

CITY OF SEDRO-WOOLLEY
PUBLIC HEARING
PUBLIC COMMENT
MAY 6, 2015

Reported by Deanna Ellis, CCR No. 2511

CORPOLONGO & ASSOCIATES
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1 5:15 p.m.

2

3 MR. JOHNSON: I'm facing something other than
4 a white wall. Is this okay?

5 My name is Jim Johnson. I live 587 Carter
6 Street. Let me say, I'm very supportive of the project.
7 The earlier proposals sometime back for a resort/motor
8 sport complex I felt was without redeeming merit
9 whatsoever. This, I think, is very a viable and
10 positive project.

11 Let me start by saying that McGarigle will be
12 one of the access points, routes to the Northern State
13 Campus and at Fruitdale. Some years back the City built
14 -- extended the sidewalk along McGarigle and built a
15 wonderful bike path on the other side which gets a lot
16 of use. If the Janicki proposal employs ultimately a
17 thousand people, seems to me that's about 700 vehicle
18 trips each way, morning and evening. I don't know that
19 McGarigle would get the bulk of it, and I'm not trying
20 to pawn it off onto Fruitdale. My seatmate is very
21 upset about that.

22 McGarigle does have an elementary school.
23 Many kids from the Cascade Middle School walk home along
24 it, and it has a Boys and Girls Club. So I'm not
25 primarily upset about invasion of my privacy and the

1 noise. I am concerned about the safety of those kids.
2 Especially in a time when we are encouraging kids to
3 walk, get some exercise, get off your duff. You'll get
4 diabetes if you don't get outside the house. We want
5 them to walk safely. And also complicating things,
6 morning and night, some folks, for whatever reason, feel
7 compelled to take their kids to and from school. So
8 there is a minor traffic -- jam is too strong a word,
9 but there's a minor traffic bottleneck already.

10 I think access to the Northern State Complex,
11 safe access is a real concern, and neither McGarigle or
12 Fruitdale are designed to handle a large amount of
13 traffic.

14 With that said, within the complex -- I'm a
15 retired educator. And as a result, I will be the first
16 to admit that school doesn't work for anybody, but I do
17 strongly believe in Job Corps. Job Corps is one of the
18 tenants there. I think that any time you give young
19 people a second or third chance, even, to become a
20 viable productive citizen we're doing something good for
21 them and we're doing something good for all the rest of
22 us. So I hope the complex is compatible with the
23 maintenance of Job Corps.

24 I too would like to see the buildings maintained.
25 I've been reassured -- maintained and revitalized. It

1 looks like there is a process for doing that, so I have
2 been very encouraged about what I have heard there.

3 I'll keep it short. I'll try to short share.
4 I'm one of those Audubon people who were out there
5 counting the Swifts that you alluded to. They roost in
6 the old Northern State smoke stack, both in their
7 southerly migration to Mexico and their northerly
8 migration through Washington, Oregon, and on up to the
9 coastal rain forest in British Columbia. I've counted
10 there several times. I recall the highest count, I
11 think, was 16,200 one evening. Although, I have to
12 admit, there's a little guesswork in there.

13 These little guys spiraling down in there,
14 it's quite a spectacle. Formally they used to roost in
15 old growth. And, of course, throughout much of their
16 range, we've removed the old growth. They've adjusted
17 to these large chimneys. Unless it sounds just like a
18 resurrection of the snail darter that will stop every
19 project dead in its tracks, communities -- you mentioned
20 Monroe and in Portland, on the east side, have -- both
21 of these sites are elementary schools, and they've
22 created public festivals around these, where they get --
23 a lot of folks turn out, set out chairs, have guest
24 speakers, maybe some concessions. I don't know. But,
25 in other words, it's a potential, if not a money maker,

1 something in some very positive way to put the community
2 on the map, in addition to what I think the intent of
3 the Janicki Industries here is to do, is to put a
4 positive spin on our community and provide a real
5 service. I have some concerns, but what I've heard
6 tonight has been positive with what I've seen around
7 this room.

