

SEDRO-WOOLLEY PLANNING COMMISSION
AUGUST 16, 2005 7:00 P.M. – MUNICIPAL COURTROOM

The meeting was called to order by Chairman Lefeber at 7:00 P.M. with Commissioners Macomber, Quam, Judd, Loy, Johnson and Huggins in attendance.

CONSENT AGENDA

The minutes from the August 2nd were not approved. (Not available this meeting but they will be for the next meeting)

GENERAL PUBLIC COMMENTS -7:03 pm

Rob Mataya 1226 Independence Blvd. Sedro-Woolley

Discussion on the possibly of the City and a private investor working together to keep the golf course on Fruitdale Rd. He suggested the idea of the city handling the maintenance part of the course and the investor would deal with the business part.

Attorney Hayden advised the commission that the city has talked to three different developers and all were told the same information that the city would be glad to look at any specific plan when it is presented.

No-rezone right now on the golf course.

Sewer moratorium still in effect

General Public Comments Closed 7:12 pm

DESIGN REVIEW – N/A

PUBLIC HEARINGS

2005 GMA Development Regulations and Comprehensive plan

Two Rezone withdrawn: John Lange rezone, Dr. Tim Howland rezone

Discussion

Pending Rezone Applications

1. City Hammer Heritage Square Park
2. FEMA property (across from Riverfront Park)
3. City Bingham Park
4. Skagit State Bank- Carter Rd
5. Churchill property at 1422 Moore St
6. Koozer property on Hwy 20

PH for all rezone applications -7:20 pm

Attorney Hayden reviewed background for each rezone application. Hayden noted the staff recommended approval for all rezone applications.

Patricia Churchill –Taylor Brothers Inc 577 SR E 532, Camano Island

Ms. Churchill gave background of property and the reasons behind her application to have the property re-zone.

No comments against rezone taken.

Discussion reference the access onto Hwy 20 and what mix-commercial encompasses when it is rezone that way.

Motion to close and 2nd. All approved

PH closed on all rezone applications -7:32 pm

Motion to accept rezone City Hammer Heritage Square made by(Pat Huggins and second by Michael Macomber.)NOT SURE

Motion carried.

Jim Johnson asked if a bicycle rack will be added to the City Hammer Heritage Park. Hayden said he would pass this question onto the Park's Department.

FEMA property rezone-

Motion to approve- Jim Johnson

Dick Quam- 2nd

Motion carried.

Bingham Park rezone-

Motion to approve-Pat Huggins

2nd- Jim Johnson

Motion carried.

Skagit State Bank rezone-

Motion to approve- Rick Judd

2nd- Dick Quam

Motion carried.

Churchill property rezone-

Motion to approve- Dick Quam

2nd- Rick Judd

Huggins, Johnson- No

Motion carried.

Koozer rezone-

Motion to approve- Rick Judd

2nd- Jim Johnson

Discussion from commission on zoning of mix-commercial vs. industrial.

Attorney Hayden gave the background on the Koozer property (Urban Growth area, annexation, zoning, surrounding area zoning and owners). He also explained the possible route of Rhodes Rd to Hwy 20 and all the details with the planning of that route.

Vote on the Koozer rezone-

Johnson, Huggins- No

Motion carried.

OLD BUSINESS

PH on Development Regulation Amendments- open 7:53pm

Attorney Hayden gave background on Accessory Dwelling Units and Dependant Relative Cottage and the reason behind the request for the amendment.

Discussions on conditions that can be added such as having the owner live in one of the houses.

Height of attached and non attached buildings

Recording information with the auditor

Staff recommends that the commission require compliance with the design manual

Les Francis

8769 F and S Grade Rd, Sedro-Woolley

Mr. Francis wanted to express his concerns with the commission to make sure they look at maximum lot coverage and what they would include. He thinks the amendment was a good idea.

Motion to close PH made by Kevin Loy

2nd by Huggins

Motion carried.

Discussion on heights and zoning for Accessory Dwelling Units was brought up by Pat Huggins. Discussion on economic advantage to this type of units in Sedro-Woolley.

