved for approval of the April 7, 2010 minutes. *Commissioner Howard* seconded the motion. The motion carried unanimously.

DISCUSSION: Vision Statement for Shoreline Master Plan (SMP)

Planner Bill Trimm distributed a memo that provided background on the requirement for the Town to update its 2001 SMP and summarizing responses to the questionnaire provided at two open houses. Themes in the questionnaires include the following:

- Shoreline restoration is a high priority
- A high level of safe public access is desirable
- Uses within the shoreline area need to be dependent on water access

He explained the vision statement would drive the development of goals and policies in the SMP. Based on the above responses, staff prepared the following options for a vision statement:

- To protect and restore ecological functions while managing beneficial water-related uses and enhancing public access, or
- To preserve and protect ecological functions necessary to maintain shoreline natural resources and preserve beneficial uses of the shoreline.

Discussion followed regarding responses to the questionnaire, SMP versus the Pt. Wells subarea plan, the Legislature's action to delay the required Comprehensive Plan update to 2014, potential impacts of increased public access at Pt. Wells on private property north of Pt. Wells, and enhancing public access while protecting/maintaining private property rights. The Planning Commission revised the vision statement to read:

- To preserve, protect, and restore ecological functions necessary to maintain shoreline natural resources while encouraging beneficial uses of the shoreline for the community.

Mr. Trimm advised the revised draft vision statement would be sent to the Town's email list requesting input by a specific date. He anticipated the Planning Commission would finalize the vision statement at their June meeting. The next step will be a detailed inventory of the characterization of the entire shoreline prepared by the consultant.

PRESENTATION: Update on Snohomish County Urban Center Zone District (Pt. Wells)

Mr. Trimm reported the Snohomish County Council continued their discussion today regarding the Urban Center designation. As currently drafted, once the proposed ordinance is adopted, Snohomish County would contact cities with urban centers within their Municipal Urban Growth Area (MUGA), including Woodway, to ask whether they wished to enter into an Interlocal Agreement with Snohomish County to

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establish design parameters and a review process for the urban center in their MUGA. Cities would then have 60 days to respond to Snohomish County. Town staff would meet with Snohomish County Planning staff to provide the design guidelines/standards the Town has developed for Pt. Wells and request they be adopted by Snohomish County. Once a development application is submitted to Snohomish County, Snohomish County would provide the design guidelines/standards to the developer.

As proposed by Snohomish County, urban centers would be allowed 90 foot building heights plus an additional 90 feet if an EIS is conducted. If there are conditions on the design that are not acceptable to the developer, a design review board will be established to hear how the application meets the design guidelines/standards established earlier in the process. Cities do not have any review authority. The design review board makes a recommendation to Snohomish County Planning & Development Services staff and a public hearing and final decision is made by the Hearing Examiner.

Snohomish County Council is conducting another public hearing on May 12. One of the issues is whether the Interlocal Agreement agreed to by the County and city should govern design guidelines/standards versus the building heights in the urban center regulations.

The issue of whether Pt. Wells meets the definition of an urban center is pending with the Central Puget Sound Growth Management Hearings Board. Woodway and Shoreline have requested a stay until the issue with Snohomish County is resolved.

AUDIENCE COMMENTS: None

ADJOURNMENT: *Commissioner Ostlund* moved to adjourn the meeting. *Commissioner Frank* seconded the motion. The motion carried unanimously. The meeting was adjourned at 7:58 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.)