

**SEDRO-WOOLLEY PLANNING COMMISSION
NOVEMBER 30, 2004 – 6:30 P.M. – MUNICIPAL COURTROOM**

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

Consent Agenda

The minutes of the November 9, 2004 meeting were approved as presented.

General Public Comment

None

Design Review

None

Public Hearing

A-1 Mini Storage

Chairman Johnson opened the public hearing at 6:33 P.M.

Planner Lahr introduced Conditional Use Permit #2569. The applicant is Jean Swett, 24236 Brandon Lane, Sedro-Woolley represented by Tom Swett of 1200 Warner Street, Sedro-Woolley. The applicant is requesting to amend a previously approved conditional use permit #172 for property located at 1230 Warner Street, which altered an existing non-conforming use to allow commercial storage. The applicant wishes to allow the addition of portable storage units, increasing the number of total storage spaces available and eliminate most of the outside storage. Lahr presented a brief history of the property, reviewed the original Conditional Use Permit and conditions and presented a review of the staff report and conditions for the current request. The staff recommendation is to approve the request subject to conditions listed in the report.

Tom Swett – 1200 Warner St., concurred with the information on the Conditional Use request as presented by Planner Lahr.

James Hawkings – 1211 State St., read a prepared statement which requested the Conditional Use request be sent back to staff for compliance on the first CUP. Hawkings presented a list of conditions that have not been completed.

Commission discussion was held regarding the aerial maps within the packet in reference to the property line outline on the maps being accurate. Mr. Swett reviewed the property lines in comparison to the lines on the aerial map.

Rhonda Morgan – 1205 State St., concurred with Hawkings statements and requested that the original conditions be met. She noted that she had kept track of the gate opening which had exceeded the time limits 9 days out of a 14 day observance. She also reviewed correspondence sent to the City regarding non-compliance issues of the first conditional use permit.

Kelly Benham – 24584 Benham Rd., requested Mr. Hawkings be allowed to address the property line outline on the aerial maps.

James Hawkings – reviewed the property lines.

Commissioner Shewmaker disclosed that he lives within the notification area of the subject property. He offered to step down from the decision making should anybody object.

Some discussion was held with all parties agreeing they had no objections to Commissioner Shewmaker remaining for the decision.

Kelly Benham – speaking in support of Hawkings and Morgan’s concerns, questioned the effectiveness of public input. She noted that they have the feelings of their comments falling on deaf ears.

Chairman Johnson closed the public hearing at 7:01 P.M.

Planner Lahr noted that she had recently become the City Planner and was unaware of some of the non-compliance issues. She noted there was no time limit given for completion of the conditions. Lahr further reviewed the process of code enforcement issues.

Commission discussion ensued to include non-compliance of previous conditions, empathy for both sides and completion of the conditions for the first CUP.

Commissioner Shewmaker moved that Conditional Use Permit #2569 be denied until such time the applicant can show that the original conditions in the earlier permit have been met. Seconded by Commissioners Massey and Quam.

Planner Lahr noted the new ruling of a “Motion for Reconsideration” which may apply in this instance.

Commission Shewmaker rescinded his first motion. Commissioners Massey and Quam rescinded the second to the motion.

Commissioner Shewmaker moved to deny the Conditional Use Permit #2569 until such time as the original requirements have been met and at that time the Commission will

entertain another application for conditional use permit. Seconded by Commissioner Quam. Motion carried.

Planner Lahr stated that she would bring a formal resolution for the decision back to the December 7, 2004 meeting for Commissioners signature.

NEW BUSINESS

None

OLD BUSINESS

Procedures

Planner Lahr reviewed the proposed Rules and Procedures for consideration of the Planning Commission. This document will spell out the format for the Commission to follow.

Discussion ensued to include a sign up sheet for public hearings, continuation of public hearings, preparation of agendas, absenteeism, extended leave of absences and speaking time limitation.

Action will be taken at the next meeting when all Commissioners are present.

2005 UPDATE

Stormwater

Planner Lahr passed out an article for information purposes regarding stormwater. She noted the City has already set up a stormwater facility, however it has not yet been funded. The Planning Commission's role would be minimal.

Joint Worksessions

Lahr briefly touched on the Joint Worksession with the City Council. She noted she is trying to come up with a plan for integrating Planning Commission recommendations earlier so the ideas will flow better between the two bodies. One idea would be to have more frequent joint worksessions. Discussion followed.

Landscape Ordinance

The proposed Landscape Ordinance was reviewed. It was requested to have the City Engineer further explain Storm Ponds and Landscape Maintenance Bonds.

Sewer Update

Lahr presented a map of the existing sewer lines and addressed the sewer moratorium.

Commission Discussion/Information Items

Planner Lahr – noted there was a regularly scheduled meeting for December 21, 2004. Due to the proximity to the Christmas Holiday, Lahr requested the Planning Commission entertain the idea to cancel the meeting. It was the consensus to cancel the meeting scheduled for December 21, 2004.

Chairman Johnson – noted that it is again time to elect a new Chair and Vice Chair for the upcoming year for the Planning Commission. The election will be held at the December 7, 2004 meeting.

Planner Lahr – also noted that Commissioners Massey and Shewmaker's terms are expiring at the end of 2004. Commissioners are appointed by the Mayor and affirmed by the City Council. If they desire to continue on the Planning Commission they should send a letter to the Mayor requesting reappointment.

There being no further business the meeting was adjourned at 7:55 P.M.

Commission Chair

Date