

**SEDRO-WOOLLEY PLANNING COMMISSION
JUNE 7, 2005 – 6:30 P.M. – MUNICIPAL COURTROOM**

The meeting was called to order by Chairman Lefebber at 6:31 P.M. with Commissioners Huggins, Loy, Quam, Macomber, Johnson and Judd in attendance.

Planner Lahr requested an executive session to be held at the end of the meeting.

Consent Agenda

The minutes from the May 3, 2005 meeting were approved as presented.

General Public Comment

None

Design Review

None

Public Hearing

Sauk Mountain View Estates Preliminary Plat #161

Commissioner Huggins stepped down from the panel. Commissioner Judd disclosed that he lived within 500 feet of the proposed plat.

The applicants noted they had no objections.

Planner Lahr noted that the preliminary plat had previously been before the Commission for discussion of the number of lots originally approved in 2002. She noted the Commission agreed with the staff recommendation of a total of 252 units. Lahr reviewed outstanding issues addressed in the supplemental staff report. The issues are plat reconfiguration, revised open space calculations, wetlands evaluation, public trails and sewer line improvements. Staff recommends that the Planning Commission approved the revised plat reconfiguration in concept but continue the public hearing to June 21, 2005 in order to allow time to resolve additional outstanding issues and to formalize conditions of approval.

Rob Janicki – 103 N. Township and applicant of the project addressed the Commission. He noted they had listened to their concerns addressing connectivity and have come up with a plan.

Ron Jepson – 222 Grand Ave, Bellingham, engineer and surveyor for the project addressed reevaluation of the circulation of the plat. Jepson addressed the possibility of

mitigating water to the large lake in the golf course and discussed the interconnecting trail system. He noted the sewer issue has been resolved with the City Engineer.

Commissioner Judd asked about incorporating “traffic calming” methods coming down Portobello. He stated cars come down the hill at 60-70 m.p.h.

Commissioner Johnson questioned the location of the open space.

Rob Janicki discussed the plans for open space and noted there is significant open space for current and future lots. He noted there will be a blanket easement for all open space for the City to do additional trails.

Commissioner Johnson also questioned the retention pond.

Janicki discussed the use of a spreader system to handle clean water. He noted the pond on the north will be small with all water going to the large lake in the golf course and stated the pond was built oversized to handle all development.

Commissioner Loy moved to continue the public hearing to June 21, 2005. Seconded by Commissioner Macomber. Motion carried.

Commissioner Loy moved for staff to come back with findings and order. Commissioner Johnson seconded. Motion carried.

Rob Janicki further discussed traffic issues and stated he feels it should be handled at a later time when the next development comes on board.

New Business

None

Old Business

None

2005 GMA Update

Review of Drafts

The meeting was adjourned to a worksession for the purpose of reviewing the draft updates for the 2005 GMA.

Planning Commission Chair
