

PLANNING COMMISSION MINUTES
SEDRO-WOOLLEY SENIOR CENTER
JANUARY 23, 2001

Members Present: Don Van Etten, Jack Bryant, June Johnson, Steve Massey,
Frank Martin, Karl Shewmaker and Dennis Klinger

Staff: Gloria Rivera, City Planner

Klinger, called the meeting to order at 7:30 P.M.

Approval of Minutes

Johnson, motioned to approve the December 19, 2000 meeting minutes as written.

Van Etten, Seconded the motion.

Motion carried.

COMMUNICATIONS

Rivera, Binding Site Plan for the shopping center next month is coming to the Planning Commission for review. Rivera is resigning but may be back as a consultant to help with this project.

PUBLIC HEARINGS

Conditional Use - #06-00 (Teeters) Continued...

Rivera, this is an item that has been continued from the last few Planning Commission meetings. The Planning Commission asked to see a drawing of a fire turn around for this proposed duplex for a dependent relative cottage to be approved by Fire Chief Klinger. Inclosed in the Planning Commission packet was a copy of the approved drawing. The Planning Commission also wanted to know where the closest fire hydrant was located from the property. Chief Klinger informed Rivera that the hydrant at Burrows lane was the closest. Mr. Teeters has also showed a proposed layout for the dependent relative cottage with the attached garage. Rivera feels that the fire turn around does sufficiently meet the requirements that Chief Klinger has approved. Rivera does have a question concerning the location of the duplex. In earlier drawings the duplex was shown with the attached garage to the north now it is to the south of the duplex. Rivera asked if it would be possible to have the garage to the North as to keep people from backing out onto Burrows Ln. This was just an item for consideration. Just a reminder of the conditions recommended for an approval were as follows:

1. That upon completion of the proposed use as a dependent relative cottage, the applicant must apply to the Planning Commission for approval of a clustered residential development.

2. The applicant will be required to enter into a no-protest agreement for future street and sewer improvements on Burrows Lane.
3. The duplex shall have separate water and power connections, unless otherwise specified by P.U.D. and Puget Power.
4. Prior to development, the applicant will be required to make road improvements to Burrows Lane to the east end of the parcel property line.
5. Prior to development, a detailed site plan must be submitted showing structure placement, off-street parking, and an emergency vehicle turnaround.
6. Condition that no other traffic from Rowland Road (recommended at meeting).
7. Garage be located to the North of the duplex.

Klinger opened to the public.

Jeff Teeters, 410 Burrows Ln, Sedro-Woolley (Owner). Addressed Rivera's recommendation of having the garage located on the North side of duplex would not be a problem for him to do. Teeters asked what his setbacks would have to be from the Burrows Lane? Rivera, 20 feet. He actually has it set up for a 25 foot setback.

Klinger Closed hearing to the public and opened to staff.

Planning Commission wanted it to be a condition that Teeters located the garage to the North of the duplex.

Van Etten, motioned to accept the findings. Shewmaker seconded. Motion carried.

Variance - #15-00 (Nelson)

Rivera allowed Dykema, a planning intern to read the background and findings. Dykema, gave background: Subject property is located at, 2089 Cook Rd. The zoning for the site is SF1, which allows for accessory buildings with a maximum height limit of twenty feet. If the variance is approved, the applicant will construct a workshop/storage building with a pitched roof at a maximum height of thirty feet. The comprehensive plan designation and zoning for this property is SF1. Adjacent land uses are as follows: North: Public and SF1, South: MF2 and Auto-Commercial, East: SF1, West: SF1 and Public.

Findings: Under the Zoning Ordinance, Variances may be granted by the Planning commission if it finds that, because of the size of the tract to be divided, unusual geological conditions, the condition or nature of adjoining areas, or existence of unusual physical conditions, strict compliance with the provisions would cause unusual and unnecessary hardship on the developer.

Criteria A: No Detriment will result to neighbors or the public in general.

Criteria B: The reason the regulation from which relief is requested is unnecessary in this case is that special circumstances exist here which are not common to other similarly restricted properties.

Criteria C: The special circumstances are sufficiently unique that the cumulative effect of such variance will not undermine the purpose and intent of this title.

Recommendation: Staff would recommend the variance from the maximum height requirement to allow the thirty-foot high workshop/storage building be approved, subject to the following condition:

1. That the setbacks and design remain as indicated on the plans submitted to the building department.

Klinger opened hearing up to the public.

Ray Nelson (Owner) 2089, Cook Rd., Nelson has for the last seven years a shop located on the North side of the old Skagit Steel plant. Nelson works on Harley Davidson motor bikes but his specialty is chip welding and machine reconstruction.

