



# TOWN OF WOODWAY

## PLANNING COMMISSION MINUTES November 12, 2008

**CALL TO ORDER:** Chair Tom Whitson called the meeting to order at 7:00 p.m. Commissioners present were Tom Whitson, Jim Wilmer, Robert Allen, Jan Ostlund, Tom Howard, and Heather Frank. Jennifer Ange had an excused absence. Mayor Carla Nichols; Planner Bill Trimm; Amie Broadsword, PACE Engineers; and Clerk-Treasurer Joyce Bielefeld were also present.

### **MINUTES: October 8, 2008**

The minutes were approved as presented.

### **PRESENTATION: Mayor Nichols - Introduction of the Upcoming Neighborhood Meetings and Scheduling Times for Commissioners to attend Neighborhood Meetings**

Mayor Nichols introduced new Planning Commissioner Heather Frank. She invited Commissioners to speak at a reception for George Stead following the December 1 Council meeting at Rosary Heights.

Mayor Nichols explained for the upcoming neighborhood meetings, she divided the Town into six neighborhoods. She planned to begin holding meetings in January as an opportunity to meet with residents in an informal setting to gather their opinions regarding Town finances and development of Pt. Wells. The goal was to have 1-2 Councilmembers and 1-2 Commissioners at each of the meetings. She invited Commissioners to attend neighborhood meetings on the following dates/times: January 12, 7:00 p.m.; January 24, 10:00 a.m.; January 31, 10:00 a.m.; February 9, 7:00 p.m.; February 23, 7:00 p.m. and March 14, 10:00 a.m.

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

Planner Bill Trimm referred to the strikeout version of the revised Environmentally Sensitive Area regulations that was provided to Commissioners. He noted the only additional change that was made was moving the Reasonable Use Provisions from the end of the document to Section 16.10.035.

He recalled the Planning Commission directed PACE Engineers to work with staff to engage Landau Associates to review the development code and make recommendations regarding revisions to the geologically hazardous area regulations, specifically buffers, to be consistent with Best Available Science.

Dennis Stettler, Principal, Landau Associates, reviewed Landau Associates' suggested edits to the Town's code with regard to projects on or adjacent to landslide hazard areas (Section 11.02.080), permit process and application requirements (WMC 16.10.060), environmentally sensitive areas maps (WMC 16.10.040), classification and rating of environmentally sensitive areas (WMC 16.10.070), a figure illustrating slope calculation, buffer areas (WMC 16.10.080), alteration of geologic hazard areas (WMC 16.10.200), and geologic hazard area performance standards (WMC 16.10.270).

During his review, the following additional changes were made:

- Add language that requires peer review of an applicant's geotech report

- Add to WMC 16.10.120(B) “Establish a standard buffer of 50-feet or a horizontal distance equal to the height of the landslide hazard area, whichever is greater”
- Prohibit stabilization of a very high landslide hazard area
- Add to 16.10.200(B) “Stormwater conveyance for public and private properties may be conveyed over very high landslide hazard areas when no feasible alternative exists subject to geotechnical and drainage review” (Ms. Broadsword to confer with other municipalities)

During Mr. Stettler’s review, the Commission discussed the prohibition on development in very high landslide hazard areas. A suggestion was made to organize the regulations to group mitigation, buffers, performance standards, etc. to make the code more user friendly.

Mr. Trimm offered to create a one page summary for that public hearing that identified the existing regulations and proposed new regulations. He suggested scheduling the public hearing in February following the community meetings.

**Miscellaneous:** It was agreed not to hold a Planning Commission meeting in December.

Mr. Trimm reported Mayor Nichols, Town Administrator Eric Faison, and he met with Snohomish County Planning Department staff to discuss Interlocal Agreements whereby Snohomish County would agreed to amend their existing countywide planning policies to add a specific policy for Pt. Wells as an urban center and a second Interlocal Agreement regarding design guidelines, access, etc. for Pt. Wells. They plan to meet again in late November to discuss Snohomish County’s response to the Town’s proposal.

**AUDIENCE COMMENTS: None**

**ADJOURNMENT:** The meeting was adjourned at 8:40 p.m.

**APPROVED BY THE PLANNING COMMISSION**

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Heidi K. S. Napolitano  
Secretary to the Planning Commission

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Tom Whitson, Chairman

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