

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

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

Consent Agenda

The minutes from the February 15, 2005 meeting were approved as presented.

General Public Comments

None

Design Review

Woods Logging Sign

Planner Lahr reviewed the design request of Woods Logging for a replacement of an existing sign. Lahr noted that they are lowering the existing pole and various other features of the sign.

Commissioner Huggins expressed concern of the below ground lighting and possible vandalism of the light with Lahr noting that the illumination is planned for the future.

Some discussion was held on the lettering of the sign.

Commissioner Huggins moved to accept the design of Woods Logging with conditions in the lettering and lighting. Seconded by Commissioner Quam. Motion carried.

Public Hearings

Cultus Mountain View Binding Site Plan – Amended Application #37

Planner Lahr reviewed background information for the request to create two building lots in the multi-family zone. The applicant is requesting to amend a previously approved binding site plan which created two building lots for the development of 24 residential units consisting of six (6) four-plex multifamily buildings for a total of 24 residential units on Lot 1 and reserving Lot 2 for future development. The amendment is to create twenty-five (25) building lots to place each unit on separate lots and to reserve Lot 25 for future development. This application does not increase the number of residential units previously approved but includes a variance request to allow zero-lot line construction.

Lahr noted that the applicant has agreed to dedicate an additional 10 feet of right of way on North Township Street to the City for future road improvements. There has also been discussion of a dedication of property to the South.

Roger Korithius representing Landmark Building & Development Inc., addressed the Planning Commission and reviewed the original binding site plan which allowed them to

rent the completed buildings as apartments or to record a condominium regime and sell them as condominiums. They believe it would be more beneficial to the developer and any future owners if they could hold the title to the land. Their request is to allow the structure that they would have already been allowed and to be approved on a variance to enable a clean title transfer on each unit.

Discussion ensued to include construction of units, responsibility of maintenance, CC & R's, and the appearance of a PRD.

Commissioner Johnson arrived and joined the meeting already in progress.

Chairman Lefeber opened the public hearing at 6:43 P.M.

Irene Belles – 214 Laurel Dr., stated her backyard borders the complex. Belles expressed concern on the time for consideration of the project, questioned terminology and expressed concern of the property values. She also questioned the approval process and expressed concern of the zero lot line concepts.

Georgia Lauder – 210 N. Township, property borders the project to the north and expressed the same concerns as Mrs. Belles. Lauder noted that through the initial approval the developer has made several promises and it was her hope that he would still follow through with those promises.

Kim Layland – 214 Laurel Dr., questioned the number of floors to the units and concurred with the concerns that Belles and Lauder both expressed.

Planner Lahr discussed the requirement of CC & R's.

Roger Korthuis – representing Landmark Building & Development Inc., addressed the concerns expressed by the citizens. He stressed that everything will be visually the same as presented within the first proposal. He also spoke on property values and believes the change will help increase the value due to less rental activity and more ownership responsibility. He also stated there is no intent on changing any previous promises that had been made.

Discussion of the play area locations, street modifications, zero lot lines, past promises from the developer and there being no changes in the building design was held.

Chairman Lefeber closed the public hearing at 7:16 P.M.

Further discussion by the Planning Commission was held to include time frame for City Council approval, density calculations and fencing and landscape requirements.

Commissioner Loy moved to approve Amended Binding Site Plan Application #2746 – Phase One as presented by staff. Seconded by Commissioner Johnson. Motion carried 4-1 (Commissioner Quam opposed).

NEW BUSINESS

None

OLD BUSINESS

North Township Street Sub-Area Plan

Planner Lahr reviewed the background information for the North Township Street Sub-Area Plan. She noted the plan came about because of concerns of the Alderwood Lane area and emergency access concerns within the area. Lahr reviewed the importance of having a plan in place. She stated the sub-area plan focus on parcels north of Sapp road because that is where there are still large parcels that potentially could be developed. Lahr acknowledged that the area below Sapp road does have concerns but those would be addressed separately.

Lahr reviewed the proposed sub-area plan.

Commissioner Huggins expressed concern that the defining area of the plan indicates between McGargile/John Liner Road however the plan only shows north of Sapp road. Huggins requested the defining area be changed reflect the actual area of the plan. Huggins also addressed the connectivity within the city and the state limiting access on Highway 9 and addressed the need for more north/south connectors. Huggins also encouraged having Sauk Mountain, Cultus Mountain and Orth way connect to Central.

Discussion ensued to include previous traffic consultant report, pre-planning,

Commissioner Johnson concurred with Huggins idea the connection to Central for Sauk Mountain, Cultus Mountain and Orthway.

Commissioner Huggins moved to submit the Planning Commissions rendering of the sub-area transportation to staff and Council for consideration at the upcoming worksession. Seconded by Commissioner Johnson. Motion carried.

2005 Update

Housing Element

Lahr reported that Summit GIS is compiling data of all land use zones. They are geo-coding data by residential and employment data. Lahr noted that this data should give the information the Planning Commission had requested on the different types of housing.

Commissioner Johnson discussed policy H2.3 and H3.1 & H3.2 wording from “provide” and “encourage” to read “require”.

Commissioner Huggins reported on a recent seminar he attended on Global Architecture.

A discussion ensued on recent articles on low income and affordable housing.

Critical Areas Ordinance

Discussion was held on the critical areas ordinance which included how it ties in with the County, general format for non-biologist interpretation, third party review, native vegetation, wetland mitigation, buffer zones, rights of property owners,

Sewer Comprehensive Plan

Lahr presented an overview of the proposed sewer comprehensive plan. She noted that data in the sewer comp plan would be used to write the capital facilities element.

Commissioner Huggins moved to recommend support to the Sewer Comprehensive Plan and expansion of sewer out to United General Hospital. Seconded by Commissioner Johnson. Motion carried.

COMMISSION DISCUSSION/INFORMATION ITEMS

Vacant PC Position – there is still a vacant position.

Planner Lahr updated the Commission on plans for an addition to the Public Safety Building for a Court Room/Council Chambers. The plans need to be tied into the capital facilities plan. Commission discussion ensued.

Upcoming Meetings – March 17, 2005 Worksession with City Council (Community Center)

- March 22, 2005 Special Meeting – Public Hearings

There being no further business the meeting adjourned at 9:14 P.M.

Planning Commission Chair

Date