

**SEDRO-WOOLLEY PLANNING COMMISSION**  
**Sept 6<sup>th</sup>, 2005 6:30 P.M. – MUNICIPAL COURTROOM**

The meeting was called to order by Chairman Lefebber 6:32 pm with Commissioners, Quam, Judd, Loy, Johnson and Huggins, Macomber in attendance.

**AGENDA REVIEW and APPROVAL**

The minutes from August 23rd meeting were approved

**CONSENT AGENDA-** Approved/No objections

**GENERAL PUBLIC COMMENTS –**

The Planning Commission was introduced to the new City Planner, Allen Rozema. Allen took a few minutes to tell a little about himself on the request of Chairman Lefebber. Allen thanked the City and Mayor Dillon for the opportunity to work for the City and in Skagit County. Allen gave his employment history and family history, Allen was born and raised in Skagit County and graduated from Mount Vernon High School. Chairman Lefebber gave a quick background on himself as a third generation farmer interested in flood protection and emergency management issues.

**DESIGN REVIEW –**

**PUBLIC HEARINGS –N/A**

Attorney Pat Hayden gave information on the Janicki project in which he has no idea when their items will be ready so they might want to re-publish again to get approval. They have dealt with several issues including density, sub-density and plot site issues. Chairman Lefebber advised that he thought that wasn't continued. Item held until old business is addressed.

**NEW BUSINESS-**

Sign Application and Sign Review for Edward Jones, 913 Metcalf Street, and Sedro-Woolley.

Staff introduced information that was in the council packets. This appears to be a cedar façade sign. It is similar to the Wells Fargo Bank sign and it is technically isn't the "Wild West" type of sign but looks acceptable to staff due to the high quality of the sign and the exterior lighting.

Applicant Troy Kunz of Edward Jones Investments resides in Mt. Vernon and located his business here to 913 Metcalf Street. The sign basically reflects the branding of Edward Jones. Normally they like to put up some sort of plastic sign that is internally light but they understand that this is a logging community that wants to keep its heritage and we think that is a good thing and we took great consideration to have a building that reflects the community's character. The sign will not be lighted and it is a wooden sign and it will

have green raised letters with “Edward Jones Investments” and keeping in character with the Stiles and Stiles Building.

A question was raised on how many signs and where will they be placed?

Troy advised that it will be one complete sign and it will be a little bit bigger than the Gateway Chiropractor sign already on the building.

There will also be a window sign and the sign will vary now and then depending on the season. The signs are in compliance with the square footage of the building.

Johnson- Motion to accept the sign application for the Edward Jones Investments at 913 Metcalf Street, Sedro-Woolley.

Huggins- 2<sup>nd</sup>

All approved/passed

## **OLD BUSINESS-**

### **Continued of the Janicki project up on Sauk Mountain North.**

Pat Hayden advised that he thinks they need to re-publish before the next hearing- Planning Commission.

They are not ready yet with all issues including drainage, storm water, wetlands. They are trying to use some wetlands area for storm water and they are going to have to do some mitigation and some design work under both issues and they are not there yet. Rick Judd had some concerns on how they are taking care of the whole project up there. Pat advised that he does not think the storm water facility they have up there is not very good and the rest of the developments would like to use the same facility. Another problem is one pond and the up-grades it will need in the future.

The homeowners are not capable of doing much themselves they are not very organized. He suggested closing that hearing and discontinued it to a date to be re-published.

Lefeber- Closed the existing public hearing that was continued on Sauk Mountain North Phase Four.

Huggins- Second

All approved

Judd- Question for Pat Hayden on number nine for the next meeting on October 4<sup>th</sup>? Isn't there a joint meeting in September? Pat advised that this is a council workshop with the Transpo Group which did the transportation capital facility plan which will probably be passed on an interim basis in November is giving a presentation to the city council. It would be a good idea for the planning commission either individually or as a meeting to attend the transportation capital facility proposal since there might not be one next year. This will explain the relationship between the transportation capital facility plan and the traffic impact fee as a mechanism for having developments finance transportation construction costs. This meeting is October 4<sup>th</sup> at a council workshop but it might be at a city council meeting in October but we will check on that day for the commission. This will be a computer graphic show and has a pretty high degree of accurately on a project by project basis.

## **Brickyard Creek Sub-Area Plan-**

Allen gave some background on the reason why staff would like to form a sub-area committee. We believe this would be a great opportunity to combine a restoration-enhancement project along with a storm water improvement project. Allen believes this would be a good idea practically the way salmon issues and environmental issues are going. Allen believes that Pat has submitted a critical areas ordinance to C-Ted and this is also a component of that working up the buffers on that creek.

Jim Johnson gave some background on his meeting that him and Pat had with the Department of Ecology and the problems they had with our original critical areas ordinance and the buffers being inadequate. They wanted 300 foot buffers and they wanted the option to reduce them and make them functioning buffers. It was Johnson's understanding that you would need periodically inspections to say they are working and we don't have the money to hire a biologist wetlands person for Sedro-Woolley. The Brickyard Creek Sub-area plan would be a great opportunity to work with the wetland banking type programs and other issues the Department of Ecology might have.

There was discussion on what type of committee should be set up so there are a variety of people on the committee. We don't want a one-sided committee but a committee with various viewpoints . An idea would be have council members on this committee and other community agencies such as Fish and Wildlife, Island Building Association, Skagit Watershed council, homeowners, developers, Upper Skagit Tribes. It sometimes appears when you have a variety of members on the committee that you really weren't on opposite sides but are one in reaching the goal you set out to meet. This is a great way of obtaining various means of getting grant money, equipment etc.

Mr. Johnson told Pat that he would willing to chair and I have also asked Mr. Quam to be on the committee since they both live in different areas of Brickyard Creek. Mr. Johnson has also had several phone calls from people who have flood control issues with Brickyard Creek. Rick Blair, the city engineer in storm water would be given an equal opportunity to address issues.

The city council approved that it would be the planning commission that would set up this sub-area committee. This was in the critical area ordinance.

Mr. Johnson read that the Sedro-Woolley Planning commission, City Engineer and the City Planner shall prepare a Brickyard Creek sub-area plan. Mr. Johnson read the wording in the critical area approved by the council on what the planning commission needs to include and look at in the plan. There were several elements involving the Brickyard Creek Sub-Area.

Discussion on the involvement of the city council in this project and certainly this would be a public hearing for involvements.

Allen suggested that he could put together a proposal on how to select a committee and some ideas so we don't have a one-sided committee.

He could put together a staff report on three options on how to put a committee together and maybe some recommendations on what interest groups to go after. He will also research whether or not this has to go out to a public notice. He will do research to see if this has to be a citizen advisory committee or we need to put out some sort of application out and then select from a city wide application process.

Mr. Johnson question on where the city might get the money for this project. He met with Allison Studley around a year ago and she produced from the internet a list of foundations and possible grant resources that we could look at. Allen advised that if we put a pretty good plan together we should be able to find some sort of funding to select a baseline study.

Mr. Johnson advised that when they met with Allison from the Department of Ecology, she said that if we got a committee together in terms on doing an inventory that she would lend us her project manager and a technician so that they could train the committee and maybe work with the committee one or two days on the inventory.

Discussion on the problems the city is now having with the storm water in Brickyard Creek and ways to improve the salmon stream run.

Adjourn

---

Planning Commission Chair

---

Secretary