

CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING

May 19, 2009

Minutes

CALL TO ORDER: Chairman Rick Judd called the meeting to order at [6:32 p.m.]

PLEDGE OF ALLEGIANCE:

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

Terry Carter-absent-excused

STAFF: Jack Moore, John Coleman, JoAnn Lazon- (7:10 pm)

APPROVAL OF AGENDA: Approved

CONSENT AGENDA: Minutes from the previous meeting-Approved

GENERAL PUBLIC COMMENTS:

- Steve O'Neil- 408 Metcalf #B Street (The Roost)-Steve thanked the Planning Commission on all their work they just accomplished on the City's sign ordinance. He added that he would like to see more enforcement on the ordinance now that it is in place.

UNFINISHED BUSINESS:

1. **Committee Reports-** Parks Sub-Committee- Commissioner Pat Huggins summarized the Park sub-committee's three priorities and the reasons why they choose them.
 - Park Improvement Zones- To use the existing sub-area transportation zones to create an overlying park improvement zones. This would element would need approval from the Planning Department and the City council.
 - Parks Commission- Create a Parks Commission and elect or appoint a director with approval from the City Council. The committee believes that the duties stated for this commission would require too much manpower for both the Planning Department and the Parks Department to get accomplished.
 - Park Land Bank- Use park improvement zones to show where the City needs and wants parks that connect to the non-motorized transportation plan. The park land bank could be administered by the city and/or the Parks Commission.

City Planner Jack Moore advised that the Planning Department will take a look at the proposed priorities and do some background research, talk to the finance department and bring a report back to the planning commission for review and comments.

Commissioner Brett Sandstrom had a question on what would happen with the urban growth recreation area up by Northern State if it was annexed it into the City?

Jack Moore advised that more than likely that property would become a city park but he also added that it would come with a lot of responsibility for the city on maintenance, development, and servicing the Northern State complex with city services.

Commissioner Jim Johnson brought up the idea of creating a comprehensive path (foot, bike, horse) from Fruitdale Rd to the Northern State area. City Planner Jack Moore added that now would be the time to implement this element due to the McGarigle Road walking and bike project going on.

PUBLIC HEARING: Open 6:42 p.m.

1. 2009 Comprehensive Plan Docket:

- **CPA-1-09- Economic Development Element update-**

City Senior Planner John Coleman addressed the Planning Commission and discussed the Planning Department's recommendations for the economic development element of the comprehensive plan. The recommendations are outlined in Exhibit #A of the memo.

A discussion ensued to include:

- Missing elements of the Staff analysis.
- Out-dated employment information.
- 1994 Economic Development Consultant study done for the City (KSM report).
- Recent census information (2000) and the lack of information.
- Discussion of the lack of citizen participation at Planning Commission meetings on this element.
- Section: Purpose and Relationship to GMA
 1. Policy 5.5., 5.6, 5.15 (Skagit County Countywide Planning Policies).
 2. John Coleman will bring the rest of the policies to the next meeting for review and discussion.
 3. Discussion on the language at the end of the section. Sections of it need to be deleted, up-dated and the wording changed.
- Section 8.08: Commercial and Industrial Land Designations
 1. Auto-oriented wording taken out.
 2. Urban-Village Mixed-Use overlay added.

3. Adding a policy to increase access to the Central Business District.
4. Expanding the CBD areas west by Hwy 20.
5. Discussion of the City's north end's residential development vs mixed commercial.
6. Adding shopping and walking friendly environment.
7. Turning industrial property (Skagit Plant) into commercial property as a face for the City.
8. Encouraging more signage in the Industrial area of SR 20
9. Discussion on tourism ,signs and non-retail businesses signs
10. Underground parking
11. Discussion on the Central Business District residential uses and the implementation of an overlay zone in which a commercial uses is permitted but in structure that it retains the appearance of a residential use with off-street parking (Cancel the concept of the overlay).
12. Request for Public hearings on the direction of the city. (Design Orientation of the City)
13. Discussion on the status of the expansion of the railroad trestle crossing SR 20.

Steve O'Neill – 408 Metcalf #B The Roost- Steve offered information to the Planning Commission and Staff on where you might be able to get more employment statistics for the City. (Dept of Employment's and Labor and Industries' data base)

Public Hearing closed 7:45pm

Public Hearing open again at 7:59 pm

The Planning Commission discussion ensued to include the following items:

- Section 8.12 : Profile of Planning Area
 1. Required elements for the Economic Development Section
 - Summary of the local economy (employment, population, payroll sectors, business, sales and other information, summary of the strength and weaknesses of the local economy defined as the industrial and commercial sector and supporting factors such as land use, transportation, utilities , education, workforce and housing and natural cultural resources. Identifications of policies, programs and projects to foster economic growth development and to address future needs.
 2. Senior Planner John Coleman will summarize the history section and bring it back to the Planning Commission for review. (Historical review section)
 3. Make changes to the employment section; take our naval station and put in the two forest service names. Add the
 4. Up-date the Inventory and Analysis section

5. Update and modify the employment section-delete the Whidbey Naval Station and add the North Cascade National Park Office and Mount Baker Snoqualmie National Forest Service.
6. Adding more directional sign showing how to get downtown area-increase public awareness
7. Encourage more green buildings and industries-CF Fresh, Small Planet Foods
8. Retail Trade Section- make changes in the wording in a couple of paragraphs
9. Move dental, doctor, insurance, realty businesses offices to the services industries section.
10. Changed Hwy 20 to SR 20
11. Discussion on Sedro-Woolley's major Industrial Employers-deletion and additions to this list.
12. Discussion of the purpose of the Economic Development Goals and Policies
13. In the Wholesale Trade section move a certain section to the History section.
14. Appendix A to be taken out.

Public hearing closed: 9:09 p.m.

NEW BUSINESS: None

COMMISSION DISCUSSION/INFORMATION ITEMS:

1. Comprehensive Plan Books- Ask to bring books
2. Discussion on setting future public hearing days for city-wide rezones
3. Discussion on the difference of judicial and legislative issues and the Planning Commission outreach
4. Question on the non-motorized transportation plan-add to the goals, make a letter recommendation to the Public Works Dept, Mayor and council.
5. Recent small animals changes to zoning-City Council action
6. Sign ordinance changes –Enforcement on the sign ordinance forthcoming-City council action

ADJOURNMENT – [Time 9: 30 p.m.] Attendance: 1

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

