

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
August 15, 2017**

CALL TO ORDER: Chairman Pat Huggins called the meeting to order at (6:35 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners-Joe Fattizzi, Silas Maddox, Lynda Tilley, Joe Franett, Stephanie Lokkebo

Absent: Stephanie Lokkebo, Eric Johnson

STAFF: John Coleman, JoAnn Lazon

APPROVAL OF CONSENT AGENDA/MINUTES: Approved

GENERAL PUBLIC COMMENTS: None

PUBLIC HEARING: Open: 6:40 pm

1. Proposed amendments to Transportation Element of the Comprehensive Plan. City Planner John Coleman introduced the City of Sedro-Woolley Public Works Director. Mark Freiburger. Mark summarized the proposed 2017 updates to the Comprehensive Plan Chapter 3 Transportation Element. Proposed updates with will be incorporated in Chapter 3 to bring it into conjunction with Transportation Improvement Program are listed:

- Added Appendices A-E providing background information for Level of Service (LOS) calculations included – per SCOG recommendation.
- Added wording to Goal T-4 and supporting text in other locations regarding the 2017 update to the City’s Complete Streets Program under Resolution 952-17.
- Updated Tables 5 and 6 to reflect SCOG comments on LOS.
- Updated Tables 9 and 10 and added Table 11 Travel Demand Forecasts and Trip Generation to reflect the anticipated job creation and trips generated by the SWIFT Center development. This did not alter the underlying analysis, which included the SWIFT Center figures.
- Updated Table 16 to reflect the adopted 2018-2023 TIP. This was covered in detail during the presentations to the Planning Commission and Council during the TIP adoption process. Briefly, three projects were added and other projects rescheduled and cost estimates updated as needed to reflect completed projects, grants awarded, and inflation.
- Updated Section 3-28 Transportation Financing Plan to reflect the 2018-2037 Project List revisions.
- Updated Table 20 to reflect adoption under Ordinance 852-16 of the 2016 Growth Management Act Transportation Impact Fee Program Update. The TIF Program

will be reviewed and updated as necessary later this year to reflect the 2018-2023 TIP.

- Updated Tables 21 and 23 to reflect updated revenue forecasts for the Impact Fee and Transportation Benefit District accounts, and to reflect the 2018-2023 TIP Project List figures.
- Updated Part 3.32 Intergovernmental Coordination to reflect other agency actions after the adoption of the 2016 Comprehensive Plan.

PUBLIC COMMENT: 6:56-open

Teresa Johnson –8596 Garden of Eden Rd, SW- Teresa was concerned about moving traffic to the Jones Road and Jameson Street. She also commented that the gas company is taking property from her neighbor (Mark clarified that it is not the city taking land and that Cascade Natural Gas owns an easement through her neighbor's property). She believes that the city is going to take private property. She also believes that the city should give priority consideration to people that live here now, not future residents. She doesn't want to see growth in these neighborhoods.

Paul Hieb-8643 Westernman Rd, SW- Paul advised that he received no warning that anything was going to happen on his property and believes that there are plenty of ways to get to F&S Grade Road other than what is proposed on the map. He also commented that a road through his field would harm farming in the area.

Susan Lowry- 22991 East Jones Rd, -Describe the East Jones Rd area and would like to keep it that way. She is not in favor of any changes to the area.

Judith Meadows-8642 Westernman Rd, SW. Judith asked the Planning Commission to remove the proposed project between Cook Rd and F and S Grade Rd by changing the figure on page 3-4 to not show the dotted line through Paul and Jan Heib's property. She also commented on the large truck traffic on F and S Grade Rd. She also brought a dish of gravel for the Planning Commission to eat with their meals to remind them where their food is grown.

Helge Anderson-928 Beachley Rd, SW- Helge advised that the Cook Road connector is not in (Urban Growth Area) UGA. And that the City could not plan for the connector as long as it is not in UGA. Helge also asked about \$12 million price tag on rail under-pass and asked if the SWIFT Center is not really a Janicki project (Public Works Director Mark Freiberger clarified that it is not). Helge also inquired about how roads are financed (PW Director Mark Freiberger explained).

Helge also suggested to direct large vehicles to use State Routes and ban those vehicles from using outer perimeter arterials such as Jones Road and Jameson Street.

Nancy Hoefer -7896 Delvan Hill Road, SW – Nancy asked about Goal T2.5 in Transportation Element. Why does city want to move local traffic onto arterial so such as Jones Road and Jameson Street? (Mark explained how the majority of traffic must hit the section of SR20/SR9 to get anywhere in town). Nancy also asked why city is designating F&S Grade Rd as an arterial street.

Monty Peterson- 528 F and S Grade Rd, SW- Monty asked if the City is planning on extending Trail Road to F&S Grade Road. PW Director Mark Freiberger commented that this project is on the twenty year plan. Monty also believes that the new proposed mine in the county on F&S Grade near the Samish River will funnel traffic into city.

