

**PLANNING COMMISSION MINUTES  
LAND USE HEARING  
SEDRO-WOOLLEY COMMUNITY CENTER**

January 28, 2003

Members Present: Kevin Loy, Steve Massey, Pat Huggins, Jim Johnson, Karl Shewmaker,  
Dick Quam

Members Absent: June Slayden

Staff: Jeroldine Hallberg, City Planner  
Lacy Lahr, Planning Assistant

Meeting called to order at 6:30

Chairman Loy reviewed the procedure of the meeting.

Agenda Review:

Public Comments:  
No comments

Commissioner Comments:  
None

Minutes:  
Not available

Motion made by Commissioner She wmaker to delay approval of minutes from last meeting to the next meeting. Seconded by Commissioner Huggins. All in favor.

Reports from Subcommittees:

Commissioner Huggins briefed about the meeting he attended.

**Public Hearing:**

**TYA Partners:**  
Additional comments were distributed.

Page 2 is the staff report for all proposals. TYA partners zoning is incorrect. It was stated in the DNS as Auto Commercial, but in fact it is Single Family 1.

TYA Representative:  
John Ellis – brief overview of property and surrounding properties. John stated that going from Commercial, to multi-family, to single family is an easy transition. Haven't decided on what type of multi family

Jeroldine explained to the commissioners that they need to separate zoning issues with what a project might be. There is a possibility that the property not be built on for 5-10 years. Zoning is the only issue at hand right now.

Public Comment for TYA Application:

Michael Sturbough 212 Laurel Dr., Sedro-Woolley – concerned about what this zoning can lead to. Discussed the traffic concern/congestion at HWY 9 N and HWY 20. This would just compound the issue with multi family housing. Concerned about pedestrian safety. Did research on R-4 (allows 4 residential units per acre). This area doesn't allow proper traffic egress now, what will happen when multi-family units go in?

Georgia Lauder 210 N. Township- Traffic and pedestrians are main concern. The kids in the area have no place to or play.

Irene Belles 214 Laurel Dr – Submitted letter also regarding the same issues as previous speakers. Traffic starts at 5:30am coming down on HWY 9. Property value is lowering because of too much commercial noise in the neighborhood. Would like for it to remain SF residential

Shelly Sturbough 212 Laurel Dr, - Feel there is a considerable traffic problem in this area. There is a development by the golf course that will increase the traffic flow to that area. Increase in traffic on side streets to avoid the intersection of HWY 20/HWY 9N. Feels that apartments would create a lot of problems.

Applicant chance to rebuttal:

John Ellis – Understand comments. These will be addressed during the hearing. Would like to construct something to enhance neighborhood, not take away.

Staff Comments:

Jeroldine reviewed the current zoning and what it allows. No vote can be taken, the appeal period is still open. Vote can be taken next meeting. You can close public testimony and continue the hearing to the next meeting.

Motion to close public hearing on TYA properties was made by Commissioner Huggins, seconded by Commissioner Johnson and continue decision until the next meeting.

Roll call vote:

Commissioner Huggins: Aye

Commissioner Johnson: Aye

Commissioner Shewmaker: Aye

Commissioner Quam: Aye

Commissioner Massey: Aye

No further comments, motion passed.

**SWSD rezone:**

Staff comments:

Cook Road: Staff supports this application because they would not have to apply for a conditional use permit when they decide to build. This site is approximately 13.6 acres.

SWSD Admin bldg: on Trail road – Just an isolated piece of property; it's not big enough for a campus. At this point it is just their administration office. It has been zoned AC since 1984.

SWSD High School area: Adjacent to stadium. Previously belonging to the SW Lumber mill. Proposed use is for parking. Staff supports this option. This wouldn't be a loss of HI zone. It's too long and narrow.

SWSD High School: 4<sup>th</sup> and Nelson: Current parking lot. City did receive a comment from a citizen regarding this issue.

Appeal period for SEPA does not end until the February 9<sup>th</sup>. No vote is allowed tonight.

Chairman Loy discussed not setting public hearings until they have all their stuff taken care of, because it just throws a monkey wrench into everything.

Motion made to close public testimony and continue the hearing until the next meeting by Commissioner Shewmaker, Seconded by Commissioner Quam.

Roll call vote:

Commissioner Huggins – Aye

Commissioner Johnson – Aye

Commissioner Shewmaker – Aye

Commissioner Quam – Aye

Commissioner Massey – Aye

Motion carried.

**O'Neil: SF to Auto Commercial:**

Staff Report: 1 ¼ acres in the UGA along HWY 20 east of town. Adjacent property is SF 1.

Number of businesses are existing around there. Staff recommends to deny this application because it's inconsistent with the policies to prevent sprawl and encourage development around nodes of, around intersections.

No applicant in attendance

Chairman Loy asked if we can vote on this tonight. It was answered No.

Motion made by Commissioner Johnson to close the public hearing on this application, seconded by Commissioner Shewmaker and continue discussion and decision to next meeting.

Roll Call vote:

Commissioner Huggins – Aye

Commissioner Johnson – Aye

Commissioner Shewmaker – Aye

Commissioner Quam – Aye

Commissioner Massey – Aye

Motion carried.