8 Thanks you.

9 MS. HANSON: Tom Thompson.

10 MR. THOMPSON: My name is Tom Thompson,
11 T-H-O-M-P-S-O-N.

12 I've felt that the highest and best use for
13 this facility out here was it's original purpose, that
14 of providing housing and treatment and care of the
15 people in this state, the citizens of this state that
16 have mental issues. However, given it's present state,
17 I think the direction that we are moving now is probably
18 the best thing for it.

19 I'm not in favor of the first alternative of
20 just letting the place sit and molder away which it will
21 do if nothing is done out there. The next two
22 alternatives of becoming more increasingly active in the
23 environmental field and development of businesses that
24 have to do with that seems like the best thing to do
25 right now at this point.

1 And now I have a question, and I hope you can
2 answer it for me. I belong to the Wildcat Steelhead
3 Club, and we have been in the process of getting the
4 permit to do a little dredging on that pond that's on
5 the site where we hold the kids derby every year. You
6 people probably have children or have been out there
7 yourself at one time or another or at that derby. It's
8 been there a long time.

9 Right now the County is the lead agency for
10 the SEPA Review, and we've submitted all the
11 applications. The SEPA finding was of non-significance,
12 as far as the County goes, and it's out for comment
13 right now. It should be done here pretty quick. My
14 question is if the City becomes the lead agency for SEPA
15 Reviews in that area how is that going to affect us? We
16 want to get this work done by the warm season, in the
17 August, September time frame of this year. We've been
18 at this for two years now trying to get the permitting
19 done. Now, how would that affect our plans right now if
20 the City becomes the lead agency in that time? Can
21 anybody answer that?

22 MS. HANSON: I can answer that very quickly.
23 The lead agency status would remain with the County, so
24 not the City, for the purpose of your permit this year.

25 MR. THOMPSON: Thank you. Just for your

1 information, the work we want to do is dredging of the
2 pond, probably between 50 and 250 cubic yards of
3 sediment that have filled in the pond over the years.
4 The pond, originally it was 12 to 18 feet deep. Now
5 it's 4, 6 feet deep on average across the pond. It
6 makes a really tough time for the kids to -- or for us
7 to provide a good fishing situation for the kids. It's
8 a maintenance kind of thing; although, it's never been
9 done before. That pond -- that dam was put in 60 years
10 ago, before permitting such things was even thought of.

11 At any rate, it's a maintenance thing which
12 wouldn't occur very often, and the finding of
13 non-significance by the County is a testament to the
14 fact that it wouldn't hurt a thing. It will improve the
15 situation for the kids. We're also going to have the
16 County spray the Yellow Flag Iris which is an invasive
17 noxious weed that grows around the edge of that thing.
18 It's the County's purview to get rid of that stuff.

19 That's all I have. Thank you.

20 MS. HANSON: Bob Ruby.

21 MR. RUBY: I'm going to boldly turn the
22 podium -- look at them directly. I'm Bob Ruby, R-U-B-Y.

23 I also am very supportive of the project, the
24 proposal and the work that we're discussing here
25 tonight. To the extent that it's scoping for the EIS,

1 I'd like to add my two cents and hopefully provide some
2 constructive direction.

3 Notwithstanding, the City, many of who are
4 here tonight, representatives, including -- I'm going to
5 name Mark Freiburger by name, City Council, the Mayor
6 have worked tirelessly the last few years and done a
7 huge amount of infrastructure development here, which is
8 nothing but positive in setting this stage.

9 I'm sure with the economics that the group
10 will be looking at the surrounding community in addition
11 to the 230 acres that is up there on some level or
12 capacity. I would encourage this group to do a lot of
13 work and provide direction. It would be my request in
14 the scoping part of this on the affect of this on the
15 local economy, on the infrastructure within the
16 corporate limits and town and the impact of that. And
17 if I'm not hearing any objection to that, I might even
18 boldly ask the group to perhaps even offer some
19 alternatives on how the community may, as a continuing
20 process, work on that.

21 I know we have a wonderful planning commission
22 here. There have been ad hoc groups and other bodies
23 but to see if maybe in your experience and in other
24 areas where this type of thing may have occurred what
25 have other small jurisdictions done, and how can we best

1 help ourselves in the city and in the incorporated
2 limits so that we can remain proactive here.

