

SEDRO-WOOLLEY PLANNING COMMISSION
SEPTEMBER 7, 2004 – 6:30 P.M. – MUNICIPAL COURTROOM

The meeting was called to order by Chairman Johnson at 6:33 P.M. with Commissioners Loy, Lefebur, Quam, Shewmaker and Massey in attendance. Commissioner Huggins was absent.

Agenda Review and Approval

The agenda was approved as submitted.

Consent Agenda

Minutes of the August 17th, 2004 meeting were approved as written

PUBLIC COMMENT

Allison Studley, Executive Director of Skagit Fisheries Enhancement spoke to the Planning Commission regarding the purpose of their non profit group. She discussed the habitat enhancement of Brickyard Creek, community interest and their “stream steward” program. She will give a more detailed presentation at a meeting date in the near future.

PUBLIC HEARINGS

Janicki Industries Variance Application #2475

Chairman Johnson opened the public hearing at 6:48 P.M.

Planner Lahr reviewed the variance request for Janicki Industries. The property is located at 109 Jameson Avenue. The proposal is to construct a new 50,000 square foot industrial building for Janicki Industries at the former Sedro-Woolley Lumber Mill site. The applicant is requesting a variance from the zoning code to increase the building height limit from the maximum 35 feet to 45 feet. She noted that as part of the application the applicant was required to complete an environmental review. Lahr reviewed the required permits and necessary studies. She noted the applicant will be coming back with a master site plan at a later date for the entire site which is zoned industrial. That process will take further environmental review and is not part of this application.

Staff recommends the variance application, subject to conditions as outlined in the staff report be approved.

John Hunter – 5043 Wildlife Acres, Facilities Manager for Janicki Industries addressed the Commission and the need for a building with the increased height limit. He noted that the building will have adequate fire control systems.

Commissioner Shewmaker questioned the anticipated closing date for the property acquisition.

Rob Janicki – Janicki Industries, noted they are still in the feasibility period which has been extended two weeks. It is anticipated the sale transaction will close at month's end. Janicki noted that they are requested a demolition permit to start the process on the 20th.

Joel Clayton – 23317 Morris Rd., resident adjacent to the property addressed the Commission. He noted he is pleased that Janicki is doing something with the property but expressed concern of the impact to his property once the project starts. He also questioned growth plans, the effect on the wetlands in the area and increased lighting for the site. Clayton noted his support for the project. Questions were also addressed regarding clean up of the site and slough of items remaining from the mill and the contamination from the logging company.

Rob Janicki – again to the podium, addressed Clayton's concerns. He noted that there are plans to design a master plan for the site and the County has expressed interest in their master plan for the site and has funding available for wetland/fish habitat enhancement project that would reopen the slough. This would possibly be done with a property swap of the wetlands to give the County control over the wetlands. A regional detention pond is being considered as well. Janicki noted their willingness to work with the neighbors. Janicki noted one of the delays of closing on the sale transaction is because of a Phase I environmental assessment being done on the property which will indicate what the property liabilities are.

Discussion was held to include location of the Clayton property,

Bill Clayton – 22317 Morris Rd., questioned the hours of operation once the facility is fully operating.

Rob Janicki – noted their plans will be to operate the facility 24 hours per day. He noted that the buildings are insulated but company policy is to require the doors be closed after 5 P.M.

John Hunter – noted any noises that would be heard at the site would be ventilation fans and should be controllable.

Commissioner Loy questioned the dedication of the donation towards a ladder truck, dedicated funding and whether the City Council has approved and is aware of the agreement.

The public hearing was closed at 7:08 P.M.

Commissioner Shewmaker moved to accept the Janicki Industries variance application #2475 with those conditions arrived at by staff. Seconded by Commissioners Loy and Massey. Motion carried.

Summer Wyze Conditional Use Permit #2396

Planner Lahr noted that the Wyze Conditional Use Permit application has been withdrawn. She noted the application had been continued from a previous meeting. She met with the applicant to review the impact fees and the applicant decided it in their best interest to withdraw the application.

DESIGN REVIEW

None

NEW BUSINESS

Lahr presented and reviewed a revised version of the update schedule for the 2005 Comprehensive Plan update which pushes the adoption date to September. She noted that the required completion date is December 2005.

Chairman Johnson questioned the possibility of the implementation of a Hearings Examiner at least on a temporary basis while the Planning Commission focuses on the 2005 Comprehensive Update issues.

Some discussion was held on library services and a temporary Hearings Examiner. The majority of the Commission was in favor of a Hearings Examiner at least on a temporary basis.

Commissioner Shewmaker moved to recommend to the City Council to adopt a temporary Hearings Examiner beginning October, 2004 through July, 2005. Seconded by Commissioner Massey. Motion carried 4-1 (Commissioner Loy opposed).

OLD BUSINESS

Design Manual

Tabled to the next meeting.

Commission Discussion/Information Items

Planner Lahr reviewed upcoming public hearings which include the Sunrise Meadows preliminary plat and a variance request for Northwest Pipeline.

Report from Sub-Committees

Planner Lahr noted that recently there have been items included in the packets titled “FYI”. She noted that these are items that are usually brought in by developers or interested citizens for the Planning Commission’s information. She noted in the future she will make an attempt to make it clear as to where the information was received from.

Commissioner Massey – questioned the signage at the new Dollar Spree store.

Lahr noted that the Code Enforcement officer has visited with the owner and let him know that they sign does not comply with City standards and they need to come in and discuss the signage with the Planning Department.

Further discussion was held regarding signage throughout town and how to get stores to come into compliance with signage requirements.

Chairman Johnson adjourned the meeting at 7:43 P.M.

Commission Chair

Date