**Ensley: SF to Auto Commercial:**

Commissioner Massey has excused himself from this application, stating the lives within the 500' circle.

Staff Report: this application consists of 3 properties. Total of .43 acres. Zoned SF 1 and adjacent to SF 1 on each side. This application is also inconsistent with the City's comprehensive plan. No left turn access.

Public Comments:

Velma Walker 726 Northern Ave – owns land close by. Would like to see low capacity.

No can be taken tonight.

Motion made by Commissioner Shewmaker to close the public testimony and hearing and hold discussion and vote continued to the next meeting. Seconded by Commissioner Quam.

Roll Call vote:

Commissioner Huggins – Aye

Commissioner Johnson – Aye

Commissioner Shewmaker – Aye

Commissioner Quam – Aye

Commissioner Massey - Unknown

Motion passed

Old Business:

Chairman Loy asked how does everyone like the procedure and the way things have proceeded tonight? Reminder that our procedures are only good for 60 days. We have an opportunity to change things if it's not working.

LU 6.1 Done

LU 6.2 Commissioner Huggins stated he would like to revisit this section at next meeting.

LU 6.3 No comment

LU 6.4 Revisit at a later date

LU 6.5 No Comment

LU 6.6 No Comment

H 1.1 No comment

H 1.2 Would like to change verbage from secure to encourage. Motion made by Commissioner Shewmaker to change the verbage. Seconded by Commissioner Johnson.

Roll Call vote:

Commissioner Huggins – Aye

Commissioner Shewmaker – Aye

Commissioner Johnson – Aye

Commissioner Quam – Aye

Commissioner Massey – Aye

Motion passed.

H 1.3 Move to final sentence of LU 6.5. Motion made by Commissioner Johnson, seconded by Commissioner Shewmaker to eliminate H 1.3 and move verbage to make it the final sentence of LU 6.5.

Roll Call vote:

Commissioner Huggins discussed the issue of Cultural preservation

Roll call vote taken:

Commissioner Huggins – Aye

Commissioner Shewmaker – Aye

Commissioner Johnson – Aye

Commissioner Quam – Aye

Commissioner Massey – Aye

Motion carried.

Commissioner Quam excused himself at 8:00pm.

H1.4 Staff stated they would like this to be changed so it does not direct the city to do home conservation programs. There are other public programs that provide home conservation programs.

In depth discussion of whether to use the word support or encourage.

Chairman Loy asked for a motion.

Further discussion ensued.

H 1.5 Sedro-Woolley has the highest percentage of sub-standard houses in the county.

H 2.1 Motion made by Commissioner Shewmaker to delete the last sentence in this policy. Seconded by Commissioner Johnson.

Roll call vote:

Commissioner Huggins – Aye

Commissioner Shewmaker – Aye

Commissioner Johnson – Aye

Commissioner Massey – Aye

Motion passed.

Discussion of combining goal H1 and H2 and adding verbage to say “and affordable” to H1  
Motion made by Commissioner Johnson, seconded by Commissioner Shewmaker.

Roll call vote:

Commissioner Huggins – Aye

Commissioner Shewmaker – Aye

Commissioner Johnson – Aye

Commissioner Massey – Aye

Motion passed.

Chairman Loy asked commissioners to do homework of combining H1 and H2 policies.

Commissioner Shewmaker asked to have all changes and updates sent electronically to all commissioners.

Several commissioners offered to donate or loan their scanners to the city to scan documents so they will be able to sent via e-mail.

Lacy stated that there are about 18 extra code books that are available to be checked out.

Next issue:

Schedule – Chairman Loy suggested to go through the meetings until March 25.

Jeroldine stated that there is a need to set the meeting dates for the entire year. It was stated to adopt schedule and add special meetings at a later date.

Motion made by Commissioner Shewmaker to adopt current schedule with the provision that we can schedule additional meetings as required. Seconded by Commissioner Johnson.

Roll call vote:

Commissioner Huggins – Aye

Commissioner Shewmaker – Aye

Commissioner Johnson – Aye

Commissioner Massey – Aye

Motion passed.

### **New Business:**

Staff investigated availability of the court room on Tuesday nights. Would like to be able to advertise in the paper. Commissioners discussed reason to move or not to move. Trouble hearing is the main problem. It was discussed to get the transmitter to work from Dee Denton.

Commission questioned the Senior Center for meetings.

Jeroldine stated that the priority of the Community Center is the election board. There are 2 Tuesdays, March 25 and Feb11. Not sure what dates the elections are.

Motion made by Commissioner Shewmaker to have the next meeting on February 11, 2003 in the court room at city hall as a test. Seconded by Commissioner Johnson.

Roll call vote:

Commissioner Huggins – Aye

Commissioner Shewmaker – Aye

Commissioner Johnson – Aye

Commissioner Massey – Aye

Motion passed.

Motion to adjourn: Commissioner Huggins discussed Fidalgo project and apartments on Trail. Would like to schedule some time to discuss some problems after we get done with the public hearings. Commissioner Shewmaker motion to adjourn meeting, seconded by Commissioner Huggins. All in favor

Adjourned at 8:35pm