



TOWN OF WOODWAY

PLANNING COMMISSION MINUTES February 18, 2009

CALL TO ORDER: The meeting was called to order at 7:05 p.m. by Chair Tom Whitson. Commissioners present were Tom Whitson, Robert Allen, Jan Ostlund, and Tom Howard. Commissioners Heather Frank, Jim Wilmer, and Jennifer Ange had excused absences. Planner Bill Trimm and Deputy Clerk Heidi Napolitano were also present.

MINUTES: January 28, 2009

Commissioner Ostlund moved to approve the minutes of the January 28, 2009 meeting. *Commissioner Allen* seconded the motion. The motion carried unanimously.

PRESENTATIONS & DISCUSSION: Final Draft of Rearranged WMC 16.10 – Environmentally Critical Areas Incorporating the Recommended Updates

Planner Bill Trimm reviewed changes the Planning Commission requested at the January 28 meeting.

- Change “environmentally sensitive area” to “critical area” (done)
- Develop a definition of critical area (will be the definition from the Growth Management Act)
- Add “professional” to the definition of “qualified consultant” (done)
- Add mitigation/monitoring section for streams (already covered by Section .230)
- Question regarding calculation of lot yield on a geological hazardous area. Mr. Trimm referred to the Town Attorney’s legal opinion regarding subdivision lot yield on environmentally constrained property that states lot yield was determined by dividing the gross area of the property by the minimum lot size. However, the primary controlling factor of lot yield is determined by the minimum lot area of the underlying zone district.

Mr. Trimm proposed the following addition to 16.10.610, “For proposed subdivision plats, the total area contained within the designated hazard area and buffer shall be included in calculating the lot yield of the subject parcel, provided that the created lots meet the minimum lot area requirements of the applicable zone district and Title 13-Sudivisions.”

Discussion followed regarding calculation of lot yield in recent subdivisions, Snohomish County’s exclusion of critical areas in the calculation of lot yield, lower assessment of critical areas, and the legal opinion provided by Mr. Tanaka.

During discussion, the following additional revision was made:

- Add to 16.10.610(E) – Buffer Areas, something like “where applicable, building setbacks shall be measured from the building edge to the outside edge of the buffer” or “the buffer area is not included in the setback” or “the setback shall not include the buffer.” Mr. Trimm offered to rewrite this statement and email it to Commissioners.

Mr. Trimm proposed distributing a final draft to Planning Commissioners at the end of this week. He requested Commissioners review the final draft and email any questions/comments to Deputy Clerk Napolitano, other Commissioners and him by Friday, February 27. The next step will be to issue a SEPA

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Declaration of Non-Significance which has a 29 day comment/appeal period. Copies of the document will also be send to the Washington State Department of Ecology (DOE) and the Department of Community, Trade and Economic Development (DCTED) who will circulate it to other agencies with jurisdictions in the State to ensure it meets Best Available Science.

DOE, DCTED and any other agencies with jurisdiction must submit their comments to the Town within the 29 day comment period. The public hearing cannot be held until the conclusion of the 29 day appeal period; he suggested scheduling the public hearing for the April 8 Planning Commission meeting Following the public hearing, the Planning Commission will provide a recommendation the Town Council. There can also be an appeal of the Planning Commission's decision.

MISCELLANOUS:

Draft Supplemental Environmental Impact Statement (DSEIS) for Pt. Wells

Mr. Trimm explained the DSEIS is non-project specific and considers two alternatives, 1) no action - continuation of the existing asphalt plant, and 2) changing the Comprehensive Plan designation for the property from Urban Industrial to Urban Center which could accommodate up to 3,500 dwelling units and approximately 6,400 residents.

Mr. Trimm explained the DSEIS evaluates environmental impacts of each alternative based on 15 environmental elements. The most notable impacts to Woodway are aesthetics, light, glare, building height, and bulk. He briefly reviewed transportation improvements contemplated by the DSEIS, primarily in Shoreline. He advised a project-specific application would require additional environmental review including possibly another EIS. The Snohomish County Planning Commission will hold a public hearing on February 24. The 45-day comment period ends March 23. He anticipated the Snohomish County Council would make its decision in June/July.

He commented on contamination on the site and cleanup that would be required, building heights required to accommodate 3,500 units, whether the site meets the definition of Urban Center as Sound Transit does not plan a station in Shoreline, less intense development allowed with an Urban Village designation, and lack of infrastructure on the site. He summarized Woodway's comments would focus on aesthetics, the environment, and the adoption of policies that address impacts on Woodway.

Discussion followed regarding the estimated 5-7 year timeline for site cleanup, mitigation fees to Woodway, proximity of the site to the railroad, and the estimated cost of cleanup.

Rosary Heights

Commissioner Ostlund inquired whether a Comprehensive Plan amendment would be required if the Town purchased Rosary Heights for use as a Town Hall. Mr. Trimm responded a zoning text amendment to add public facilities to the allowed used would be required.

AUDIENCE COMMENTS: None

ADJOURNMENT: *Commissioner Howard* moved to adjourn the meeting. *Commissioner Allen* seconded the motion. The motion carried unanimously. The meeting was adjourned at 8:42 p.m.

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APPROVED BY THE PLANNING COMMISSION

Heidi K. S. Napolitano
Secretary to the Planning Commission

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.)