



TOWN OF WOODWAY

PLANNING COMMISSION MINUTES

JUNE 21, 2017

CALL TO ORDER: Chair Bob Allen called the meeting to order at 7:00 p.m. Commissioners Teresa Pape, John Zevenbergen, Andrew DeDonker, Per Odegaard, Jan Ostlund, and Lisa Marquart were present. Town Planner Bill Trimm, Town Administrator Eric Faison and Deputy Clerk-Planning Commission Secretary Sara Graham were also present.

APPROVAL OF MINUTES: *April 5th, 2017*

Commissioner DeDonker moved to approve the minutes of April 5, 2017 as amended. *Commissioner Zevenbergen* seconded the motion. The motion to approve the April 5, 2017 minutes as amended carried unanimously.

PUBLIC HEARING: TEMPORARY TENT ENCAMPMENT CODE

Chair Allen opened the hearing at 7:03 pm. Town Planner Bill Trimm introduced himself and explained the format of the public hearing. Mr. Trimm noted two dates that needed to be corrected in the staff report. He then presented the staff report and exhibits relating to the proposed Temporary Tent Encampment Code, including:

- Exhibit 1: Staff Report
- Exhibit 2: Proposed Temporary Tent Encampment Ordinance WMC 14.54
- Exhibit 3: Planning Commission Resolution 2017-02
- Exhibit 4: Department of Commerce – 60 Day notice of Development Regulation Amendment
- Exhibit 5: Response from Department of Commerce
- Exhibit 6: Notice of Public Hearing
- Exhibit 7: Affidavit of publication from Everett Herald

The Commissioners discussed the proposed ordinance language including renting vs. owning property, the number of days allowed per camp/permit, clean-up requirements, identification and behavioral health requirements, damage deposits, emergency services response times, locating camps outside critical areas and their associated buffers, public property vs. private property, and fees.

Chair Allen opened the public testimony portion of the hearing.

Karen Conaway, 24128 E. Greystone Lane, expressed concern over allowing temporary tent encampments without requiring the availability of services at the camps. She also urged the Town to be vigilant about background check process for temporary residents with minors in their care.

LeeAnn Cochran, 11400 Makah Road, shared concerns about potential code of conduct violations.

Ray Holm, 22212 Woodway Park Road, voiced concerns about increased crime and violence related to temporary tent encampments. Mr. Holm also asked if there were any current town regulations on camping. Mr. Faison confirmed there were not. Discussion ensued.

Kathryn Strecker, 11402 N. Dogwood Lane, asked if anyone had applied to have a temporary encampment. Staff confirmed that no one has.

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Sara Carter, 22438 Dogwood Lane, asked if homeowners associations could prohibit temporary tent encampments.

Diane St. John, 21900 Nootka Road, voiced her appreciation for work done by the Town Administrator and Planning Commission on the proposed code.

Adam Bryson, 24127 W. Greystone Lane, shared concerns about potential drug use by residents at a temporary tent encampment and urged the Commission to make the regulations as restrictive as possible.

Brenda & John Bush, 11333 N. Dogwood Lane, asked for clarification regarding how a religious organization's status would be determined. They also asked if notification would be sent out to the public regarding potential temporary tent applicants. Discussion ensued.

Mr. Faison recommended that definitions for sponsor and recognized religious organizations be added to the proposed code.

Chair Allen closed the public hearing at 8:14 pm.

The Commission discussed security requirements, the limit of liability for the town's emergency services, availability of mental and physical health services, the maximum number of residents, and the number of encampments allowed at one time.

The consensus of the Commission was to have Staff update the proposed code based on the suggested amendments (including adding definitions and increasing the time between encampments) and bring it back for further discussion at the next meeting.

UPDATE ON UPPER BLUFF: WOODWAY POINTE PRELIMINARY PLAT STATUS

Mr. Trimm stated that the applicant has submitted all of the required application materials and that the staff review team will complete review of the application and issue letter of completeness soon. A notice of application and SEPA declaration will be issued shortly thereafter.

Town Administrator Faison gave a brief update on the status of the Point Wells Development application at Snohomish County.

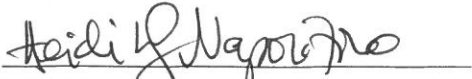
OTHER BUSINESS: Commissioner Marquart asked if municipalities were required to offer affordable housing options. Mr. Faison responded that there were no statutory requirements to do so.

AUDIENCE COMMENTS: None.

SET DATE FOR NEXT MEETING: Staff will poll Commissioners and set the next Planning Commission meeting date based on availability.

ADJOURNMENT: A motion to adjourn the meeting was seconded. The motion carried unanimously. The meeting was adjourned at 8:14 p.m.

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~~Sara Graham~~ HEIDI K.S. NAPOLITANO
Secretary to the Planning Commission. CLERK-
TREASURER



Robert Allen, Chair

APPROVED BY THE PLANNING COMMISSION

(These minutes accurately reflect what was said at the Planning Commission Meeting. Publication does not vouch for the veracity of these statements.)