

PLANNING COMMISSION MINUTES
CITY HALL/COUNCIL CHAMBERS
DECEMBER 28, 1999

MEMBERS PRESENT: Frank Martin, Nancy Paine-Donovan, Kristjan Ochs, Dennis Klinger and Don Van Etten

STAFF: Gloria Rivera, City Planner

Klinger called the meeting to order at 7:30 P.M.

Approval of Minutes

Martin moved to approve the minutes of the November 23, 1999 meeting. Paine-Donovan seconded. Motion carried.

COMMUNICATIONS

Staff

Rivera reported she is waiting for further information on the Sunset Industrial Park and the Johnson agreement. Rivera also referred the Commission to the Resolution of the City Council decision on the School District Parking Lot.

Planning Commission

Paine-Donovan addressed off premises signs and requested the implementation of an annual fee be considered. She believes this would allow for better maintenance of the signs for both commercial and non-profit signs.

Klinger stated he favored the idea of all the signs being located in a central location.

Van Etten addressed his concerns with seagulls being fed within the City limits. He suggested an ordinance be imposed to prohibit such activity. Rivera stated she could research other city's restrictions.

PUBLIC HEARINGS

Variance #15-99 (Watson)

The applicant is Floyd Watson who is requesting a variance from the twenty (20) foot minimum front yard setback in the MF2 zone. The applicant is requesting a minimum eleven (11) foot front yard setback from the newly aligned Cook Road. The subject property is located at 2072 Cook Road.

Rivera reviewed the staff report which recommended approval subject to the following conditions:

1. Any new residential structures that may replace the current residence must meet the minimum twenty-foot front yard setback requirement.
2. Any additional accessory structures must be setback at least twenty-feet from the new Cook Road right-of-way.

Klinger opened the public hearing.

Fay Cain – Skagit County Public Works, representing Floyd Watson stated the County will also be applying for two additional variances which will be a total of three out of the eleven parcels of property along Cook Road that will be non-conforming with the take of the right-of-way.

Klinger questioned the home on the corner of Trail and Cook Road and Rivera questioned the placement of a wall or barrier between the sidewalk and the house.

Cain stated there are no plans for anyone to move their houses at this time. Barriers will be planting of trees that will be replaced where they have been taken out. She was aware of only one person had requested a wall which is still being discussed.

Discussion ensued as to the distance from the right-of-way and the other property variances needed.

Several members of the Planning Commissioners expressed interest in reviewing all variances needed along Cook Road at one time and having the property owners in attendance.

Paine-Donovan moved to table until all variances can be considered together. Van Etten seconded. Motion carried.

Conditional Use #14-99 (Skagit Valley Baptist Church)

Klinger opened the public hearing.

Russ Lanker – representing Skagit Valley Baptist Church reviewed their request and the difficulty of using State right-of-way. Lanker stated using private property does not give value to the sign because of blackberry bushes and the only practical sign is the one that was previously approved on the corner of Hwy 20 and Township. He proposed placing the sign 75 feet off the State right-of-way on Township, but within the City right-of-way on Township, not placing the sign on private property.

Paine-Donovan moved to add the additional recommendation to Conditional Use #11-99 that the condition of authorization of the Public Works Director regarding locating the sign within City right-of-way. Martin seconded. Motion carried.

OLD BUSINESS

Comprehensive Plan Amendments

Rivera reviewed staff generated changes to the Comprehensive Plan on a page by page basis as follows:

Introduction

- Page 5-7 are changes in page format resulting from a switch over to a new computer
- Page 8 – additional language reflects changes in Urban Growth Boundary

Land Use Element

- Addition of “Town Center” Park
- Page 5 – adds “overall” to definition of density
- Page 15 – HI was previously called HC
- Page 19 – Reflects change in Urban Growth Boundary
- Page 20 – reformatted due to above change
- Page 21 – Numbers in tables for Open Space and Public Use have been changed to reflect changes in Urban Growth Boundary south of the City and at Northern State
- Pages 24-28 – Reflect reformatting on different computer and addition of language reflecting boundary change
- Pages 29-30 – Reflect reformatting on different computer and addition of “high groundwater” as a factor that restricts density development.
- Page 31 – adds language regarding overall density and ways in which to achieve it
- Page 35 (a) shows changes in acreage south of the City and at Northern State
- Page 35 (b) shows previous acreage

Transportation Element

- Page 28-32 – references adoption of a Transportation Subarea Plan in the Trail Road/Cook Road/Highway 20 vicinity and reflects reformatting following addition of the language. It will be incorporated into the Comprehensive Plan as an Attachment. (Pages 30 and 31 were tables with no changes)

Parks and Recreation Element

- Page 4 – Reflects acreage change in School Property on Cook Road
- Pages 16-19 – reflects acreage change on Cook Road property, adds language on Northern State and includes Town Center Park in

Comprehensive Plan. Changes on Pages 18 and 19 are due to reformatting with additional language.

