



TOWN OF WOODWAY

PLANNING COMMISSION MINUTES June 16, 2010

CALL TO ORDER: The meeting was called to order at 7:02 p.m. by Chair Jim Wilmer. Commissioners present were Jim Wilmer, Robert Allen, Jennifer Ange, Jan Ostlund, Tom Howard, and Pat Tallon. Planner Bill Trimm and Deputy Clerk Heidi Napolitano were also present.

APPROVAL OF MINUTES: May 5, 2010

Commissioner Tallon moved to approve the minutes of May 5, 2010. *Commissioner Ostlund* seconded the motion. Motion carried unanimously.

PRESENTATION & DISCUSSION: Shoreline Inventory Report

Planner Bill Trimm advised that the Shoreline Master Program vision statement prepared by the Planning Commission (To preserve, protect and restore the ecological functions necessary to maintain shoreline natural resources while encouraging beneficial uses of the shoreline for the community) was circulated to Town residents for input. No comments were received and staff will proceed using that as the vision statement for the SMP.

The next step in the process is to provide the Planning Commission an update regarding the inventory and characterization of the shoreline that ESA Adolfson has conducted. Development of policies and regulations will follow.

Alex Cohen, ESA Adolfson, provided a PowerPoint presentation that described the background of the Shoreline Management Act (SMA) and Shoreline Master Program (SMP), and the three primary goals of the SMA (encourage water-dependent uses, protect natural resources, and promote public access). He reviewed the State requirement to update the SMP, the concept in the SMP of no net loss, and technical background reports that are part of the SMP. He described the SMA's jurisdiction, explaining that Pt. Wells was included in the SMA jurisdiction because it was in the Town's Municipal Urban Growth Area (MUGA).

He explained the purpose of the shoreline analysis and characterization was to establish a baseline of ecological, physical and land use conditions in order to assess whether the goal of no net loss had been achieved. The analysis and characterization also identifies land, water, and biological features; describes ecological processes; and characterizes ecological functions.

Mr. Cohen displayed a topographical map of the Town and described features of the physical environment that include the near shore, BNSF railroad, the bluff, Deer Creek and four other drainages, and Pt. Wells. He described the near shore predevelopment physical environment and Woodway's current physical environment. He summarized the coastal bluffs have been separated from the beach by the BNSF railroad, the bluff is no longer a sediment source, and small scale periodic sloughing has been replaced with more infrequent massive slides.

He reviewed the biological resources including streams and wetlands, marine habitats, and marine resources. He described Town land use and shoreline land uses in the Town and at Pt. Wells, commented there was little opportunity for shoreline development in Woodway other than at Pt. Wells.

Mr. Cohen described shoreline environmental designations, explaining there are four designations in the existing SMP: aquatic (open water), shoreline conservancy (includes railroad right-of-way), natural (top of

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bluff to railroad) and shoreline residential (top of bluff). He explained the current designation for Pt. Wells in Snohomish County is Urban Center. He anticipated the Town's shoreline designations would be changed slightly to simplify the designations.

He summarized key management issues identified via the shoreline analysis and characterization:

- BNSF shoreline armoring has disconnected the shoreline from the coastal bluffs and uplands
- BNSF railroad has greatly altered riparian vegetation and wetlands along the shoreline which has altered habitat and limited organic inputs in the near shore area
- Public access to the Town's Puget Sound shoreline is limited
- Pt. Wells development offers opportunities for shoreline restoration and provision of public access

He reviewed next steps that include reviewing and revising the Town's existing goals and policies in light of the information in the inventory report, reviewing environmental designation and management policies, developing restoration plans and projects, drafting an update to the policies and regulations, and performing a cumulative impact analysis.

Mr. Trimm suggested the text of the shoreline inventory and characterization be provided to the Planning Commission for their review as well as the strike-through version of the existing 2001 SMP goals to ensure the goals are consistent with the new vision statement. Mr. Trimm explained the shoreline residential designation (top of the bluff) is actually outside the shoreline and will be eliminated. He summarized one of the key issues in the SMP update is Pt. Wells. It will be important that Shoreline, Woodway, and Snohomish County have similar if not identical shoreline designations for Pt. Wells. The SMPs for all three jurisdictions will reviewed Department of Ecology (DOE); DOE will be looking for consistency where jurisdictions overlap.

Discussion followed regarding the shoreline designation for Pt. Wells in Snohomish County, stormwater flows in Woodway, and Shoreline's progress on the update of their SMP.

PRESENTATION: Update on Snohomish County Urban Center Zone District (Pt. Wells)

Mr. Trimm explained the Town and Shoreline prepared an Interlocal Agreement to submit to Snohomish County that would, 1) establish design parameters for development that occurs at Pt. Wells, and 2) establish a development review process. The Interlocal Agreement will be presented to the Town Council on June 21 in executive session due to the potential for litigation.

He explained the Snohomish County Council adopted the Urban Center Zoning District and it became effective May 15. The Urban Center Zoning District allows Shoreline and Woodway to develop an Interlocal Agreement with Snohomish County regarding how a project at Pt. Wells would be processed and to establish design parameters. The Snohomish County Council did not adopt a maximum number of residential units. Density will be determined based on floor area ratios and building height. Design parameters in the proposed Interlocal Agreement include a maximum building height. Woodway plans to include the property owner in the process; Shoreline and Woodway are in agreement with the design parameters and design development review process proposed in the Interlocal Agreement.

Commissioners agreed to meet at 10:00 a.m. on July 24 to walk the beach at Pt. Wells. Discussion followed regarding whether the Urban Center zoning was appropriate for Pt. Wells, asphalt production at Pt. Wells, the importance of providing for public access as part of development of Pt. Wells, Snohomish County Council's intent with the Urban Center designation for Pt. Wells, and the legal question of whether

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Snohomish County's design parameters for all Urban Centers or the design parameters in the Interlocal Agreement would guide development at Pt. Wells.

The next meeting was scheduled for July 21 and the August meeting was tentatively canceled.

AUDIENCE COMMENTS: None

ADJOURNMENT: *Commissioner Howard* moved to adjourn the meeting. *Commissioner Tallon* seconded the motion. The motion carried unanimously. The meeting was adjourned at 8:10 p.m.

APPROVED BY THE PLANNING COMMISSION

Heidi K. S. Napolitano
Secretary to the Planning Commission

Jim Wilmer, Chairman

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