

**PLANNING COMMISSION MINUTES  
SEDRO-WOOLLEY COMMUNITY CENTER**

January 22, 2002

Members Present: Jack Bryant, June Johnson, Steve Massey, Karl Shewmaker

Staff: Jeroldine Hallberg, City Planner

Meeting called to order at 7:30

Agenda Review:

Additions: None

Executive Session: None

Commissioner Massey: Wondering if we are going to address memo regarding Hearing Examiner? This will part of the directors report.

**PUBLIC COMMENT:**

This is for comments other than what is on the agenda.

**COMMISSIONERS COMMENT:**

None

Approval of minutes from 11-27-01 Motioned by \_\_\_\_\_ seconded by June. All in favor.

Approval for minutes for 12-18-01 Motioned by \_\_\_\_\_ seconded by June. All in favor.

Approval for minutes for 1-10-02. Motioned by \_\_\_\_\_ seconded by \_\_\_\_\_. All in favor

Communications from planning commissioners and none from staff.

No communications from public. There are 4 applications for planning commission members.

**HEARINGS:**

- A) Planned Residential Development #165 Sauk Mt View Estates South. There is a presentation by the developers. Review of the staff report first by Jeroldine.

This area is being annexed into the city. City council has approved this annexation. There are 2 applications and the development agreement is together for both phases. Jeroldine suggested to hold off on a decision until the next meeting and make a decision on the whole package. Distributed

another report that showed some changes. Joint SEPA/MDNS was issues November 26<sup>th</sup> for both projects.

Changes in staff report:

Page 7-Provisions PRD ordinance-look at setbacks, they are different from single family units. Streets are discussed, what do they look like? What type of street trees can be planted in a 50' ROW. This has been changed to a 54' ROW to accommodate the trees. Want to be sure that we keep the view to the play area clear. Clumping trees around this area will keep vision area clear.

Page 9- Frontage- Lower frontage is allowed in a PRD.

Open Space – in a PRD there should be 20% open space. Each of these developments does have this.

Storm Water – Need water plan from PUD

Letter G-Find a new name for road. Not Sauk Mt View Dr.

Letter H-Before final plat approval, Homeowners Assoc agreement must be in place.

Each building permit will include an extra \$1500 for streets fees.

There will be a 12,000 sq foot site for the Fire Station

Play field on the western edge of the North project

Dedication of the land for the collector arterial that goes east and west.

Question from Commissioner: What is the minimum lot size for the is area?

8400 sq ft for SF2. Minimum lot size is figured differently in a PRD. There is a formula that is used to figure out density and lot size.

Question from Commissioner: Open space requirement.

Applicant will do presentation: Louie Requa representing John and Gayle Lange, Sauk Mt. View Estates South. Louie is asking to Planning Commission to please vote on this application tonight. Marianne, Skagit Surveyors: The PRD is an overlay to the zoning. It allows more flexibility that will be approved by the Planning Commission. This decision will govern the development on this property. This is a PRD and a preliminary plat. Are they separate decisions?

Jeroldine: Answer is this is just one decision. Pat Hayden agreed.

Marianne: The owners would like to start this project this year. All the paperwork that is not done would could be put into the conditions to get on the record. They become

binding on a preliminary plat approval when they are entered into the record. Reviewed narrative on page 3 with commission. Working to get the best pedestrian circulation in this area. Open space and playgrounds were discussed. Bike trails connect the two developments. Playground is easily accessible, within walking distance for all lots in the development. Another important feature is the proximity and view it will have on the golf course.

Question- on large play area Do the power lines run thru that area? Will it be mowed in this area and kept nice?

The brush will be cleared out and it will be a usable area.

Are there any plans to run edging for fencing on the border of the golf course?

There is a steep slope between the development and the golf course to make a separation.

In this plat, the smallest lot is 3500 sq ft. There are just a few that are this small, the rest are a bit larger. The average home size is comparable to Spring Meadows

OPEN THE PUBLIC HEARING 8:29pm

Pat Hayden: Procedure comments: PRD-you only need to accept it once, not twice. Not subdivision and planned development. Final approval should be an organized set of documents and done when both developments are ready. Pat reviewed the SEPA document and the plat document stating they need to be approved at the same time The \$1500 per unit from each development will fund the improvements for McGarigle Road.

This can be approved in principal and with the formal approval continued to next meeting.

Susie Williams Corner of McGarigle and Wedmore Pl. She stated that the planning dept stated there would be no decision at tonight's meeting. Home was built in 1973. She stated that she has no problem with the development. Waterways are affecting her property. Would like someone from the county or city to come out and see the problems that have been created already. The redirection of the waterway has affected her property. The waterway ran into Brickyard Creek until the pond was put in with the culvert. She feels that her property is at risk now that this creek has been rerouted and somebody owes here protection for her property.

Rob Janicki: Detention pond design. This problem that Mrs. Williams discussed is a very common problem in lots of areas. The county can solve this problem by putting in baffles in the ditch. This will help the water go all in one direction. When McGarigle is improved, there won't be any problem with the drainage. Fish and Wildlife asked to have the stream be redirected. The salmon was not able to make it through the forested wetlands into their spawning areas.

*5 minute break to check tape*

Public comment is still open

Jeri Krampetz-Executive director for the Pacific Northwest Trail Association-PNW Trail assoc along with other agencies is proposing to build a trail system as part of the NSRA across from this development. This will benefit the new development and enhance the existing neighborhoods also. Would like to request monies from the park fees to help fund this trail project.

Pat Huggins – Question about street names – would like to keep names in sync with the region, Sedro-Woolley, the developers, ect...

Connection of pathways – would like to help with this issue. Like the trails away from roads, wider buffers on one side with sidewalks.

Jim Perry – Civil Engineer with Skagit Surveyors and Engineers – storm sewer system – collection rout. The increased runoff will be collected in the pond with and increased burn size. The runoff will not add to the problem on the other side of the road.

Louie Requa – All information is in the drainage report that was turned in with the application. We would like to have the planning commission close the public hearing on the Sauk Mt. View Estates South and continue deliberations until the 26<sup>th</sup> but leave the public hearing process open for the development agreement that will be coming. Presentation for the North will be on the 26<sup>th</sup>.

Pat Hayden: Confirmed to close the public hearing on the South development but continue the hearing on the development agreement in general and the North development.

Public meeting closed.

Commissioner: Still wondering why some of the lots are so small. Why can't you make them to be 8400 sq ft like the city requires?

Marianne: Typically in a PRD you will see smaller lots, and the reason is because of the formula that is used. Also have to meet the growth management requirements. The developer is hoping to make this an affordable housing area on a golf course setting. If the lot sized increase, the prices go up and they become less affordable.

John Abenroth – the intended setbacks are 5' in each side. Economics is playing a big part in this development.

Commissioner Jack: Looking for a motion to continue to next meeting.

Commissioner Massey: Motioned to continued the Sauk Mt View Estates South application until next for purposes of deliberation.

Commissioner                      seconded. All in favor.

Continued until the 26<sup>th</sup> of February, 2002

Short presentation from Ron Jepson for Sauk Mt View Estates North. 138 lots in the North Development. There is varied topography in this area. Trail will be enhanced. Fire department will be located on the neighborhood collector. Lots range 4,000 to 10,000 sq ft. There will be an emergency access available for this portion of the development. There is detention pond site available.

Public meeting opened: No comments. Public meeting closed.

Commissioner comments:

Jeroldine: Does Mr. Flemming want to discuss his cottage concept?

Fred Flemming: Developing a portion of Sauk Mt View North. Working the past couple of weeks on this cottage development. Trying to create entry level housing or empty nest housing. This development will be on Fruitdale rd. These will range in size from 950sf to 1250sf. Targeting 1 or 2 person families. Idea is to create an attractive neighborhood environment with heavy emphasis on landscaping, trail system, interior streets that have no parking on them. Hopefully by next meeting we can come back with a complete plan.

Motions to continue

June motioned to continue the Sauk Mt View Estates North until the 26<sup>th</sup> of February.

Karl seconded.

All in favor

Old Business

None

Motioned to adjourn made by Karl Shewmaker

Seconded by June Johnson

All in favor

Meeting Adjourned