

SEDRO-WOOLLEY PLANNING COMMISSION
APRIL 19, 2005 – 6:30 P.M. – MUNICIPAL COURTROOM

The meeting was called to order by Chairman Lefeber at 6:30 P.M. with Commissioners Johnson, Quam, Huggins, Macomber and Loy in attendance.

Planner Lahr requested to have the Capital Facilities Element removed from the agenda.

Consent Agenda

The minutes from the March 22, 2005 meeting were approved as presented.

General Public Comment

None

Design Review

Computersmart Design Review #2792 – 702 Metcalf Street

Planner Lahr reviewed the signage design for Computersmart Technologies. She reviewed the font styles and stated that there will be no lighting of the sign.

Discussion ensued to include the need for a decorative boarder, font style for “Computersmart Technologies”,

Commissioner Huggins moved to continue the Computersmart Design to the next meeting. Seconded by Commissioner _____. Motion carried.

Ferry Street Design Review #2837 – 210 Ferry Street

Planner Lahr reviewed the request of OK Teriyaki for a new sign, light fixture changes, window design and outside painting of the building. The proposed building colors were reviewed and the sign which is shown as closed neon channel letters.

Michael OK addressed the Commissioners to explain the plans for painting of the building. He also reviewed the sign design.

Commissioner Loy moved to approve the request to paint the second and third story of the bricks to a color similar to the bricks. Seconded by Commissioner Quam. Motion carried 3-2 (Commissioners Huggins and Macomber opposed).

Discussion took place regarding the font style.

Commissioner Huggins moved to continue the OK Teriyaki sign design to the next meeting. Commissioner Johnson seconded. Motion carried.

Public Hearings

Sauk Mountain View Estates Preliminary Plat #161 (Clarification on number of lots)

Commissioner Huggins requested to recuse himself from the hearing due to a conflict of interest.

Planner Lahr reviewed background information regarding on the number of lots for the various phases of Sauk Mountain View plats. Lahr stated that going through the record it was unclear based on the record what the planning commission was given and what the intent was in its approval of the overall number of lots. Lahr presented information based on the record and supporting documents. She stated the question becomes whether during the process did the planning commission intend to add units to the overall approval or to shift the density from the upper piece to the Wildflower piece. Lahr reviewed several documents noting different number of lots. She stated the number that Staff is the most comfortable with is what is listed in the SEPA number of 252 units.

Chairman Lefeber opened the public hearing at 6:59 P.M.

Ronald Jepson – project engineer/surveyor for the project, 222 Grand Ave. Bellingham, addressed the Commission regarding the project and the question of the number of lots. He reviewed the number of lots within the different phases utilizing a colored map. He requested preliminary approval for the 67 lots within the SEPA, recognizing the remaining 20 lots are held up due to the lack of SEPA clearance and subject to the sewer moratorium. Jepson noted the northern cul-de-sac will be completed because certain lots within the 67 are dependent upon it as it's a turnaround for emergency vehicles. The lower cul-de-sac to the south the utilities pass through the same cul-de-sac because of topography sewer and drainage however the lots can not be completed because of the outstanding issues noted above.

Jepson answered questions from the Commission to include tracts reserved for a trail system.

Rob Janicki – 103 N. Township St., discussed the work that went into the recommended decision and thanked the City staff for all their work that went into coming to a decision. Janicki also discussed the use of open space.

Attorney Hayden discussed the need to pinpoint on paper the outstanding conditions to be met at preliminary plat approval.

Pat Huggins – 1011 Alderwood Ln., encouraged consideration of requiring the developer to stub streets to be extended through for future connectivity and better traffic flow.

Ron Jepson reviewed a drawing that show from onset of the planning of this particular area was precipitated on a connection between Fruitdale and Highway 9 as the main thoroughfare. The peripheral were neighborhoods from the planning standpoint. Jepson reviewed the internal road system

Planner Lahr reviewed several conditions that have been temporarily agreed upon between the developer and City staff.

Attorney Hayden encouraged all the conditions be documented during preliminary approval in great detail.

Commissioner Loy moved to continue the public hearing on the recommendations and close the public hearing for the clarification on number of lots. Seconded by Commissioner Quam. Motion carried.

Commissioner Johnson moved to accept the clarification of lots for the Sauk Mountain View Estates Preliminary Plat #161 to be 252 lots. Commissioner Loy seconded. Motion carried.

NEW BUSINESS

None

OLD BUSINESS

Terris Powell Conditional Use Permit #2739 – Resolution for 819 Haines Street

Planning Commissioners signed the above resolution.

2005 Update

Planner Lahr stated it was her hope to have notebooks with all the drafts of the comp plan ready for either the May 3rd or May 19th meeting. The review can then begin with open houses to be scheduled.

Commission Discussion/Information Items

Discussion was held for the vacant Planning Commission position with discussion held as to who will sit on the interview committee. Commissioners Lefeber and Johnson volunteered to sit on the interview committee.

The next meeting is scheduled to be held on May 3, 2005.

A joint Planning Commission/City Council worksession is scheduled for May 19, 2005 for the purpose of discussing 2005 GMA items.

Commissioner Huggins announced upcoming lectures to be held at the University of Washington. Huggins read a synopsis of the upcoming lectures. He encouraged City staff, Commissioners and Councilmembers to attend.

The meeting adjourned at 8:04 P.M.

Date

Planning Commission Chair