

SEDRO-WOOLLEY PLANNING COMMISSION
SEPTEMBER 21, 2004 – 6:30 P.M. – MUNICIPAL COURTROOM

The meeting was called to order by Chairman Johnson at 6:32 P.M. with Commissioners Loy, Lefeber, Quam, Shewmaker, Massey and Huggins Late) in attendance.

Agenda Review and Approval

Planner Lahr noted that the Dollar Spree Store sign was being removed from the agenda due to the application being incomplete. She noted the review fee had not been paid.

Consent Agenda

The minutes from the September 7, 2004 meeting were approved as written.

Public Comment

None

PUBLIC HEARINGS

Sunrise Meadows

Chairman Johnson opened the public hearing at 6:34 P.M.

Planner Lahr requested the hearing to be continued to the October 5, 2004 meeting. The request is to be able to include additional information that has been requested by staff but not yet provided. The additional information requested includes a geotechnical report to determine a safe setback to the slope.

Chairman Johnson continued the public hearing on the Sunrise Meadows to October 5, 2004.

Williams Pipeline Fence Variance

Chairman Johnson opened the public hearing at 6:37 P.M.

Planner Lahr reviewed the application and staff report for Williams Northwest Pipeline. The applicant requests a variance from the maximum fence height requirements and the restriction on barbed wire fencing in residential zones. The site is the existing Northwest Pipeline meter station with an existing fence and barbed wire located at 800 Fruitdale Road. Staff is requesting that no barbed wire be placed on the fence that fronts Fruitdale Road, which is adjacent to a public sidewalk.

Lahr noted that it is staff's recommendation to approve the variance application subject to the conditions noted in the staff report.

Commissioner Huggins joined the meeting at this time.

Amy Harwood – representing Williams Pipeline reviewed the need for the fencing and barbed wire due to the construction of sidewalks. Harwood addressed the need for the barbed wire for additional protection.

Discussion ensued to include fencing plans, safety barrier on Fruitdale Road, Williams Pipeline fencing policies and decorated slats for fencing,

Chairman Johnson closed the public hearing at 6:53 P.M.

Commissioner Shewmaker moved to accept Variance #2510 with the provision that barbed wire be allowed and the encouragement that Williams Pipeline explore the fencing slats. Commissioner Loy seconded. Motion carried.

Design Review

Dollar Spree Store – Postponed

NEW BUSINESS

Chairman Johnson introduced Allison Studley from Skagit Fisheries Enhancement Group. Studley gave a presentation on the purpose and goals of the Skagit Fisheries Enhancement Group. She noted they are involved in restoration, education and monitoring projects. Studley addressed the City's critical areas ordinance and how it ties in with the goals of the group and presented demographics of the Skagit Watershed.

Discussion was held at the conclusion of the presentation to include Brickyard Creek, trails along creeks and creek typing.

OLD BUSINESS

Design Manual

Discussion on the Design Manual was held. Lahr stated the City Council had not yet adopted the manual and had expressed concern of making sure there was flexibility built into the manual. Commissioner Huggins reviewed several ideas regarding areas to expand within the manual. Comments included LEADS, modulation, mixed-commercial, PRD's and mobile home parks. Discussion was held.

Resolution for Janicki Industries Building Height Variance

Planner Lahr noted that the variance request for Janicki Industries building height was approved at the last meeting. The resolution before the Commission is to formalize the decision. The Commission members signed the resolution.

Request to Council for Temporary Hearing Examiner

Planner Lahr stated the City Council will consider the Planning Commissions request for a temporary hearing examiner that September 22, 2004 meeting. She reviewed the memo to be presented to the Council and requested three Commissioners to attend the Council meeting to voice their reasons for the request.

2005 COMPRESHENIVE PLAN UPDATE

UGA Map Amendments

Planner Lahr reviewed the citizen initiated change applications for the Urban Growth Area. The applications were submitted to Skagit County and forwarded to the City for review. She reviewed the applications from Charles & Margaret Coultas (W. Jones Road), Harold Coultas (Westerman Road), Frank & Beverly Martin (SR 9) and Anne Laue (Jameson Street). Lahr requested the Commission members review the information for discussion at a future meeting.

COMMISSION DISCUSSION/INFORMATION ITEMS

Report from Subcommittees

Commissioner Loy reported that he and Commissioner Johnson will be touring the town on Thursday to review and discuss Parks. Commissioner Huggins will also be involved in the area of the Parks Element.

Commissioner Huggins reported on the Downtown Revitalization Committee meeting he attended. He noted that the committee had received a grant for signage some of which were done last year. The committee is moving forward on completion of the signage throughout town. He also reported that the committee is looking into a proposal to have outdoor movies in the downtown area during the summer months. A field trip was recently taken to Fairhaven in Bellingham to review their project.

Chairman Johnson adjourned the meeting at 8:12 P.M.

Commission Chair: _____
Date