3 That's all I have to say. Thank you.

4 MS. HANSON: Dick Nord.

5 MR. NORD: Good evening. My name is Dick
6 Nord, N-O-R-D. I live at 107 S. 3rd, La Connor, but I'm
7 a property owner in Sedro Woolley.

8 A few years ago a group of citizens came
9 together and decided that -- and people have been
10 working on it a long time to try to figure out how the
11 property at Northern State could be transferred from the
12 State into local control because the theory was that
13 without being in local control, it was going to be
14 extremely difficult to do anything positive with that
15 property. That was a few years.

16 It's been an interesting process because
17 between the Port and the City and the County -- and I've
18 attended most of the meetings -- they've done an
19 incredible job of working together to bring a cohesive
20 group. There have been many comments made at the
21 meetings I've been at, that this is one of the first
22 times ever anybody's ever seen this many bureaucratic
23 people and politicians come together in a common way to
24 do something positive in the community. That really
25 hasn't changed. I think what you guys are doing -- they

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1 have hired a great group of people. I'm both a builder
2 and developer. I've been doing this for a long time.
3 You guys have -- the County and the City, thank you.
4 You've hired a great group of professionals to come in
5 and do a dynamite job here.

6 I think what we're gonna end up with a
7 wonderful result. The icing on the cake is the
8 Janickis, they came along later and said, God, this
9 would be a great place. This is our hometown. We want
10 to have something happen here that's positive for the
11 community, that's absolutely the most noble project you
12 can think of, that's gonna help people out around the
13 world, and we can all be a part of that.

14 There's a couple things that I think are
15 important. First of all, I hope that -- having gone
16 through EIS proposals myself over a period of years --
17 you pick the toughest and highest and the best density
18 we can get in that place because we never know quite
19 what's going to happen in the future. The fact that
20 you'll get things approved in that location that are a
21 potential in the future may not happen in the period of
22 time you've got proposed. In other words, you've got a
23 15 year proposal time out there. That may not happen.
24 Maybe the Janickis will do things in other places.
25 Maybe they won't grow as fast as we think, but if you

1 cut yourself short in the proposal to do the
2 Environmental Impact Statement, for the highest density
3 you can get, you're making a terrible mistake. Because
4 to go back and do it in another five or six years or ten
5 years and decide you want to go from a moderate proposal
6 to a high density proposal it's going to be a real pain
7 in the butt. It's not going to be easy. It's not gonna
8 get any easier, believe me.

9 And I also hope that what you guys will
10 consider is besides the thousand-some-odd jobs that the
11 Janickis hopefully would be putting on this site over
12 the next few years is there's an additional opportunity
13 for jobs. I'm concerned about jobs in this community.
14 I'm concerned about kids coming out of school. And the
15 fact that these guys are going to bring in high paying
16 jobs to this community is incredibly important, but
17 there's going to be other jobs.

18 I know part of your impact statement will
19 consider the number of jobs during the course of
20 construction and for the landscaping and building
21 demolition and all the things that go along with that,
22 but there is a tremendous number of off-site jobs this
23 project is going to create in this community which is
24 gonna have another impact on the environment. That's
25 going to affect, as Bob Brewer just said, the periphery

1 of this site. I think that's an important
2 consideration, too. I just really hope that you guys
3 would emphasize the positive side of the job creation,
4 and not just the Janicki job creation, but the job
5 creation that will go on with that many jobs that will
6 impact this community in an incredibly positive way.

7 And lastly, I want to tell you that Sedro
8 Woolley is a wonderful community. For those of you that
9 don't know, they're about the No. 3 graduating rate high
10 school in the state of Washington. They went from a
11 long way down to get there, and it speaks incredibly
12 well for this community. I think this community will
13 rally dramatically behind this, and so my complements to
14 everybody for doing a great so far.

15 Thank you.

16 MS. HANSON: Karen Dinkins:

17 MS. DINKINS: Hi. My name is Karen Dinkins,
18 D-I-N-K-I-N-S. I live on the back side of Northern
19 State off of Helmick Road. It's been sad to see the --
20 how the buildings have deteriorated on the back side of
21 the complex.

