

PLANNING COMMISSION MINUTES
CITY HALL/COUNCIL CHAMBERS
SEPTEMBER 26, 2000

Members Present: Don Van Etten, Jack Bryant, Dennis Klinger, June Johnson,
Steve Massey and Frank Martin

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 August 22, 2000 meeting as written. Johnson seconded. Motion carried.

Martin moved to approve the minutes of the August 29, 2000 meeting as written. Bryant seconded. Motion carried.

COMMUNICATIONS

Staff

City Planner Rivera introduced Tina Dykema to the Planning Commission. Rivera stated Dykema is a student at Western Washington University and has been doing research on some of the older buildings in the downtown area for possible historical designation.

Rivera announced the current process of hiring a new secretary for the Building/Planning and Engineering department due to some restructuring between the business office and the Building/Planning and Engineering Departments.

Rivera reported a public hearing will be held at the upcoming Council meeting on the subject of sewer connections within the Urban Growth Area.

PUBLIC HEARINGS

Variance #14-00 (Shamp)

The applicant is Pete Shamp, who is requesting a variance from the required minimum ten foot wide landscaping planting area on a street frontage in the CDB (Central Business District) zone. The subject parcel consists of a total area of 31,200 square feet on a partially developed commercial lot in the CBD zone and is located at 410 State Street. The applicant is requesting approval to construct a one-foot wide planting area on the frontage of Reed Street for a commercial utility structure.

Rivera reviewed the staff report which recommended the variance from the landscape provision to allow a minimum one foot wide planting area with planters on a street frontage in the CBD zone on Reed Street be approved subject to the following condition:

1. That a final landscape plan be approved by the Planning Director for the reduced planting area in front of the commercial utility structure and for the landscaping improvements on the remainder of the frontage of Reed Street.

Klinger opened the public hearing.

Pete Shamp -- 819 Lucas Drive, addressed the Planning Commission and stated they were unaware from Puget Street that there was a 10 foot setback as the rest of the buildings were a zero lot line. Shamp presented a brief history of the project.

Shamp addressed questions from the Planning Commission which included the width of the awning, plans for surface of planters, parking, building access and future building placement on the lot.

Klinger closed the public hearing.

Van Etten moved to accept staff findings for Variance #14-00. Seconded by Bryant. Motion carried.

Bryant moved to approve Variance #14-00. Van Etten seconded. Motion carried.

NEW BUSINESS

Transportation Element Amendment

Rivera reviewed the process for amending Transportation Elements by year end. She stated this was a state mandate. Rivera stated it was felt because the Transportation Element had to be amended, it was a good time to review and look at the total element. Along with the review, traffic modeling will be done. Rivera stated the City has contracted with Eric Irelan of the Skagit Council of Governments (SCOG) for the information needed. Rivera requested the Planning Commission review the projects listed and prioritize the projects.

A review of the present listing and discussion was held. Sapp Road (making it a through street), Fidalgo Street and placement of a light at Ferry and Township were felt to be important projects for consideration. It was also felt that the Street Department should make recommendations of which streets are in need of repair and upgrades.

OLD BUSINESS

Bryant questioned the status of the Township Mini Storage fence (Edwards). Discussion was held on the status of the fence requirement as a condition of the Conditional Use Permit.

Bryant moved to recommend that legal action be taken against Edwards for non compliance with the conditions of Conditional Use Permit #08-98. Martin seconded. Motion carried.

Van Etten questioned if a time limit was given on the Conditional Use granted for a bed and breakfast on the Bishop house.

Martin also noted a time limitation for the Keisler lawnmower shop on Trail Road which he believed to be expired.

Rivera will research the files to see if there was a time limitations placed.

Bryant moved to adjourn. Martin seconded. Motion carried.

The meeting adjourned at 8:35 P.M.