

PLANNING COMMISSION MINUTES
CITY HALL/COUNCIL CHAMBERS
JANUARY 25, 2000

MEMBERS PRESENT: Frank Martin, Nancy Paine-Donovan (late), Dennis Klinger, Don Van Etten, June Johnson and Jack Bryant

STAFF: Gloria Rivera, City Planner
Pat Hayden, City Attorney

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

Oath Of Office

Chairman Klinger administered the Oath of Office to June Johnson who fills the unexpired term of Sharon Dillon. Johnson's term will expire December 31, 2001.

Approval of Minutes

Martin moved to approve the minutes of the December 28, 1999 meeting as written. Van Etten seconded. Motion carried.

COMMUNICATIONS

Staff

Rivera reported on the recent decision of the County Commissioners resolution for the Northern State Recreational Area funding. Rivera stated the resolution was subject to approval by the REET Board. She also said another meeting is being held Wednesday, January 26, 2000 at 9:00 A.M.

Planning Commission

Several members expressed concern of the working relationship between the Planning Commission and the City Engineer. They also expressed concern in the presentation of viewpoints at the recent workshop and felt blame was being placed on them. They did not like being placed in that position and felt there should be a more cooperative relationship.

Paine-Donovan arrived at this time.

OLD BUSINESS

Sub Area Plan

Rivera reviewed the background information on the Sub Area Plan and Groundwater issues. Rivera stated Attorney Hayden and Engineer Barnet have worked on the Sub Area Plan since the last meeting. She referred to a diagram that showed more detail, planning goals, the means to achieve the goals, a mechanism to achieve the goals and a map of the area, time frames and language about compensation and finance.

Sharon Dillon – 1107 Fidalgo Street, spoke in support of the Sub Area Plan. Dillon recounted a story that pointed out the need for planning and thinking ahead for the future. She encouraged the Planning Commission to think far into the future when deciding on the Sub Area Plan.

Attorney Hayden reviewed the plan proposed which addressed some of the past concerns expressed as to the prior proposal not being specific enough and compensation to property owners. Hayden stated the Sub Area Plan only applies to the area bound by the lines shown on the map attached to the written proposal. There could be future sub area plans for other specific areas. Hayden also pointed out the road drawings are conceptual and may or may not go in the exact location shown. He also presented several development scenarios.

Discussion was held on the alignment and placement of the proposed roads and the public notification and public hearing processes.

Attorney Hayden proposed the following changes:

- ¶ D. The attached map marked “Exhibit A” illustrates the boundaries of the sub-area to which this plan applies with dotted lines, and conceptual locations of the proposed roadway.

The north/south road to be shifted be shifted over to the school property though carried down to Highway 20.

- ¶ C. Line 4 – The City Engineer will be responsible for the roadway configuration, the design requirements, and location, in the context of the land use action decision making process.
- ¶ B. Line 1 – The developer as a condition of receiving development approval, will work with the city Engineer, City Planner, Planning Commission, and other decision making entities to design roads and utility corridors in coordination with the sub area plan.
- ¶ A. Line 4 – The intersections of the north/south arterial roadway shall align with Prospect and Rhodes at the intersections of Cook and Highway 20, respectively.

A break from the Sub Area Plan was taken in order for Attorney Hayden to make the necessary written changes to the plan prior to any vote for recommendation being made.

Groundwater

Rivera reviewed density requirements and the difficulty in meeting these requirements in certain areas due to high groundwater. Rivera stated the major factors of curtailing achieving an overall density of 4 units per acres is critical areas and high groundwater. Rivera recommended leaving the high groundwater language in.

Paine-Donovan moved to accept the high groundwater changes in the Sedro-Woolley Comp Plan. Seconded by Martin. Motion carried.

Sub Area Plan (continued)

Attorney Hayden returned with requested changes in the Sub Area Plan.

Van Etten expressed concern of a persons right to a public hearing. Hayden explained the process in property acquisition and gave examples of the public processes afforded to the public. Hayden stressed the laws already allow for a public process for landowners in answer to concerns expressed by several members.

Discussion was held on ¶ C, #4 with the final wording to read: “ The City Engineer will be responsible for the roadway configuration, the design requirements, and location, in the context of the land use action approval process, including approval by the Planning Commission when prescribed by City ordinances.

Paine-Donovan moved to recommend to the City Council the Sub-Area Transportation Plan as changed by Attorney Hayden. Van Etten seconded. Motion carried.

Paine-Donovan moved to adjourn. Bryant seconded. Motion carried.

The meeting adjourned.