



TOWN OF WOODWAY

PLANNING COMMISSION MINUTES

JUNE 1, 2011

CALL TO ORDER: Chair Robert Allen called the meeting to order at 7:02 p.m. Commissioners Robert Allen, Per Odegaard, Jennifer Ange, and John Zevenbergen were present. Commissioners Jan Ostlund, Pat Tallon, Tom Howard, had excused absences. Town Planner Bill Trimm, and Deputy Clerk Heidi Napolitano were also present. Guests were Alex Cohen, ESA Adolfson, and Patricia Lambert, WA Department of Ecology.

APPROVAL OF MINUTES: *April 6, 2011*

Commissioner Odegaard moved to approve the minutes of April 6, 2011 as amended. *Commissioner Ange* seconded the motion. The motion carried unanimously.

PRESENTATION OF DRAFT SHORELINE MASTER PLAN – ALEX COHEN, ESA ADOLFSON

Mr. Alex Cohen, ESA Adolfson, presented the changes in the document that were suggested at the last Planning Commission meeting. The changes included allowing hard armoring as a conditional use in the Town of Woodway shoreline area and amending the regulations of docks, piers, and floats.

CUMULATIVE IMPACT ANALYSIS INTRODUCTION - ALEX COHEN, ESA ADOLFSON

Mr. Cohen shared the draft analysis with the Commission and reminded them that the purpose of the cumulative impact analysis is to ensure that there is no net loss of ecological functions due to the actions allowed by the Shoreline Master Plan (SMP). The analysis looks at current conditions; reasonably foreseeable future development and impacts; beneficial effects of existing regulations; and the effect of proposed policies, regulations, and restoration actions. The preliminary conclusions about future development are that there are few opportunities for shoreline improvement in the Town of Woodway shoreline area **due to the existence of the BNSF railroad tracks** and that most of the improvement could happen in the Point Wells shoreline area that is currently in Snohomish County. Discussion followed about the restoration plan. Mr. Cohen will present an updated draft at the next meeting.

PRESENTATION & DISCUSSION OF GROWTH HEARINGS BOARD DECISION IN REGARDS TO THE BSRE/SNOHOMISH COUNTY APPEAL – BILL TRIMM, TOWN PLANNER

Mr. Trimm explained the Growth Management Hearings Board (GMH Board) findings in regards to Point Wells: Point Wells does not meet the designation for an Urban Center in accordance with the County Comprehensive Plan and that although the Snohomish County zoning ordinance is valid, the SEPA environmental determination on the zoning ordinance is invalid. Snohomish County and Shoreline asked the GMH Board to reconsider, but the GMH Board dismissed the request for reconsideration. Snohomish County and the applicant could still file an appeal with the Superior Court in Thurston County per the appeal period. The major question that remains is whether BSRE has a vested application or not.

AUDIENCE COMMENTS: None

NEXT MEETING: The Commissioners discussed dates for the next meeting; it will be scheduled at a later date.

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ADJOURNMENT: *Commissioner Ange* moved to adjourn the meeting. *Commissioner Zevenbergen* seconded the motion. The motion carried unanimously. The meeting was adjourned at 8:10 p.m.

APPROVED BY THE PLANNING COMMISSION

Heidi K. S. Napolitano
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.)