Capital Facilities Element

- Page 11 – Reflect addition of goal for the City to pursue joint ventures in the provision of infrastructure for commercial/industrial development.

Goals and Policies

- Page 24 – adds Goal 3.9 to the Capital Facilities Element
- Pages 25 – 27 – reformats due to computer change and adds Policy E2.8 on Page 26 reflecting a commercial/industrial land use inventory being performed.

Economic Development Element

- This will be a new addition to the Comprehensive Plan. The Economic Development describes the; commercial and industrial zoning designations, sets forth an inventory of commercial/industrial property in the city, discusses an economic development strategy for the City, and sets forth the economic development goals and policies of the City.

Sharon Dillon – 1116 Fidalgo, addressed the Planning Commission and encouraged the Economic Development plan be adopted.

Klinger stated he was in favor of looking at the Transportation Element in more detail. Paine-Donovan suggested to plan a worksession on the topic. Discussion was held on holding a joint worksession with the City Council.

Paine-Donovan moved to accept the Comprehensive Plan Amendments, except for the Transportation Element and the portion of the Land Use Element that discusses “high groundwater” (page 29-30). Martin seconded. Motion carried.

Development Regulations

Industrial/Residential Buffers

Rivera addressed industrial land compatibility next to residential areas and the problems associated with these areas. She stated the 1974 development code had certain requirements for industrial properties which were dropped in the present code. It addressed fire explosion and safety, sound levels, pollution standards and heat, glare and vibration. It also addressed buffers. Rivera emphasized whatever is applied would have to be applied to all industrial areas. The following regulations were recommended:

17.28.020 Bulk Restrictions – Bulk restrictions in the industrial (LI and HI) zones shall be as follows:

- A. Minimum setbacks: twenty feet from any boundary of another zone ~~where no public right of way intervenes~~, provided that this setback requirement shall not apply to fences. Landscaping buffers when required and parking may occur within the twenty-foot setback.

Use provision. The following provision shall apply to all new and expanded uses within this district:

- a. There shall be no unusual fire, explosion, or safety hazards.
- b. Sound levels are not to exceed levels established by noise control regulations of the Department of Labor and Industries. Maximum permissible environmental noise levels are not to exceed the levels of the environmental designations for noise abatement (EDNA) as established by the State of Washington, Department of Ecology, (WAC 173-60-040).
- c. Pollution standards set by Regional, State, or Federal Pollution Control Commissions or Boards shall apply to all uses.
- d. There shall be no production of heat, glare, or vibration perceptible from any property line of the premises upon which such heat, glare, or vibration is being generated.

Discussion ensued on areas affected, noise and dust issues and hours of operation (time limits).

Paine-Donovan moved to approve industrial buffers and existing, new and expanded use of the current development codes as set forth below. Seconded by Martin. Motion carried.

Play Areas for Subdivisions & Communities

Rivera reported on policies for surrounding areas and reviewed the size requirements that trigger the play area. Rivera said this would give children an area to play and would alleviate them playing in the streets. Rivera recommended the following:

A base of 500 square feet plus 25 feet for each residential development beginning at proposals of over 10 residential structures for PUDs and subdivisions (with the exception of apartment units that is based on the number of units). A higher set aside of 1,000 square feet (50 X 20) plus the 25 feet per unit for proposals of over 25 units.

Sharon Dillon – again addressed the Planning commission and encouraged the support of the play areas.

Van Etten stated he agreed with the need for the play areas in large subdivisions, but felt the impact fees should be reduced to keep the cost of development reasonable.

Discussion was held with input from Ochs, Van Etten and Klinger.

Ochs moved to accept the language for proposed play areas for subdivision. Seconded by Paine-Donovan. Motion carried 3-1 (Van Etten opposed).

The meeting adjourned at 9:15 P.M.