22 I'm really here for one reason, and it's kind
23 of selfish. I also am a member of the Wildcat Steelhead
24 Club. I'm very supportive of the project, but I'm also
25 concerned about the recreation of the juvenile pond for

1 fishing which is open for fishing for kids throughout
2 fishing season. I want to make sure that that remains
3 in tact for use, as well as, available for the kids
4 derby to be held every year. So I'm supportive. I
5 believe that the existing or the status quo is really
6 not an option. I think that that would be sad to see
7 all of the historical buildings continue to fall.

8 MS. HANSON: Pola Kelley.

9 MS. KELLEY: Hi. I'm Pola Kelley,
10 K-E-L-L-E-Y, resident of Sedro Woolley.

11 I'm also the director of the Chamber of
12 Commerce here in town, and the Chamber Board voted to
13 completely support this plan for changes up at Northern
14 State. We have been supportive of change there for a
15 long time because the amount of jobs lost in the '70s
16 due to the closing of Northern State, to the closing of
17 Skagit Corporation. And then the loss of the mills had
18 a significant economic impact on our city. And the
19 resilience of our city is what is amazing. We survived.
20 We have not thrived. What we want to see is something
21 that can help bring back the kind of community we once
22 had.

23 It's amazing to me to see that change already
24 is occurring downtown, and people's attitudes are
25 improving significantly with just the idea that this may

1 happen. A lady walked into the chamber today and said,
2 now, where is that Taco Bell going. And I'm like, I
3 don't know. I hadn't heard about that yet. I've had a
4 hotellerie approach me looking at, where can we build.
5 Those are the kind of things that we have been looking
6 for, for a long time. They're going to create jobs as
7 well.

8 When I was a young girl my aunt was a resident
9 up at Northern State, and I went up there with my mom on
10 Sundays to pick her up and take her out to dinner. It
11 was such an interesting place to go to because, one, it
12 was one of the most beautiful places I could imagine.
13 Even today when I go up there, the old trees, the
14 Poplars and things, they don't look so good. The grass
15 isn't quite as pretty as it used to be. Maybe that's a
16 perception of a kid as opposed to a 65-year-old woman.
17 The buildings then were beautiful, and I always loved
18 the stained glass and everything else.

19 Of the integrity of the buildings, I love the
20 fact that you intend to try to maintain that. But, no.
21 The idea that nothing happens there, that's not
22 possible. Something will occur. And, unfortunately, if
23 we do nothing, it will be just entropy. This will be
24 further degradation of the buildings, of the campus.

25 You talked about coming onto the campus and

1 how the public would like to be able to have better
2 access to it. The other day I was up there for a
3 luncheon with the Job Corps, and I completely love the
4 Job Corps people. They've done wonderful things for our
5 community. I counted the number of signs you got to
6 before you got to the gate. There were four basically
7 saying no, no, no. You know, it was like oh, my gosh.
8 And then, of course, you go through the gate, and
9 there's more signs. It needs to be available to the
10 community. It needs to have growth. It needs to be
11 something we can be proud of again.

12 One of the things that was said a long time
13 ago by Gandhi was "Be the change you want to see in the
14 world." I am amazed at Peter's concept here. It is
15 incredible to think that our town could be the leader in
16 changing the world. So we are for this.

17 Thank you.

18 MS. HANSON: Is there anybody else that would
19 like to speak? Okay. Don Wick.

20 MR. WICK: Thank you very much. My name is
21 Don Wick. I'm with the Economic Development Association
22 of Skagit County, and our mission is to enhance the
23 quality of life through the creation and preservation of
24 jobs and healthy businesses. Certainly the partnership
25 between the jurisdictions here has been just really

1 impressive to see, so congratulations to all of you.

2 The spirit of Sedro Woolley -- I moved here in
3 '73 to work at another job right when Northern State was
4 just about closing. And to see the spirit of this
5 community here with Northern State closed, Skagit
6 Manufacturing, it just has been so unoppressive. This
7 community just has such a spirit.

