

PLANNING COMMISSION MINUTES

May 7, 2008

CALL TO ORDER: The meeting was called to order at 7:09 p.m. by Chair Stead. Commissioners present were George Stead, Tom Whitson, Jim Wilmer, Robert Allen, Jennifer Ange, Jan Ostlund and Tom Howard. Planner Bill Trimm and Deputy Clerk Heidi Swenson were also present.

APPROVAL OF MINUTES: *Commissioner Allen* moved for approval of the minutes of March 5, 2008 as presented. *Commission Howard* seconded the motion. The motion carried unanimously.

PT. WELLS UPDATE

Planner Bill Trimm thanked the Commission for attending the joint meeting with the Town Council last month. The general consensus of the Town Council and the Planning Commission was that annexation of the waterfront area of Pt. Wells was not a high priority, annexation of the upper bluff was a higher priority and the Town looked forward to working with Snohomish County to create development regulations to ensure compatibility of development. He was also directed to begin discussion with the Shoreline's Planning Director. A brief discussion followed regarding potential density on the site and interest in preserving portions of the site for public access/amenities.

ESA UPDATE

Mr. Trimm recalled the Commission that previously discussed updating the Town's critical area regulations. The GMA requires critical area regulations be adopted consistent with Best Available Science (BAS). The Town contracted with Margaret Clancy, ESA Adolfsen, to compare the existing critical area regulations with the requirements of State law (BAS). He advised staff would update the code based on the Planning Commission's input regarding Ms. Clancy's audit of the Town's code. The goal was to review the results of Ms. Clancy's audit at this meeting and the next meeting with adoption of the updates by this fall.

Ms. Clancy described the legislative requirement for all cities and towns to update their Critical Areas Ordinance/Sensitive Area Ordinance consistent with BAS and BAS criteria and sources identified in the legislation. In general Woodway's code was quite thorough and consistent with recent recommendations with regard to science. There are a few areas where changes were recommended; key revisions include updating the wetland rating system, increasing buffer widths for the lowest quality wetlands, updating stream alteration guidelines, adding to the criteria for the habitat area conservation designation, updating the standards for mitigation when impacts to wetland and other sensitive areas are allowed and updating ratios for wetland mitigation.

She reviewed her audit of the existing Woodway code, degree of consistency with BAS & guidance, reason for consistency/lack of consistency, suggested change and rationale/basis for several code provisions and Commissioners provided feedback on her suggested changes.

During her review, Ms. Clancy responded to questions and discussion ensued regarding the assessment of sensitive areas at the time development was proposed, enforcing limits on

marine bluff vegetation clearing, replacing nonconforming structures, reasonable use requirements, wetland and slope buffer widths, Futurewise's inquiry regarding Woodway's update, and reorganizing by the type of environmentally sensitive area.

Information requested for the next meeting included the following:

- Research and report on buffer widths in surrounding jurisdictions
- Using aerial photograph, estimate existing distance of structures from the edge of the bluff

Next meeting Wednesday, June 4 to review the remainder of the matrix of suggested changes and information requested from staff.

AUDIENCE COMMENTS: None

ADJOURNMENT: *Commissioner Ange* moved to adjourn the meeting. *Commissioner Whitson* seconded the motion. The motion carried unanimously and the meeting was adjourned at 9:52 p.m.

Heidi K. Swenson
Secretary to the Planning Commission

APPROVED BY THE PLANNING COMMISSION

George Stead, Chairman

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