

SEDRO-WOOLLEY PLANNING COMMISSION
FEBRUARY 1, 2005 – 6:30 P.M. – MUNICIPAL COURTROOM

The meeting was called to order by Chairman Lefeber at 6:33 P.M. with Commissioners Johnson, Quam, Macomber, Huggins and Loy.

Chairman Lefeber welcomed new Commissioner Macomber to the Planning Commission. He also noted there is still one vacancy needed to be filled.

Consent Agenda

The minutes from the January 4, 2005 meeting were approved as presented.

General Public Comments

None

Design Review

Planner Lahr presented a brief overview of the request for signage for Allelujah Business Systems located at 133 State Street.

Scott Curtin – presented information regarding the sign design. He noted the sign was designed to be weather resistant and low maintenance. Lighting was also discussed.

Discussion on lettering and border requirements was held.

Curtin noted he had left the design standards in the hands of the signage company he hired to design the sign according to code. He stated he would be glad to have them redo the design if it did not meet the code.

Commissioner Johnson moved to have the applicant resubmit a new sign design for the February 15, 2005 meeting. Seconded by Commissioner Macomber. Motion carried.

Public Hearings

State & Borseth Short Plat #2532

Planner Lahr reviewed background information for the short plat application. Lahr noted this type of short plat is an administrative short plat however, the applicant has requested the public hearing process because of one of the conditions placed upon approval. She stated that staff is currently working with the applicant regarding the conditions and it is possible that an agreement will be forthcoming. If both parties can agree, the applicant plans to withdraw his request for a public hearing. It has been requested that the public hearing be continued to the February 15, 2005 meeting.

Chairman Lefeber opened the public hearing for Short Plat #3532 at 6:48 P.M.

Commissioner Loy moved to continue the public hearing to the February 15, 2005 meeting. Seconded by Commissioner Huggins. Motion carried.

A-1 Storage Amended CUP #2569 Reconsideration

Planner Lahr presented an overview of the A-1 Storage request for an Amended CUP #2569. Lahr stated the amended CUP #2569 was presented to the Planning Commission on November 30, 2004. The applicant is Jean Swett, represented for Tom Swett with the subject property located at 1230 Warner St. The Planning commission took testimony and determined that the application shouldn't be granted based on the findings that the application was not well planned, the applicant didn't comply with certain required conditions of the original permit approval, the increase in storage units would adversely impact residents and the applicant did not provide testimony to support the application and therefore did not meet the burden of proof that the application should be granted.

In line with City rules the applicant has requested a reconsideration of the application. Lahr noted that applicant has provided additional information in the form of photos and signed statements for all rental units regarding the hours of operation. She stated that staff maintains the same recommendation that with certain conditions the application should be granted.

Commissioner Huggins noted he was not in attendance at the first hearing and questioned if he needed to recuse himself from the decision. Lahr noted the decision is handled similar to a closed record appeal and the Commission should rely on the evidence that was submitted as well as what is presented tonight. Lahr noted that it would be appropriate for those not at the original hearing to recuse themselves from the decision. Commissioners Huggins and Macomber stepped down from the board.

Chairman Lefeber opened the public hearing at 6:51 P.M.

Tom Swett – 1200 Warner ST., reviewed history of the property use, clean up of the property and compliance with all conditions of the original application #172 (with the exception of fencing slats). Swett noted that with a new survey, they wish to install a new fence with slats as soon as funds allow. He reviewed the new condition to be added and noted their intent to meet those conditions. He reviewed hours of operation, lighting, improvements to the property and operation. He also discussed a neighboring property that was granted a conditional use and the lack of any conditions placed. Swett noted he has met all requirements and encouraged the Planning Commission to grant his request.

James Hawkings – 1211 State St., addressed the Commission regarding conditions not being met and also addressed the lighting. He stated he disagreed with Staff recommendation and believes the history of the property to be a non issue. The original CUP has been in non compliance for the past three years. Hawkings also discussed

fencing, water run off, signage, hours of operation and number of units. He encouraged the Commission to deny the request.

Rhonda Morgan – 1205 State St., addressed the Commission regarding the non compliance in conditions previously set. She also addressed signage, hours of operation and the gate being opened after hours and the lack of slats on the fencing. She noted a lack of understanding of how more conditions can be given when the original conditions have not been met. She stated there has not been any change since the last presentation and reported the gate has been open 26 days out of 30 past 7:30 P.M. Morgan requested the conditions be met and listed those conditions.

Tom Swett – addressed the Commission regarding comments on the lighting as well as listed the conditions that have been completed. Swett did note that they have not completed the slats in the fencing. He believes that he has complied with the conditions and requested staff notify him of any that he has failed to complete.

Planner Lahr noted that the drainage facility has received approval by the City Engineer and the landscaping requirements were administratively modified by the previous planner. She noted the only item that she can identify that was not completed is the slats in the fencing.

Commissioner Johnson questioned the lighting with Lahr stating the lighting that she has noticed is on the buildings.

Chairman Lefeber closed the public hearing at 7:09 P.M.

Commission discussion ensued to include code enforcement, lack of official complaints and monitoring hours of operation.

Commissioner Johnson moved to accept A-1 Storage CUP #2569 with all staff recommendations A-O, to be completed by July 1, 2005. Seconded by Commissioner Loy. Motion carried.

Commissioners Huggins and Macomber rejoined the meeting at 7:19 P.M.

New Business

Skagit County UGA Ordinance – Resolution

Planner Lahr reviewed background information and an overview of a proposed resolution regarding development regulations for implementation within the unincorporated portions of the urban growth areas. Lahr reviewed county zoning designations and how they would convert to city zoning designations. She also reviewed the county's process for adoption of the ordinance and noted the resolution reviews the intent of the ordinance and offers support.

Commission discussion ensued to include possible variance requests. Lahr stated that no variances would be allowed.

Commissioner Loy moved to adopt the proposed Skagit County resolution “Proposed Permanent Development Regulations for Implementation Within the Unincorporated Portions of the Urban Growth Areas for Anacortes, Burlington, Concrete, Mount Vernon and Sedro-Woolley”. Commissioner Johnson seconded. Motion carried.

Old Business

None

2005 Update

Housing Element

Planner Lahr passed out the Goals and Policies from the Housing Element for Commissioners to review and discuss at a later date. She noted that the policies are general in order to cover a lot of instances however; Chinook Enterprises recently attended a staff meeting and encouraged policies to be written to allow for housing for those with special needs. The current policy H-1.2 does state “secure federal or state funds to provide housing to special needs population”, but does not go into detail on how the city will encourage that.

Discussion ensued regarding the process for including more definite plans for special needs, percentage detail on distribution of different types of housing, comparison to other cities and the state, having a guest speaker from Kulshan Land Trust to speak on green building and a long term schedule for updates.

Update Schedule

Planner Lahr reviewed her memorandum regarding the 2005 Comprehensive Plan Update which provided a summary of required updates and the status of each element. Lahr noted that it is estimated by the year 2025 the City population will be 15,000.

Some discussion was held on accessory dwellings.

Commission Discussion/Information Items

Vacant Planning Commission Position

Lengthy discussion on the vacant Planning Commission position was held. Discussion items included Councilmember’s being responsible for appointing a member to the Commission, politicizing the commission and the need for a check and balance system.

Next Meeting Date

The next meeting is scheduled for February 15, 2005

Commissioner Loy complemented everyone on the efficiency of the last few public hearings held.

The meeting was adjourned by Chairman Lefeber at 8:15 P.M.

Planning Commission Chair

Date