

**TOWN COUNCIL MINUTES**  
**Monday, June 29, 2015**

**CALL TO ORDER, FLAG SALUTE, ROLL CALL**

Mayor Nichols called the special Council meeting to order at 6:00 p.m. at Woodway Town Hall, 23920 113<sup>th</sup> Place West. Councilmembers William Anderson, Elizabeth Mitchell, Kent Saltonstall, and Tom Whitson were present. Councilmember Tom Howard had an excused absence. Town Administrator Eric Faison and Deputy Clerk/Permit Technician Heidi Napolitano were also present.

**PUBLIC HEARING ON CHANGES TO THE UR ZONE DISTRICT, WHICH WILL BE APPLICABLE TO THE UPPER BLUFF:**

Mayor Nichols welcomed the audience and gave a brief introduction of the public hearing process.

Mayor Nichols opened the public hearing at 6:05 pm and explained the reasoning for the proposed changes. She summarized that a developer who represents the property owner of the upper bluff had approached the Town with a proposal to build 36 homes. He was also interested in submitting a similar application to Snohomish County to install 60 homes. The Town has historically been interested in this property for annexation as it is in the middle of Town and could easily be absorbed into the community.

Town Administrator Eric Faison read the staff report into the record, including an explanation of the proposed changes and staff recommendations. Mayor Nichols opened the public testimony portion of the hearing for audience comments.

*Doug Spee, 20454 Richmond Beach Drive N.W.*, shared concerns about the changes to the method of calculating building height and view blocking. He suggested that the Town review the City of Edmonds' formula for calculating building height.

*Blake Garfield, 24334 Timberlane Road*, expressed concern about allowing taller houses in the UR zone to the west of the R-14.5 zone and the impact that extra height would have on established views.

*Frederic Lafitte, 24140 116<sup>th</sup> Avenue W.*, shared his concern over the proposed methods of calculating building height, loss of water view, and the 5-foot rear yard setback being too small.

*Per Odegaard, 24200 116<sup>th</sup> Avenue W.*, commented that his view corridor would be significantly affected by houses built to the west of his property due to the difference in allowable building heights and the small rear yard setbacks.

Mr. Faison clarified the building height calculation methods to address some of the previously introduced concerns.

*Rob Nelson, speaking for his mother-in-law, Verla Houston, who lives at 11523 Heberlein Road*, expressed concern over the soil composition in the area, the sloughing

that has happened over the years, and the potential for continued sloughing during and after construction.

*Chris Hirst, 88 Woodhaven Place*, asked the Council to consider the building height concerns raised by the audience while balancing the need to compromise enough to encourage annexation.

*Ron Trompeter, 24100 116<sup>th</sup> Avenue W.*, shared concern with one of the proposed height calculation methods that would allow adding fill and measuring the top of the building not to the highest point, like the current code, but instead to various points on the roof or the average height of the roof. He remarked that having three different formulas for height calculation was confusing and subject to too many design opportunities.

*Glenn Gioseffi, 23841 115<sup>th</sup> Place W.*, asked whether the MUGA land would be subject to Woodway's dark skies policy if it were developed under Snohomish County's regulations vs. under Woodway's regulations.

*Sally Lumley, 23840 115<sup>th</sup> Place W.*, shared concerns about the potential to reduce the wetland buffers and the wet state of the land on and near 115<sup>th</sup> Place W. Ms. Lumley also asked whether the Town has addressed the issue of new trees that may grow to affect the views.

*James Jones, 24100 116<sup>th</sup> Avenue W.*, asked why the developer was willing to work with Woodway to develop fewer lots than would be allowed under County regulations.

*Barbara Brady, 11517 Heberlein Road*, asked if the starting grade would be considered as the original grade or the grade after fill and debris was added years ago.

*Ginger Schulte, 23831 114<sup>th</sup> Avenue W.*, expressed concern over the possibility of views becoming blocked by new homes and variance requests.

At 6:58 pm, Mayor Nichols continued the public hearing to July 30, 2015.

**PUBLIC HEARING ON THE ANNEXATION AND DEVELOPMENT AGREEMENT BETWEEN THE OWNER OF THE UPPER BLUFF AND THE TOWN OF WOODWAY:**

Town Administrator Faison read the staff report into the record, including a description of the annexation and development agreement. Mayor Nichols opened the public hearing at 7:05 pm and opened the public testimony portion of the hearing for audience comments.

*Doug Spee, 20454 Richmond Beach Drive N.W.*, remarked that some of the documents were confusing, and that he was concerned about the lack of park space. The Town's Comprehensive Plan had included a half-acre park for that area of town and the current developer has only added a "sliver park". He also discussed the proposed emergency access roads; he supports the road that currently connects through Woodway and then

Richmond Beach. He stated that there should not be a secondary access road to the lower waterfront area via this development.

*Per Odegaard, 24200 116<sup>th</sup> Avenue W.*, remarked on the emergency access roads and asked if they would be deeded to the town.

*Blake Garfield, 24334 Timberlane Road*, commented that it would be worth considering making the emergency access road a regular road to help even out traffic flows.

*Rob Nelson, speaking for his mother-in-law, Verla Houston, who lives at 11523 Heberlein Road*, asked about sewer easements in the proposed plat.

*James Jones, 24100 116<sup>th</sup> Avenue W.*, shared a concern about the wetness of the ground in the area of the proposed walking trail.

*Chris Hirst, 88 Woodhaven Place*, reiterated his prior comments about the importance of the Council working with the developer to obtain some control over the scope of the development.

*Ginger Schulte, 23831 114<sup>th</sup> Avenue W.*, shared concerns over the additional traffic that the development would generate. She asked if the Town would collect traffic mitigation fees.

*Henry Veldman, 23820 115<sup>th</sup> Place W.*, expressed concern that the language of the development agreement seemed to give the developer many options to back out of the agreement and very few options for the Town to negotiate.

*Sheila Nelson, speaking for her mother, Verla Houston, who lives at 11523 Heberlein Road*, asked for clarification on the street width and setbacks for the lots in front of Mrs. Houston's home.

*Henry Veldman, 23820 115<sup>th</sup> Place W.*, shared a letter to the editor in the Everett Herald regarding a development at Picnic Point where Snohomish County over ruled local concerns and approved a new subdivision. He feels that the best option for Woodway is to work with the developer to have the plat built in Woodway, not in the County.

*Bill Forney, 23810 115<sup>th</sup> Place W.*, suggested that the main entrance and the emergency access be swapped.

*Robert Francis, 24112 114<sup>th</sup> Avenue W.*, shared his support for annexation and his concerns about lack of traffic mitigation for the additional trips generated by the proposed project. He raised issues associated with the large number of pedestrians on Woodway's roads.

*Janet Lafitte, 24140 116<sup>th</sup> Avenue W.*, commented that she was not supportive of swapping the main access and the emergency access road.

Mayor Nichols closed the public hearing at 7:25 pm.

**ADJOURNMENT:**

*Councilmember Saltonstall* moved to adjourn the meeting. *Councilmember Mitchell* seconded the motion. The motion carried unanimously. The meeting was adjourned at 7:25 pm.

Respectfully Submitted,

**APPROVED BY THE TOWN COUNCIL**

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Joyce Bielefeld, Clerk Treasurer

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Carla Nichols, Mayor

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