



TOWN OF WOODWAY

PLANNING COMMISSION MINUTES

AUGUST 3, 2011

CALL TO ORDER: Chair Robert Allen called the meeting to order at 7:00 p.m. Commissioners Robert Allen, Jan Ostlund, Pat Tallon, Tom Howard, Per Odegaard, and John Zevenbergen were present. Commissioner Jennifer Ange had an excused absence. 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: June 1, 2011

Commissioner Tallon moved to approve the minutes of June 1, 2011. *Commissioner Zevenbergen* seconded the motion. The motion carried unanimously.

REVIEW FINAL DRAFT OF CUMULATIVE IMPACT ANALYSIS - ALEX COHEN, ESA ADOLFSON

Mr. Alex Cohen, ESA Adolfson, reviewed the draft Cumulative Impact Analysis (CIA), a mandatory part of the State Shoreline Master Program (SMP) update procedure. The CIA is required to assure that the cumulative effects of the policies and regulations in Woodway's SMP cause no net loss of shoreline function. Reasonably foreseeable future development; current conditions; beneficial effects of existing regulations; and the effect of proposed policies, regulations, and restoration are all reviewed in the CIA to ensure that they do not negatively affect Woodway's shoreline.

Mr. Cohen shared the Department of Ecology's (DOE) evaluation of the SMP with the Commission and stated that after the SMP was updated to incorporate DOE's comments, he would update the CIA as well. He briefly shared the comments from DOE: they feel that some definitions and the wetland buffers may not be adequate. The comments will not require major changes; they will require minor adjustments to make the two documents consistent.

After reviewing the criteria in the CIA, Mr. Cohen shared its conclusions with the Commission. Likely future shoreline development within Woodway's town boundaries is limited; Point Wells, part of Woodway's Municipal Urban Growth Area (MUGA), would likely be developed under Snohomish County regulations. If Woodway annexed Point Wells at a future date, development from that point forward would be regulated by Woodway's SMP. Woodway's stormwater and tree regulations, Woodway's critical area ordinance, Woodway's restoration plans, Washington State regulations, and federal regulations already in place will work together to ensure no net loss of shoreline function.

INTRODUCTION OF DRAFT RESTORATION PLAN - ALEX COHEN, ESA ADOLFSON

Mr. Cohen stated that jurisdictions are required by the state to establish a restoration plan that includes restoration goals and priorities, but are not required to implement the plan and cannot require applicants to do more than bring the shoreline back to pre-development functions. These goals and priorities include identifying existing and future projects; meaningful strategies to promote restoration; timelines; and benchmarks for implementation.

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Mr. Cohen presented the draft restoration plan, including goals and policies. Mr. Cohen reminded the Commission that restoration is different from mitigation. Mitigation is required because of development projects and brings the shoreline back to pre-development functions. Restoration addresses the slow degradation from past development and ongoing exempt activities.

The Commission will review the final draft of the SMP, including the CIA and the restoration plan, in October. The required public hearing will likely be held in November. After the public hearing, the Commission will send the SMP to the Council. Staff will post a brief summary on Woodway's website prior to the public hearing.

UPDATE ON POINT WELLS – BILL TRIMM, TOWN PLANNER

Mr. Trimm related that the municipal agreement discussion is happening primarily between Shoreline and BSRE. Their discussion is focused on transportation; once the transportation portion is agreed upon, Woodway and BSRE will discuss view, design, light, and circulation impacts.

The Save Richmond Beach group hired Hank Landau to look at the soil samples that were gathered at Point Wells. He feels that, based on the nature of the contamination, cleanup costs are being exaggerated. Save Richmond Beach has also talked to the Cascade Land Conservancy to see if they would be interested in Point Wells and able to provide funding to preserve the area.

AUDIENCE COMMENTS: None

NEXT MEETING: The September meeting was cancelled. The next meeting was scheduled for October 5, 2011.

ADJOURNMENT: *Commissioner Howard* moved to adjourn the meeting. *Commissioner Odegaard* seconded the motion. The motion carried unanimously. The meeting was adjourned at 8:04 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.)