



# TOWN OF WOODWAY

## PLANNING COMMISSION MINUTES

**MAY 2, 2012**

**CALL TO ORDER:** Commissioner Tom Howard called the meeting to order at 7:00 p.m. Commissioners Tom Howard, Pat Tallon, Per Odegaard, and John Zevenbergen were present. Commissioners Robert Allen, Jan Ostlund, and Jennifer Ange had excused absences. Town Planner Bill Trimm and Deputy Clerk Heidi Napolitano were also present.

**APPROVAL OF MINUTES:** *February 8, 2012*

*Commissioner Tallon* moved to approve the minutes of February 8, 2012. *Commissioner Zevenbergen* seconded the motion. The motion carried unanimously.

**PRESENTATION: 2010-2011 ANNUAL REPORT**

Town Planner Bill Trimm presented the Planning Commission Annual Report for 2010 and 2011. He summarized the activities of the Planning Commission over those years, including the various steps of the Shoreline Master Program update, recommendations made to the Snohomish County Council regarding the zoning at Point Wells, the public hearing for a four-lot short plat, and receiving updates on the Point Wells project.

**PRESENTATION: UPDATE ON COUNCIL ACTIONS**

Mr. Trimm related that the Council amended the comprehensive plan based on the recent recommendations by the Planning Commission.

Mr. Trimm shared that he would be proposing amendments to the Critical Area Ordinance to the Council. He explained that the current buffer regulations require, for some critical areas, that the critical area and its associated buffer be placed in a separate tract, provide a protective split rail fence, and file a covenant with the County to ensure that the area is permanently protected. The proposed amendments would allow the Town to decide, on a case-by-case basis, whether this protective mechanism was necessary, based on the scale of the project being proposed.

The proposed amendment would not require any review or recommendation by the Planning Commission.

**PRESENTATION: UPDATE ON POINT WELLS**

Mr. Trimm shared that Woodway has proposed an alternate layout/development for the Point Wells area, including lower building heights and lower density. This alternate proposal was shared with representatives of BSRE. Also, the Commission was informed that Snohomish County will be conducting a round table to discuss amending their Urban Center zoning regulations. Mr. Trimm stated that if the regulations were changed, and BSRE's application was deemed not vested, the Point Wells project would have to comply with the new regulations, potentially including lower building heights and lower density.

**AUDIENCE COMMENTS:** None

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**NEXT MEETING:** The Commission's next regularly scheduled meeting is June 6, 2012.

**ADJOURNMENT:** *Commissioner Odegaard* moved to adjourn the meeting. *Commissioner Tallon* seconded the motion. The motion carried unanimously. The meeting was adjourned at 7:27 p.m.

## APPROVED BY THE PLANNING COMMISSION

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Heidi K. S. Napolitano  
Secretary to the Planning Commission

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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.)