

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
November 21, 2017**

CALL TO ORDER: Chairman Pat Huggins called the meeting to order at (5:05 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners- Silas Maddox, Joe Franett, Eric Johnson, Lynda Tilley

Absent: Stephanie Lokkebo, Joe Fattizzi

STAFF: John Coleman, JoAnn Lazon

APPROVAL OF CONSENT AGENDA/MINUTES: Approved

GENERAL PUBLIC COMMENTS: None

PUBLIC HEARING: None

UNFINISHED BUSINESS:

- 1. Possible amendments to the Comprehensive Land Use map and the Zoning map:**
 - **Review of the zoning designation of several properties on the south side of the 100 and 200 blocks of Jameson Street. File #CPA-4-17.**

City Planner John Coleman summarized the possible zoning changes for the properties south of Jameson Street, east of the County-owned parcel and west of Third Street. The property is roughly 42 acres and approximately 27 acres are inside the city limits. The Planning Commission held a public hearing on September 19, 2017 to get feedback from the community as to what uses might best suit the property. The Planning Commission requested to review the results of the Phase 1 Environmental Site Assessment (ESA) before making any zoning recommendations for the property.

The Phase I ESA report does not appear to identify any new environmental conditions that have not been reported in previous Environmental Site Assessments. The executive summary contains a condensed summary of the information. No sampling of soil, groundwater or building materials are performed as part of a Phase I ESA; that is work that may be performed as a Phase II ESA.

Planner Coleman advised that there would be a public hearing at the next regular meeting on possible zoning designation.

A discussion between Staff and the Planning Commission ensued to include the following:

- Discussion of any possible hazard areas in the study and question on if any possible mitigation will need to be completed.

- Discussion on the upcoming Phase II study and the scope of work that could be performed.
- Discussion on possible uses for the property.
- Discussion on possible uses that could not be allowed on the property.
- Explanation of the city's process reference environmental reporting of properties.
- Discussion on placing an overlay on the several properties and the possible amendments to the existing transitional Mixed Commercial Overlay zoning.

Jim Reckers- PO Box 604, Gold Bar, WA-Jim summarized to the Planning Commission the findings of a recent environmental assessment that the property owner had performed. Some of the topics mentioned were:

- The Department of Ecology's comments.
- Materials that were found on-site.
- Location of two underground tanks.
- Groundwater contamination on-site and off-site.
- Current condition of the property and uses that should not be allowed on this property due to the past industrial uses.

Barb Reyers-6829-122 Ave NE, Kirkland, WA-Barb summarized the current condition of the property to the Planning Commission. She is still reviewing what would be the best use for her property. She advised at this time she is not sure what would be the best use that could both benefit the city and the owners.

Commissioner Maddox made a motion to table this discussion until after the public hearing and then the Planning Commission could be prepare to make a recommendation to the city council.

2. Possible amendments to the Parks and Recreation Element of the Comprehensive Plan.

City Planner John Coleman advised that the Washington State Recreation and Conservation Office (RCO) require that the city update its Parks and Recreation Element of the Comprehensive Plan by April 12, 2018 to remain eligible for RCO grants. The Parks and Recreation Element is fully compliant with the Growth Management Act, however, the RCO only recognizes plans for 6 years.

- Discussion of Action Program and Vision policy #21. Is the city still looking into creating a splash park or interactive water foundation in which children may play due to the recent issues in the City of Burlington?
- Vision Statement-Goals and Policies-Change the words "Adequate "and "Sufficient "to something more aspirational.
- The addition of the Winnie Houser Park and the removal the old Eric Tesarik Field.
- Bark Park –Modifications to the Bark Park definition
- Discussion of the Harry Osborne Park and location.
- There will be a Public Hearing on this Element.
- Staff asked the Planning Commission to review the document and bring back anything that they would like to discuss at the next regular meeting.

NEW BUSINESS: None

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

- 2018-Planning Commission meeting schedule—3rd Tuesday of each month and two work sessions in 2018.
- Status on downtown burned building.

ADJOURNMENT- (Time: 6:16 pm)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 2