



TOWN OF WOODWAY

PLANNING COMMISSION MINUTES

19 JANUARY 2011

CALL TO ORDER: Vice-Chair Robert Allen called the meeting to order at 7.03 p.m. Commissioners present were Robert Allen, Jan Ostlund, John Zevenbergen, and Per Odegaard. Commissioners Tom Howard, Jennifer Ange, and Pat Tallon had excused absences. Town Planner Bill Trimm, Town Engineer Amie Broadsword, and Deputy Clerk Heidi Napolitano were also present. Other guests included Brian Kalab, Insight Engineering, and Jeff & Wanda Garfield, property owners.

APPROVAL OF MINUTES: *October 13, 2010*

Commissioner Ostlund moved to approve the minutes of October 13, 2010 as amended. *Commissioner Allen* seconded the motion. Motion carried unanimously.

INTRODUCTION OF NEW PLANNING COMMISSIONERS: *John Zevenbergen & Per Odegaard*

ELECTION OF PLANNING COMMISSION CHAIR AND CONFIRMATION OF VICE-CHAIR

Commissioner Ostlund moved to elect Commissioner Robert Allen as Chair of the Planning Commission. *Commissioner Zevenbergen* seconded the motion. Motion carried unanimously.

Commissioner Odegaard moved to elect Commissioner Jan Ostlund as Vice-Chair of the Planning Commission. *Commissioner Zevenbergen* seconded the motion. Motion carried unanimously.

PUBLIC HEARING: The public hearing for the Garfield Short Plat, #10-601SP, was opened at 7.10 pm. Town Planner Bill Trimm began the hearing by presenting the list of exhibits. He then presented Part I of the staff report, which includes contact information for the owners, property information, and the procedural requirements of the short plat process. He continued with Part II of staff report, which begins with a description of the property and the proposed subdivision.

Town Engineer Amie Broadsword, PACE Engineers presented the portion of Part II that discusses the planned improvements to the property, including an explanation of the proposed access easement, water and sewer service, and storm drainage.

Town Planner Bill Trimm continued with Part III, noting that the short plat is generally consistent with the Town's comprehensive plan policies and code provisions, except for two minor items. To comply with LUP 5, he recommends that a landscape plan to screen between lot 1 and lot to the north be implemented; to comply with LCP 3, he recommended the applicant have an arborist look at the trees near the driveway to make sure they will survive construction of the driveway.

Mr. Trimm concluded the staff presentation with Part IV: Staff recommends that the plat be approved with the conditions listed in the plat.

TOWN OF WOODWAY

A brief question and answer session between Town staff and the Planning Commissioners followed. They discussed the possibility of future additional subdivisions, the wetland buffer, and fire access.

The owners of the property, Jeff and Wanda Garfield, began the applicants' presentation portion of the hearing. Mr. Garfield enumerated the ways they have attempted to make their short plat consistent with the character of Woodway. He also discussed the sewer connection. The applicant presentation continued with the Commissioners asking questions of Brian Kalab, Insight Engineering, the Garfields' engineer, about the sewer connection.

Public comment:

Lawrence Engel, 2025 N.W. 204th Street, Shoreline, WA 98177, asked if firebreaks would be included. Ms. Broadsword responded that the Town does not require firebreaks.

Harry Schneider, 24302 Timberlane Road, Woodway, WA 98020, stated he lives north of the plat. Mr. Schneider commented on screening on north side of plat and asked that a limit not be placed on the length of screening. Mr. Trimm responded that the length of screening will be determined when the applicant creates the landscape plan. Mr. Schneider further commented that he is in favor of the proposed short plat.

Chair Allen closed the public hearing at 8.03 p.m. Commissioner Zevenbergen asked more questions about the access to the south lot and the sewer line construction.

Chair Allen re-opened the public hearing at 8.10 p.m., as there were more people who wanted to make public comments.

Brian & Sharon Wartman, 2144 N.W. 204th Street, Shoreline, WA 98177, stated they are concerned about stormwater leaving the site. Ms. Broadsword and Mr. Kalab responded that all stormwater will be infiltrated on-site; it is not allowed to leave the site per the DOE manual. The stormwater from each property will be dispersed where it falls, not collected and piped to a central location.

Chair Allen closed the public hearing again at 8.14 p.m. The Commissioners continued to discuss issues related to the sewer and trees on the site.

Commissioner Odegaard moved to approve Planning Commission Resolution #2011-01 and Exhibit A as amended. *Commissioner Zevenbergen* seconded the motion. Motion carried unanimously.

PRESENTATION: Town Planner Bill Trimm reminded the Commission of the upcoming January 27 meeting to be held by BSRE about the Point Wells site. The pre-application community meeting is required by Snohomish County code. Woodway will submit a list of questions prior to the meeting. Discussion followed concerning the water table of the site, timing of the application process, waste disposal, and a City of Shoreline meeting to be held to discuss the use designation of Richmond Beach Drive. Commissioners also commented on the previous meetings held by BSRE.

AUDIENCE COMMENTS: None

TOWN OF WOODWAY

NEXT MEETING: The next meeting was scheduled for February 9, 2011.

ADJOURNMENT: The meeting was adjourned at 8.36 p.m.

APPROVED BY THE PLANNING COMMISSION

Heidi K. S. Napolitano
Secretary to the Planning Commission

Robert Allen, Chair

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