Klinger asked if he was planning on operation a business out of this shop he wants? Rivera informed Commission that Nelson has already been approved for a Home Occupation permit. Planning Commission wanted to know if there is going to be a noise problem? Nelson said that there shouldn't be in regards to his neighbors. Commission wanted to know why he needed the extra height on the building. Nelson wanted the extra height for a storage loft and the extra high if he was to work on something large. Plus if he sells the property later it looks more desirable for someone who maybe has an RV to store. Nelson would also like to have a pitched roof for good runoff.

Bruce Savage, 2091 Cook Rd. to the East of Nelson. Nelson approached him a while back on this issue to find out if he had any concerns. He does not have any problem with this. Concerns about the neighbors having a problem with noise is not a problem with Nelson. Nelson is and always has been very courteous to his neighbors.

Adolph Bucks, 820 McLean. He talked to Nelson about this issue and is not in favor of the building because it is a SF1 area and he does not want a commercial operation there.

Klinger, closed hearing to the public.

Kilinger, opened to staff.

Planning Commission wanted to know what is the maximum height we are looking at? Nelson, 27' maximum height at peak. Planning Commission had Nelson come up and answer a few questions regarding the placement of the building on the property looking at a map.

Van Etten, motioned to accept findings. Shewmaker Seconded. Motion approved.

Shewmaker motioned to accept variance. Van Etten, seconded. Motion approved.

Variance # 16-00 (Robertson)

Background: Location of property is 202 Rainbow Drive. Robertson, is wanting a variance from the minimum eighty (80) foot lot width at building line for a duplex lot in the SF1 zone. The subject parcel consists of approximately 9,484 square feet. The zoning for the site is SF1 which allows five to seven dwelling units per acre. The site is occupied by one single-family residence. The applicant would like to construct an addition on the existing residence to create a duplex.

Section 17.12.030(B) of the Sedro-Woolley Municipal Code establishes a minimum eighty-foot (80) lot width at building line for a duplex in the SF1 zone. On a corner lot, the lot width at building line is measured from the shorter of the two front setback lines. In this instance, this would be the lot width adjacent to Talcott Street. The applicant is requesting a minimum lot width at building line of seventy-nine (79) feet.

Comprehensive plan and land uses: The comprehensive plan designation for this property is SF1 (Single-family residential, 5 to 7 dwelling units per acre). Adjacent land uses are as follows: North-commercial, South-residential, East-residential, West-residential.

Zoning: The zoning for the subject site is SF1. Adjacent zoning is as follows: North-central business district, South-single family residential, East-Single-family residential, West-single family residential.

Findings: Under the Zoning Ordinance no variance shall be issued by the Planning commission unless it finds that, because of the size of the tract to be divided, unusual geological conditions, the condition or nature of adjoining areas, or existence of unusual physical conditions, strict compliance with the provisions would cause unusual and unnecessary hardship.

Criteria A: No detriment will result to neighbors or the public in general.

Criteria B: The reason the regulation from which relief is requested is unnecessary in this case is that special circumstances exist here which are not common to other similarly restricted properties.

Criteria C: The special circumstances are sufficiently unique that the cumulative effect of such variances will not undermine the purpose and intent of this title.

Recommendation: Staff recommends the variance requested in VAR#16-00 of a minimum lot width at building line of seventy-nine feet for a duplex lot in the SF1 zone be approved subject to the following conditions:

1. Separate sewer services and connection fees need to be provided to the new residence. The design and construction of these services must meet City standards and the approval of the City Engineer.
2. The new residential unit will be subject to City impact fees as a new additional residential unit.

3. Two off-street parking spaces must be provided for the new unit not counting garage areas.

Klinger opened the hearing to the public.

Leona Berg, 1005 3rd St. Had a question on what changes are planned for that area? A duplex is a real change for that area. What type of structure is going to go in? Rivera informed her that we do not have any regulations on structures. The only thing the City has is a code that states it needs to be similar in design. Berg wanted to know what would happen if more people wanted to put in duplexes? Rivera informed her that there is not very many lots in that area that meet the 9,000 sq. foot regulation to support a duplex.

Bruce Robertson (owner) 1010 3rd St. Him and his son buy places around Sedro-Woolley to restore them. He went through some of the homes in town that he has restored as a reference. Robertson went over the plans of design they wanted to restore and make this house into a duplex. He plans on keeping the design looking like the rest of the neighborhood.

Klinger closed hearing to the public hearing.

Opened to the Staff.

Shewmaker, wanted to know what the 6' distance between the two structures was about? Robertson explained that, that was a breezeway between the two residences so they are still under the same roof.

Bryant, wanted to know why the footing was already started? Robertson, he asked the officials if there would be a problem getting the variance and they said no, so he took it upon his self to take advantage of the weather and pour the footings.