8 I have been on so many committees at Northern
9 State. We hosted a dinner out there in the late '80s
10 with the governor. All this was to look at the future
11 of Northern State. What else could we do on that site.
12 This project that Janicki Bioenergy comes along -- of
13 all of the companies we work with to draw out of Skagit
14 County, this thing is head and shoulders above anything
15 we've ever worked with, and the type jobs it creates.
16 And to hear Peter and Susan Janicki and how they can get
17 filled with emotion about the intent of this project --
18 and as Dick Nord said, the noble intent of this project
19 and what it will do in this world is just -- it moves me
20 so much and I know others, too, that have heard Peter
21 and Susan talk about this and talk about what a
22 difference it will be in the world.

23 It's just such an opportunity. And what it
24 will do for this community here and the whole region
25 with the jobs it will create here. It's top quality

1 jobs that will multiply through our region and create
2 other jobs and create tax revenues for county government
3 and cities. This is a once in many lifetimes
4 opportunity.

5 So congratulations to all the jurisdictions,
6 to Peter and Susan and the Janicki Family. To all of
7 you here tonight, the concerns you do raise about the
8 programs there, I know the Janickis have such an earnest
9 desire to make sure that all of those are dealt with
10 very appropriately.

11 So thank you very much for the time this
12 evening.

13 MR. ANDERSON: My name is Jim Anderson,
14 A-N-D-E-R-S-O-N.

15 My comment is with regards to bringing so much
16 land into the City. I want to make sure that -- well,
17 any time you bring this much land into city limits you
18 should consider the schools. I think that's an
19 important issue that hasn't been brought to light here.
20 Some land should be set aside for school zoning, whether
21 it's on this side or some place else.

22 You're talking about creating a lot of jobs,
23 so that's a lot of new families in the area. And any
24 time that you put forth a development like this, that's
25 an important issue.

1 That's all I have to say. Thank you.

2 MS. ALM: I'm Glenda Alm, A-L-M.

3 I live at 11453 Baby Edison Road in Mount
4 Vernon. I would just -- I think things sound good, as
5 far as I can see, and I'm all behind this. I just want
6 to make sure that before you fill in all those intense
7 places that you walk those creeks and you look in those
8 meadows and you be a part of those old growth trees.
9 It's a fantastic wildlife site. Let's make sure we save
10 some of that because once that wellness is gone, it
11 can't be recaptured.

12 MR. COLLEN: My name is Don Collen,
13 C-O-L-L-E-N.

14 I'm also a member of the Wildcat Steelhead
15 Club. I've known these Janicki kids since they were
16 born. I've known their dads and their moms, and I even
17 known Grandpa Janicki. Now, there's a real guy, let me
18 tell you.

19 Anyhow, as a efficient and knowledgeable as
20 these people are, these Janickis, I don't believe they
21 are capable of doing anything harmful to the site, Sedro
22 Woolley, or the people around.

23 Thank you.

24 MS. HANSON: Is there anyone else that would
25 like to speak?

1 MS. KELLEY: I just want to make one comment
2 regarding your question about the schools. I did speak
3 with our school superintendent, Phil Brockman. And Phil
4 has -- One of the general areas of growth that's been
5 projected for the City of Sedro Woolley and allowed for
6 in the Urban Growth Plan is north of the city, heading
7 north on Highway 9. I asked him about the possibility
8 of further development up at Sammish Grade School. He
9 said there is plenty of room to develop that further, so
10 just mentioning that.

11 (End of public comments.)

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1 STATE OF WASHINGTON)
2) ss: CERTIFICATE
3 COUNTY OF SNOHOMISH)

4 I, DEANNA M. ELLIS, a certified Court
5 Reporter in and for the State of Washington do hereby
6 certify;

7
8 That the foregoing is true and correct to
9 the best of my skill, ability, and knowledge, taken on
10 the date and at the time and place as shown on Page Two
11 hereto;

12 That I am not related to any of he
13 parties to this litigation and have no interest in the
14 outcome of said litigation;

15 Witness my hand and seal this 19th day of
16 May, 2015.

17
18
19
20 _____
21 DEANNA M. Ellis, CCR 2511
22 IN AND FOR THE STATE OF
23 WASHINGTON, RESIDING AT
24 MARYSVILLE, WASHINGTON
25