

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING**

March 15, 2016

MINUTES

CALL TO ORDER: Chairman Pat Huggins called the meeting to order at (6:32 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners- Stephanie Lokkebo, Eric Johnson, Lynda Tilley, Silas Maddox, Joe Fattizzi, Jennifer Jacobs

Absent:

STAFF: John Coleman, JoAnn Lazonon

APPROVAL OF AGENDA: Approved

CONSENT AGENDA: Approved minutes.

GENERAL PUBLIC COMMENTS: None

PUBLIC HEARING/S: Open: 6:36 pm

1. Proposed amendments to the Introduction/Vision Statement, Land Use Element and Economic Development Element of the Comprehensive Plan, Associated development regulations, critical areas ordinance and zoning change in existing city limits to help accommodate the city's 20 year population and employment projections as part of the 2015 Docket. File # CPA-1-15.

City Planner John Coleman summarized proposed updates to the critical areas ordinance and the three elements/chapters of the comprehensive plan that are being reviewed.

PLANNING COMMISSION DISCUSSION: A discussion ensued to include the following:

- **Introduction and Vision Statement-** Only minor updates have been proposed to this chapter. The proposed changes affect neither the city's development regulations nor other sections of the comprehensive plan.
- **Land Use Element-** City Planner Coleman summarized the changes to accommodate the city's projected growth over the next 30 years.
- Planning Commission suggested amendments to expand the city's urban growth area and associated zoning changes.
- Skagit County's review of the proposed UGA amendments.

- **Economic Development Element**-No significant changes to this section are proposed; only data have been updated.
- Skagit County Economic development study in 2014-2015. The study includes new information that accounts for the newly approved Center for Innovation and Technology.
- **Critical Areas Ordinance Exhibit #D**- Proposed updates were routed to state agencies and other interested entities through the SEPA notice and commerce 60 day notice processes. Minor comments made by the Department of Ecology have been incorporated into the proposed critical areas ordinance updates.
- Detailed analysis of the critical areas ordinance update and how it conforms to the requirements of the GMA and the City's comprehensive plan.
- Discussion on the exemption for emergencies should not eliminate the need for later mitigation to offset the impact of emergency activity.
- Discussion of offsite mitigation banks, critical area and buffer mitigation requirements. Changes and updates to the wetland mitigation banking programs.
- Discussion of the Brickyard creek-Future enhancement to the creek, stormwater function and its fish bearing habitat. Discussion on the process of creating a mitigation bank for the Brickyard Creek that currently doesn't exist and is not proposed.
- Added a goal to Land Use Element to encourage use of Brickyard Creek riparian area as a receiving area for wetland mitigation.
- **Residential 1 Environmentally Constrained zoning designation**-Planner Coleman summarized the proposed new zoning designation called Residential 1 Environmentally Constrained zone. The new zone is incorporated into the proposed updates to the Land Use Element, and the zoning code and Comp Plan maps.
- **Review and discussion of the proposed City of Sedro-Woolley Zoning Map-June 2016.**
Planner Coleman summarized how the proposed zoning map update incorporates the 20 year population & employment projections that are found in the county-wide planning policies.

PUBLIC COMMENTS:

No comments on the (R-1) Residential One zoning changes or the Sedro-Woolley Zoning Map changes.

Commissioner Eric Johnson made a motion to recommend that the city council approve the proposed new Residential 1 Environmentally Constrained zoning designation-Chapter 17.XX of the Sedro-Woolley Municipal code as shown in Exhibit F.

Motion seconded by Commissioner Lynda Tilley

Vote taken

6-0

Motion passed.

Commissioner Silas Maddox made a motion to recommend that the city council approve the proposed amendments to the City Zoning Map as show in Exhibit G.

Motion seconded by Commissioner Eric Johnson
Vote taken
6-0
Motion passed.

No comments on the vision statement.

Commissioner Jennifer Jacobs made a motion to recommend that the city council approve the proposed amendments to the introduction and Vision Statement-Chapter 1 of the Comprehensive Plan as shown in Exhibit A as amended.

Motion seconded by Commissioner Joe Fattizzi.

Vote taken

6-0

Motion passed.

No comments on the Land Use Element.

Commissioner Silas Maddox made a motion to recommend that the city council approve the proposed amendments to the Land Use Element-Chapter 2 of the Comprehensive Plan as shown in Exhibit B as amended.

Motion seconded by Commissioner Jennifer Jacobs.

Vote taken

6-0

Motion passed.

No comments on the Economic Development Element.

Commissioner Joe Fattizzi made a motion to recommend that the city council approve the proposed amendments to the Economic Development Element-Chapter 8 of the Comprehensive Plan as shown in Exhibit C.

Motion seconded by Commissioner Eric Johnson.

Vote taken

6-0

Motion passed.

No comments on the Critical Areas Ordinance.

Commissioner Lynda Tilley made a motion to recommend that the city council approve the proposed amendments to the Critical Areas Ordinance.

Motion seconded by Commissioner Jennifer Jacobs.

Vote taken

6-0

Motion passed.

Closed Public Hearing 7:59pm

- 2. Proposed amendments to the Capital Facilities Element of the Comprehensive Plan to reflect the 2015 updates to the Comprehensive Plan. This is part of the 2014 Comprehensive Plan Docket. File# CPA-1-14.**

Open: 8:01 pm

City Planner John Coleman summarized the recent updates and revisions since the Planning Commission last reviewed the proposed amendments. Staff is recommending that the Planning Commission made a motion to recommend that the City Council approve the proposed amendments to the Capital Facilities Element.

PUBLIC COMMENTS: open: 8:28 pm

No comments.

Closed: 8:28 pm

PLANNING COMMISSION DISCUSSION: A discussion ensued to include the following:

- Updated projected population.
- Updated Library section.
- Funding mechanisms including public-private cooperative funding and public partnerships.
- Updated statistics reference the Sedro-Woolley Fire Department and Sedro-Woolley Police Department.
- Stormwater management section.
- Sedro-Woolley School District #101 Capital Facilities Plan including a decrease of the school impact fees.
- Discussion on the Fire Impact Fees calculations, proposed increase to the SWFD Capital Facilities. (\$.28 for residential and commercial).

Commissioner Joe Fattizzi made a motion to recommend that the City Council approve the proposed amendments to the Capital Facilities Element and the proposed amendments to Chapter 15.60 SWMC, and Chapter 15.64 SWMC regarding fire impact fees and school impact fees.

Commissioner Eric Johnson seconded the motion

Vote taken

6-0

Motion passed.

NEW BUSINESS: None

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

- Short Course information
- “Robert Rules of Order “Course

ADJOURNMENT-(Time: 8:33 pm)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 2