Shewmaker, made motion to accept the findings. Bryant seconded to motion. Motion approved.

Variance #17-00 (Variance for a future Short Plat) (Hamilton)

Background: Cary and Heidi Hamilton, 320 N. Central Ave are the applicants. The subject parcel consists of approximately 42,737 square feet on a partially developed lot. The zoning for the site is SF1 that allows between five to seven units per acre. A single-family residence and accessory buildings currently occupy the site.

The applicant wishes to divide the parcel into three residential lots. The applicant is proposing three duplex sized lots. In order to achieve the proposed lot dimensions, the applicant is proposing a forty-foot wide right-of-way with sidewalks on one side of the road to access the lots. In addition, the applicant is seeking the following lot adjustments: a 70.95 and 70.68 lot width at building line for two of the duplex lots and a 10.5 foot front yard setback off of the interior road for a corner lot.

Section 17.12.010(A)(5) of the SWMC requires a minimum lot width at lot line of 80 feet for a duplex lot in the SF1 zone. The applicant is requesting a 70.95 and 70.68 lot width at building line for two duplex lots.

Section 17.12.020(A)(1) and 17.04.030(40), respectively of the SWMC require a minimum twenty foot front yard setback on a corner lot adjoining a public street right-of-way with corner lots having two front yards in the SF1 zone. The applicants are proposing a 10.5 front yard setback off of the private interior road.

Section 15.40.060(F)(4) of the SWMC requires a fifty-foot wide right-of-way with sidewalks on both sides for any road serving over two lots. The applicant is proposing a forty-foot wide right-of-way with sidewalks on one side of the road to serve the plat.

Comprehensive plan and land uses: The comprehensive plan designation for this property is SF1. Adjacent land uses are as follows: North-residential, South-residential, East-residential, West-residential.

Zoning: The zoning for the subject site is SF1. Adjacent zoning is as follows: North-single-family residential, south-single-family residential, East-single-family residential, West-single-family residential.

Variance findings: Under Section 16.24.030 of the Zoning Ordinance it states that no variance shall be issued by the Planning Commission unless it finds that, because of the size of the tract to be divided, unusual geological conditions, the condition or nature of adjoining areas, or existence of unusual physical conditions, strict compliance with the provisions would cause unusual and unnecessary hardship on the subdivider, or would result in an undesirable plat. Each of the variance requests will be addressed separately.

Criteria A: No detriment will result to neighbors or the public in general.

Criteria B: The reason the regulation from which relief is requested is unnecessary in this case is that special circumstances exist here which are not common to other similarly restricted properties.

Criteria C: The special circumstances are sufficiently unique that the cumulative effect of such variances will not undermine the purpose and intent of this title.

Recommendation: Staff would recommend, that the variances be approved for a minimum 70.95 and 70.68 lot width at building line for the two rear duplex lots, for a 10.5 foot front yard setback from the interior right-of-way for the lot adjacent to Central Avenue, and for a minimum forty-foot wide interior right-of-way with a sidewalk on the east side for a future short plat, subject to the following condition:

1. Residences on the proposed lots must comply with the setbacks requirements established in the City with the exception to the 10.5 foot front yard setback for the front lot.

2. The private right-of-way shall be posted with "No Parking" signs to deter vehicles from parking in the access road.
3. The City Fire Chief must approve the turnaround at the end of the private road.

Klinger opened hearing to the public.

Mary Ann from Skagit Surveyors, 806 Metcalf St. Representing the applicants, (Hamiltons) on this project. They could have went with the 50' right-of-way for the road but would not have been the most desirable thing to do. Because of the existing house set back from the road we don't have a problem with vision. Also the front lot is big enough to place a duplex and also additional 6,000 Sq.Ft. lot. Hamiltons are asking Skagit Surveyors about looking into this.

Klinger closed hearing to the public.
Klinger opened hearing to the staff.

Planning Commission wanted to know about the drainage? Mary Ann said the engineer would have to look at on how they would handle the drainage.

Planning Commission wanted to know about the turnaround? Mary Ann said the turnaround being used is the same turnaround they have used for many projects. It is about 65'-70' turnaround.

Klinger wanted to know where the utility easements are? Mary Ann said in the 40' right-of-way.

Bryant motioned to accept findings. Shewmaker seconded the motion. Motion approved.

NEW BUSINESS

Rivera, went over the new design for the zoning maps. Adrian is still working on to do some more slight improvements.

Klinger wanted to rotate the position of chair for the Planning Commission.

Shewmaker motioned to rotate chair to Bryant. Martin seconded the motion. Motion approved.

Rivera, addressed her resignation from the City Planner position.

Meeting adjourned at 9:15 PM.

