

SEDRO-WOOLLEY PLANNING COMMISSION
MAY 3, 2005 – 6:30 P.M. – MUNICIPAL COURTROOM

The meeting was called to order by Chairman Lefeber at 6:30 P.M. with Commissioners Huggins, Loy, Quam and Macomber in attendance. Commissioner Johnson was absent.

Planner Lahr reviewed the agenda and noted that the topic of the N. Township Street Sub Area Plan was on the agenda in order to bring an overview of the status of the plan and Council direction from their last meeting. She stated it was not scheduled as a public hearing, but the Commission is welcome to take comments from the audience. She also noted a flip chart has been provided for the public to write their comments down which will be taken to the Council worksession scheduled for May 19, 2005.

Chairman Lefeber invited those present wishing to make comment to place them on the flip chart while the Commission proceeds with their regular business agenda.

Concern was expressed from several audience members on the testimony opportunities regarding the N. Township Sub Area Plan.

Consent Agenda

The minutes from the April 19, 2005 meeting were approved as presented.

General Public Comment

Helge Andersson – 928 Beachley Rd., questioned the possibility of the City creating a Design Review Board to review attractive housing developments, environmental concerns and affordable housing.

Commissioner Loy noted that a separate Design Review Committee did exist and because of a lack of interest it was then incorporated into the Planning Commission.

Attorney Hayden concurred with Commissioner Loy noting a lack of public interest in the separate committee.

Tina Dykema – 719 Brickyard Blvd., addressed the design committee within the Central Business District and noted that the standards should be enforced and questioned how to go about seeing that the businesses comply. She cited a few examples.

Design Review

Computersmart Design Review #2792 – 702 Metcalf Street, the owners of the business have decided to withdraw their request.

Ferry Street Design Review #2837 – Planner Lahr noted at the last meeting the Commission requested more compliance with the fonts of the sign and a decorative

boarder. OK Teriyaki have submitted several font styles that they believe comply and their boarder design.

Commissioner Loy moved to approve the sign design for OK Teriyaki as presented. Seconded by Commissioner Quam. Motion carried.

Commissioner Huggins requested clarification of the intent of the design standards for signage design with logos or themes to be discussed sometime in the near future.

Public Hearings

Sauk Mountain View Estates Preliminary Plat #161

Planner Lahr noted this was a continued public hearing for consideration of the clarification on number of lots. Lahr stated there are still some outstanding issues regarding ownership of open space, maintenance and credits for the open space. The applicants have requested to again continue the public hearing to a future date.

Commissioner Loy moved to continue the Sauk Mountain View Estates public hearing until the first meeting in June. Commissioner Quam seconded. Motion carried (Commissioner Huggins reqused himself from the vote).

New Business

Attorney Hayden addressed the Commission and presented a written opinion from a court of appeals case Hayden v. Port Townsend. The opinion addresses a Planning Commission ethics decision addressing members direct interest to a decision.

Commissioner Huggins apologized to the Commission, Staff, Applicants and public for previous comments regarding one of the topics as he did not realize the ruling.

Commission discussion ensued as to conflict of interest and appearance of fairness.

Old Business

N. Township Sub Area Transportation Plan

Planner Lahr updated the Commission on the status of the plan. She noted that the plan went to Council and they heard about 2 hours of testimony from residents. They voted to move the plan for discussion to a worksession scheduled for the May 19, 2005 joint worksession with the Planning Commission. She noted the most recent draft and map was included in the packet. Lahr stated that this topic was not published as a public hearing and no decision will be made. She requested comments and concerns be written on the flip chart provided which will be taken to the joint worksession.

Discussion was held as to the appropriate method for public input for consideration at the worksession, possible worksessions with the public, notification of meetings, scheduling of a public hearing and timing of notification and hearings.

Bert Sheridan – 912 Alderwood Ln., discussed the timing of a public hearing should be prior to the Council worksession so they are aware of the public concerns.

Margaret Martin – 705 Brickyard Blvd., addressed the Commission on the notification process and the need for another public hearing prior to any decision

Helge Andersson – suggested that with the public interest in the plan there should be more than one worksession held before any decision is made.

Dean Miller – 931 Alderwood Ln., expressed concern of the semi-truck traffic and the impact of the proposed plan to Highway 9. Miller suggested the implementation of a left-hand turn lane from Bassett Road south on Highway 9 and noted the lack of sidewalks in the N. Township area.

The comments and concerns listed by the audience on the flip chart were reviewed which included the following:

- Sedro-Woolley School District Bus routes
- To much traffic on Reed and Brickyard – no more traffic please!
- Stormwater run off to Brickyard
- No connections to Brickyard Blvd. Development, Laterals to Highway 9
- No development can be made
- Remove connection from Brickyard Blvd to Bassett Road from Plan
- Reset Highway 20/Highway 9 serves already
- Look at other options

Myra Martin – 708 Brickyard Blvd., noted she had taken a video of the bus stops that are made through that area. She noted the traffic back up when it stops at Brickyard and Reed with children darting in and out of the traffic.

Unidentified Audience Member – requested the City advise the Sedro-Woolley School District about the meetings as they believe the school district should be involved.

Margaret Martin – questioned how to find out of hearings.

Planner Lahr noted there are no specific rules as to who gets notified. The first notification included large properties that were affected as a courtesy. She stated it would be possible to mail notification to those who were on the list as well as those who spoke publically at the hearings. She also noted the agenda is available the Friday prior to the Council meeting at City Hall or on the City website.

Jeff Wood – 1102 N. Township, expressed concern of the plan as to how it was put together. Wood discussed a ravine behind his home where a road is proposed and stated there is no physical way a road could go there. He also noted lack of site visits to affected areas by City staff. He stated any plan needs to be realistic.

Helge Andersson – asked to be placed on a mailing list for future meetings and stated he would be glad to make notification in his neighborhood.

2005 GMA Update

Drafts for Commission Review

The meeting adjourned to a round table discussion for the purpose of reviewing the proposed changes for the 2005 GMA Update.

Planning Commission Chair
