

PLANNING COMMISSION MINUTES

July 2, 2008

CALL TO ORDER: The meeting was called to order at 7:19 p.m. by Chair Stead. Commissioners present were *George Stead, Tom Whitson, Jim Wilmer, and Tom Howard*, Commissioners Jennifer Ange, Jan Ostlund and Robert Allen had excused absences. Planner Bill Trimm and Deputy Clerk Heidi Swenson were also present.

MINUTES: June 4, 2008

ACTION: *Commissioner Wilmer* moved to approve the June 4, 2008 Planning Commission minutes as written. *Commissioner Howard* seconded the motion. The motion carried unanimously.

AUDIENCE COMMENTS: None

RESOLUTION: Recommended Amendment to Woodway Municipal Code Chapter 13.12 Preliminary Plats; Chapter 13.24 Boundary Line Adjustments; and Chapter 13.32 Short Plat

Mr. Trimm briefly reviewed the amendment to allow up to 30 days to obtain a title report versus the current 10 days.

ACTION: *Commissioner Wilmer* moved for approval of Resolution 08-01, recommending to the Town Council that the code be amended to allow up to 30 days to obtain a title report versus the current 10 days. *Commissioner Whitson* seconded the motion. The motion carried unanimously.

PRESENTATION & DISCUSSION: Draft of Revised WMC 16.10 Environmentally Sensitive Areas Incorporating the Recommended Updates

Planner Bill Trimm recalled at the last two Planning Commission meetings, Margaret Clancy, ESA Adolfson, discussed the audit she conducted on the Town's existing Environmentally Sensitive Areas regulations to ensure they were consistent with changes in State law with regard to Best Available Science (BAS). Based on the Planning Commission's discussions with Ms. Clancy, he incorporated the Commission's consensus into a draft for the Commission's review. He reviewed the draft regulations and additional revisions were made that included the following:

- Move Definitions to Section 16.10.015 following the Purpose and Intent section
- Rewrite Section 16.10.010.D.5.a and move to paragraph E.3
- Change "City" and "department" to "Town" throughout the document
- Exempt Category IV wetlands less than 1500 square feet from regulation (Section 16.10.070.4.D)
- Delete Section 16.10.080.B.1 due to a the new wetland buffer definition
- Add to Section 16.10.100 standard buffer of not less than 50 feet for ponds and lakes
- In Section 16.10.130, change the reference to variance criteria in Section 2.24.110 to Chapters 2.56 and 14.50 and 14.51
- Add a definition of restoration

During his review, Mr. Trimm described characteristics of category I - IV wetlands according to the Washington Department of Ecology Wetland Rating System, ability to average buffer widths on a case-by-case basis if established criteria are met, further geotechnical review being conducted with regard to determining geological hazard area buffers in Section 16.10.120, and BAS that discourages filling and recreating wetlands.

The next Planning Commission meeting was scheduled for September 10. Mr. Trimm advised he would complete the review of the draft Environmentally Sensitive Areas regulations at that meeting.

ADJOURNMENT: The meeting was adjourned at 8:27 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.)