



# TOWN OF WOODWAY

## PLANNING COMMISSION MINUTES

AUGUST 1, 2012

**CALL TO ORDER:** Chair Robert Allen called the meeting to order at 7:20 p.m. Commissioners Robert Allen, Jan Ostlund, Pat Tallon, and Tom Howard were present. Commissioners John Zevenbergen, Per Odegaard, and Jennifer Ange had excused absences. Town Planner Bill Trimm, Town Administrator Eric Faison, and Deputy Clerk Heidi Napolitano were also present.

**APPROVAL OF MINUTES:** *June 13, 2012*

*Commissioner Ostlund* moved to approve the minutes of June 13, 2012. *Commissioner Tallon* seconded the motion. The motion carried unanimously.

**PRESENTATION: CONCEPTUAL DESIGN PLANS FOR POINT WELLS – ERIC FAISON, TOWN ADMINISTRATOR**

Eric Faison, Town Administrator, explained the Town's history with Point Wells and Blue Square Real Estate (BSRE), owner and developer of the Point Wells property to the Commission and the reasons that the Council hired Soluri Architects to design an alternate layout for the Point Wells site. The Council wanted to create a visual representation of one possibility of what their desired maximum density could look like. It included lower building heights, lower density, and preserved view corridors. The Council has shared their proposal with both the Snohomish County Council and BSRE. The Town Council's redesign proposal also included traffic mitigation money and annexation of a portion of the Point Wells development.

Discussion followed about the history of the proposed development at Point Wells and traffic patterns for the proposed development.

**DISCUSSION: SEPA CATEGORICAL EXEMPTION THRESHOLDS – BILL TRIMM, TOWN PLANNER**

Bill Trimm, Town Planner, explained the history of the State Environmental Policy Act (SEPA) and the recent changes to the SEPA regulations by the state legislature. The Town's legal counsel has reviewed the new legislation and finds that the increased thresholds would automatically apply to all cities unless they pass an ordinance or resolution that affirms the lower exemption levels that were previously used. General discussion followed. The consensus of the Planning Commissioners present was that the Town should adopt an ordinance to keep the current thresholds instead of going with the increased thresholds approved by the state legislature.

**AUDIENCE COMMENTS:** None

**NEXT MEETING:** The Commission will meet on September 12, 2012.

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

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**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.)