Dennis O'Neil-107/109 Talcott St, SW-Dennis advised of citizens complaining about excessive traffic on Rhodes Road and he doubts that trucks will stay on State Routes. Dennis is requesting more police traffic enforcement on Rhodes Rd. Mark advised that any comments/problems on Rhodes Road need to be directed the Skagit County Public Works so that they become aware of the issues.

Ed Koogle-501 Fidalgo Street, SW- Ed asked how city recoups money from investment in the SWIFT Center. He is concerned that the SWIFT Program will not provide good training and that graduates will emerge owing money and not be given the good playing jobs that students expected. Planner Coleman advised that there is an economic study showing the impacts of the jobs created at the SWIFT Center in the Planned Action EIS.

Neal Ishihara-801 McClean Drive, SW- Neal asked PW Director Mark Freiberger about any upcoming Sapp Road improvements (PW Director Mark Freiberger explained the improvements).

Closed: 8:10 pm

PLANNING COMMISSION DISCUSSION:

A discussion ensued to include the following:

- Commissioner Huggins commented on the current GPS technology.
- Commissioner Franett asked if there were any plans to fix the Fruitdale Rd. PW Mark Freiberger summarized the proposed improvements to the Fruitdale Rd by the new SWIFT center.

Closed public Hearing: 8:10 pm

Commissioner Fattizzi commented on the process of zoning etc. Joe Fattizzi told a story about his house in the City of Woodway when King County wanted to put a wastewater plant down the hill from his backyard. He commented on the GMA (Growth Management Act) process and encouraged people to be involved. He explained that city needs to plan for 20 years growth and protect critical areas and other land uses.

Commissioner Silas Maddox made a motion to recommend that the City Council move to approve the attached 2017 Update to Comprehensive Plan Chapter 3 Transportation Element with the exception to remove the Hodgin Road extension from Cook Road to Jones Road.

Commissioner Lynda Tilley seconded the motion

Vote taken

4-0

Motion passed.

NEW BUSINESS:

1. Possible amendments to the Comprehensive Land Use map and Zoning map:
 - Proposed adjustment of the zoning map to match the revised property lines at 665 Cook Rd to reflect a short plat that changed the location of lot lines. #CPA-2-17.

City Planner John Coleman pointed out to the Planning Commission Exhibit A which is the proposed updates to the City of Sedro-Woolley Zoning Map (2017 Docket).

City Planner John Coleman summarized the proposed changes for CPA-2-17. This area is at 665 Cook Rd and it is a large parcel that is split-zoned. It is zoned Residential 15 (R-15) on the southern portion and zoned Mixed Commercial on the northern 120 feet. The property owner has applied for a short plat that would create two parcels. This is a very minor zoning change that is necessary to make sure the zoning map conforms with the new property lines created as result of the short plat.

- Amendments to the map showing the accurate urban growth area designated by the Skagit County Board of Commissioners as part of the county's 2016 Comprehensive Plan update. #CPA-3-17.

City Planner John Coleman pointed out that in May 2016 the City completed a full update of its Comprehensive Plan. As part of that update, the city council passed recommended updates to the urban growth area (UGA). Those changes needed to be approved by the Skagit Board of County Commissioners (BOCC). In June, the BOCC approved the city's recommended UGA boundary changes, with a minor change. CPA-3-17 is intended to make the county and city maps conform.

- Review of the zoning designation of several properties on the south side of the 100 and 200 blocks of Jameson Street. #CPA-4-17.

City Planner John Coleman summarized about the recent joint City Council and Planning Commission meeting. At this meeting the City Council requested that the Planning Commission review possible zoning or zoning overlay changes for the properties south of Jameson St, east of the County-owned parcel and west of Third St. This land is privately owned and is currently zoned Industrial. The council has asked for a public review process to determine if there may be another possible land use for the area besides than the current zoning. The property owner has been notified and invited to participate in the process.

PLANNING COMMISSION DISCUSSION:

A discussion ensued to include the following:

- Upcoming Public Meeting to obtain comments
- Possible issues if the zoning was to change from Industrial zoning.

- a.** Finding locations for future industrial properties
- The recent completion of the City's 20 year growth plan.
- Possible overlay zoning for the subject property.
- Environmental concerns with the property.
- Environmental Phase 1 and Phase 2 studies and what they contain.
- Discussion on some possible zoning changes (Public, R-7 and Recreational)
- Discussion of adding an overlay to the Industrial parcel and in doing so, would it affect the Industrial property balance within the city.

UNFINISHED BUSINESS: None

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

- Environmental Grant granted to the City.
- Lynden Field trip on August 18th with the Mayor. Please contact the Mayor with your RSVP.

ADJOURNMENT-(Time: 9:04 pm)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 15