Attorney Hayden suggested the commission could limit Square footage to the lots and height requirements are already in the design manual under view and appearance.

Vote taken

All approved

Motion carried.

Landscaping Amendment

Attorney Hayden gave some background on the reason behind the request. This would give staff more control in sub-divisions and commercial properties. Discussion on design manual.

PH on Landscaping open- 8:30pm

No comments

Motion to close PH- Loy-8:31pm

Motion to accept Landscaping made by Jim Johnson

2nd by Quam

Discussion by commission on landscaping and all the time they have already put into this section.

Motion to accept amendment but re-visit it later.

Approved

Loy- No

Motion carried.

Critical Areas Ordinance

Attorney Hayden gave some background on the reasoning behind the change and his meeting with Department of Ecology and CTED.

Discussions on setbacks, Brickyard Creek areas, Dept of Ecology changes, the widening of Brickyard Creek at some point for storm water, wetlands.

PH on Critical Area- Open 8:45 pm

Randy Good- 25512 Minkler Rd, Sedro-Woolley

Mr. Good talked to the commission about field testing, setbacks around type 1, 2, and 3 creeks, wetlands, fish and wildlife issues, removal of certain timbers, and the rights of property owners concerning critical areas inside the city.

Commission, staff and Mr. Good all agree that there would be public hearings in the future on the critical area ordinance as needed.

PH on critical areas closed: 9:03 pm

Jim Johnson made motion to send critical area ordinance to the city council

Dick Quam 2nd.

Kevin Loy- No

Motion carried.

Storm Water Management Standards

Attorney Hayden explain the amendment and that this would include both management and maintenance standards.

Attorney Hayden explained the reasoning and changes requested in the rest of the amendments.

Residential R-5 and R-7 zone- modifies “dependant relative cottage” to “accessory dwelling unit”

Residential R-15 add “accessory dwelling unit”

Mixed Commercial Zone- Add health facilities and clarifies conditional uses to include all non-prohibited uses.

Industrial Zone- adding 10 ft setbacks

Sign Code- Clarifies sign must be externally lit.

Impact Fee Ordinance- N/A

Design Manuel- Adoption of a permanent design Manuel for use with the Design Review procedures.

Binding site plan- public zone w/ buildings, public /park, school, parks, plants

Brian Hanson- F and S Grade Rd/ Garden of Eden Rd. Application to not hook to sewer.

Motion to close PH on Development Regulation Amendments-Kevin Loy

2nd

PH closed 9:26pm

All approved.

Motion to accept items 4- 14 under the Development Regulation Amendments-Quam
2nd- Jim Johnson
Discussion
Kevin Loy- No
Motion carried.

Comprehensive Plan Amendments –
Vision Statement: Add language on the Library into the Vision Statement
No one had a copy of the vision statement in their binders

Transportation Element- Waiting for Transpo Group Work.

Housing Element- Everyone has this one.

Economic Development-

Land Use Element-

Utilities-

Land Use Map Amendments

Attorney Hayden suggested that the commission pass these sections in principal but the commission needs to continue the meeting to clean up the sections and the wording.

Motion made by Pat Huggins

2nd by Jim Johnson

Motion carried.

The planning commission continued the meeting to next Tuesday August 23rd at 6:30pm to work on the items above.

NEW BUSINESS

Attorney Hayden gave background on the application the staff has received this week. The commission was given a letter prior to the meeting by Attorney Hayden asking them for instructions on this application.

The application would involve a boundary line adjustment, variance or waiver of lot size and the amount is around a 1200 SF difference. Attorney Hayden would like to know if the commission considers this a minor adjustment or do we need to have a public hearing on this application.

This application could be process as an administrative decision by Hayden asking for setbacks, landscape design, home design and the neighbors advised within 500 feet of the application's address.

The commission agrees to let this be an administrative decision as long as the neighbors are notified.

Planning Commission continued this meeting until August 23rd at 6:30pm.

Planning Commission Chair

Secretary