

**SEDRO-WOOLLEY PLANNING COMMISSION
OCTOBER 5, 2004 – 6:30 P.M. – MUNICIPAL COURTROOM
SPECIAL MEETING**

The meeting was called to order by Chairman Johnson at 6:30 P.M. with Commissioners Massey, Shewmaker, Huggins, Lefeber, Loy and Quam (Late) in attendance.

General Public Comment

None

PUBLIC HEARINGS

Sunrise Meadows – North Township Street

Chairman Johnson opened the public hearing which was continued from the September 21, 2004 meeting at 6:32 P.M.

Erin Klinger, Permitting/Planning Clerk reviewed the staff report for the preliminary plat of Sunrise Meadows. The applicant is Richard Johnson who is represented by Leonard, Boudinot and Skodje, Inc. The property is located on the west side of North Township Street and is approximately 17.23 acres zoned Single Family (SF2). The applicant is proposing to divide the property into 19 residential units. The western portion of the property would be reserved for future development once sewer is available and is not included in the environmental review, except for the purpose of one single-family building permit. The project includes excavation and filling of up to 20,000 cubic yards of material and includes two variance requests. The variance requests are to exceed the allowed cul-de-sac length and to reduce the lot frontage on a public street for two lots.

Klinger reviewed the required reviews and permits. She noted the staff recommendation is to approve the application subject to the conditions noted in the staff report.

Rebecca Bradley of Leonard, Boudinot & Skodje, Inc., 603 S. First Street, Mount Vernon, addressed the Commission on behalf of the applicant Richard Johnson. Bradley reviewed the scope of the project and the layout of the project utilizing visual maps. She also reviewed the variance requests.

Commission questions included the amount and usage of the fill and grade permit, preliminary detention design, erosion and stream setbacks, geotechnical setbacks, building size restrictions, drainage of lots, stream and slope setbacks,

Attorney Hayden addressed Commissioners questions regarding the build able lot size and the slope setbacks. He noted the applicant had filed additional material relating to the steep slope setback which limits the amount of vegetation that can be cut. Hayden stated that the applicant has met all technical requirements.

Bradley also addressed the steep slope setbacks and noted it was a safety issue and addressed the geotechnical studies.

Discussion on removal of briars within the steep slope area ensued.

Attorney Hayden reviewed the geotechnical report and supplemental report by Materials Testing Consulting, Inc. (MTC). Hayden noted that the restrictions would be placed on the face of the plat and the restrictions would become part of the conditions.

Jolene Sloniker – expressed concern of water discharge and placement of rip-rap so kids can't make dams across the stream. She also expressed concern of blocking the salmon passage because of the recent restoration project downstream from the site. She addressed water quality, vegetation, protection of banks,

Kathy Tucker – 23984 Bassett Road, expressed concern over Lot 19 access to Bassett Road. She questioned where the road will come out.

Attorney Hayden addressed the concerns presented. The stream protection is addressed in the MDNS under the following condition:

20. Protect the stream corridor as provided in the SWMC Chapter 17.65 through restrictive covenants, or provide a riparian easement to the City as part of final plat approval, as approved by the City.

Hayden noted that it is staffs belief that the details of the easement or the protective covenants will contain obligation to maintain the stream area by the homeowners association and adjacent property owners.

Hayden noted that the notes on the face of the plat for the road access is the obligation of the owner. The owner has had a preliminary commitment from Skagit County to obtain access through county property and not private property. The owner has not finalized the construction of the easement. The City concern was to restrict development until the easement is in place. No private citizen is obligated to provide the easement. It will be up to the applicant to obtain. The property has a one building limitation on it at this time because of access problem and lack of sewer.

Chairman Johnson closed the public hearing at 7:08 P.M.

Commission discussion ensued. Several Commissioners commented on the completeness of the application and related reports as well as the attractive lot sizes.

Commissioner Huggins commented on the differences between applications and the SEPA –Animal section. He also requested a condition be placed that prior to occupancy permit being issued paving of driveways be required.

Discussion was held regarding the trail being extended. Hayden noted it is the City's intention to extend the trail as connecting pieces are developed.

Commissioner Huggins also requested a posting of the slope hazard.

Discussion of play areas was held with Bradley noting that she would not encourage play areas to be within the 100 foot stream buffer to become a play area. She noted it was her belief that the critical areas ordinance requires signs to be placed for the stream setback.

Hayden noted that there is authority within the resolution to deal with signage prior to final plat approval.

Commissioner Loy moved to approve the variance for the maximum cul-de-sac length of 300 feet. Seconded by Commissioner Quam. Motion carried.

Commissioner Loy moved to approve the variance for the shared driveway. Commissioner Shewmaker seconded. Motion carried 5-1 (Commissioner Huggins opposed).

Commissioner Shewmaker moved to accept application #1270 with the conditions as written. Seconded by Commissioner Loy. Motion carried.

OLD BUSINESS

Resolution for Williams Pipeline Fence Variance

Commissioner Huggins addressed the proposed resolution and omission of the decorative slats within the resolution. Discussion was held as to whether it was a mandatory element or just a recommendation.

Commissioner Huggins moved to continue the signing of application #2510 until the Planner returns and have an opportunity to review the minutes on the content on this matter so it accurately reflects the decision. Commissioner Shewmaker seconded. Motion carried 5-1 (Commissioner Loy opposed).

Attorney Hayden noted that staff wants the resolution to reflect the Commissions decision and if there are issues staff will address them during the meeting not after the decision has been made.

Klinger noted that staff will review the minutes and listen to the tape of the meeting to confirm the accuracy.

Klinger requested the Commission to make sure they sign the resolution for Sunrise Meadows to enable the topic to be placed on the City Council agenda for the October 13, 2004 meeting.

Chairman Johnson adjourned the meeting at 7:37 P.M.

Commission Chair: _____ Date _____