

CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
February 17, 2009
Minutes

CALL TO ORDER: Commissioner Rick Judd called the meeting to order at [6: 33 p.m.]

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners, Rick Judd, Brett Sandstrom, Tom Gardner, Terry Carter, Pat Huggins, Jim Johnson

Tom Peterson-absent

APPROVAL OF AGENDA: Approved

CONSENT AGENDA: Minutes from the previous meeting-Approved

GENERAL PUBLIC COMMENTS: None

NEW BUSINESS:

1. Proposed code change-SWMC 1604.110-Lot Merger

City Planner Jack Moore reported to the Planning Commission that this proposed code change was presented to the city council for initial feedback. The council indicated that they would like to see a code change be proposed that would not require a lot merger (aggregation) in the “standard size” lots of which most are 4,800 square feet.

City Planner Jack Moore summarized code 16.04.10 for the Planning Commission and he also noted that when he started his research he found that a quite of few lots in the Plat of Sedro were typical 40 x120.

Jack reported that the Planning Department has received quite of bit of feedback from the public questioning why they can not build on their pre-existing lot.

A discussion ensued with the Planning Commission to include:

1. Non-conforming pre-existing 4800 sq ft or more lots
2. Exception to the non-conforming section.
3. Discussion on the parcel number and how the assessor’s office assigns those numbers
4. Discussion on frontage improvements
5. Variance procedures

Planning Commissioner Terry Carter made a motion to approve 16.04.110 with the exception that a lot within a plat that was created before a subdivision ordinance was in place shall not be required to be merged if the lot is 4,800 square feet or more in size and to recommend it to the city council for approval.

The motion was seconded by Commissioner Jim Johnson.

Terry Carter revised his motion to approve 16.04.110 but reducing the square feet to 4000 or more.

The motion was seconded by Commissioner Johnson.

Vote taken

Commissioner Tom Gardner, Terry Carter, Pat Huggins and Jim Johnson-yes

Brett Sandstrom-No

Motion passed

COMMISSION DISCUSSION/INFORMATION ITEMS:

1. 2009 Work session schedule- City Planner Jack Moore briefed the planning commission on the changes to the city council & planning commission work session calendar for the year 2009.
2. Invitation to the Planning Commission to attend the next city council work session on March 3rd starting at 7 p.m. The 2009 Comprehensive Plan will be on the agenda.
3. Pat Huggins briefed the Planning Commission about a meeting he just attended reference energy landscaping. He also advised of some upcoming projects that will be happening with Puget Sound Energy. (Updating power towers and high voltage lines, possible observation towers projects, landscaping trees).
4. Status of committee meetings –This topic will be put on the agenda for next month's meeting under old business.
5. Commissioner Jim Johnson brought up the idea and request of putting in a trail entrance to the Northern State Park Recreation Area off of the Fruitdale Rd.
6. Discussion of the Brickyard Creek Sub-Area plan and ideas (trails, buffer by the creek, habitat conversation /restoration, water conveyance, Engineering issues and concerns.)
7. Jack invited the planning commission to attend a Whatcom Creek field trip that is being held by the Skagit Watershed Council up in Bellingham on Friday February 20th. The Planning Department will be meeting at City hall around 9 am to drive up.
8. Discussion of recent flooding and the re-routing of Brickyard Creek.

ADJOURNMENT – [Time 7:30 p.m.]

COMMITTEE MEETINGS:

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY