

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING**

June 16, 2009

Minutes

CALL TO ORDER: Chairman 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-excused

STAFF: Jack Moore, John Coleman and Jo Ann Lazaron

APPROVAL OF AGENDA: Approved

CONSENT AGENDA: Minutes from the previous meeting-Approved

GENERAL PUBLIC COMMENTS: None

PUBLIC HEARING: 6:34 pm open

2009 Comprehensive Plan Docket-

- **CPA-1-09- Economic Development Element update-** Senior Planner John Coleman summarized the process the Planning Commission has accomplished on the Economic Development Element.

Purpose and Relationship to GMA:

John related that he did find some employment information and added it into the element. The most recent information is from the year 2006.

Brett Sandstrom commented on the strike-out language in the Industrial section that he would like to see some of it kept in reference the land-use element. Commission Sandstrom was asked get information that he would like to see in this section and bring it back to staff for review.

Planning Commission discussion ensued to include:

- Adding language reference to the design standards in industrial section of the economic development element.

- Adding reference language to the landscaping chapter and how it conforms to the economic development element—off street parking-buffer requirements.
- Delete the fact and figure of the outdated economic analysis but leave reference to it in the section.
- Set a goal to have a new economic analysis completed when funds are available.
- Correction of language in the Wholesale Trade section (West of Fruitdale Road and not East)

Economic Development Strategy Section 8.16

Planning Commission discussion ensued to include:

- Adding a Library and technology availability element to the strategy.
- Improve park and ride availability, location and partnership with other transit system.
- Encourage pedestrian friendly elements.

Economic Development Goals, Policies and Actions-Section 8.20

Planning Commission discussion ensued to include:

- Commissioner Brett Sandstrom requested to move the “Gateway to the North Cascades” motto up to the first part of the section.
- More language to support and encourage downtown activities such as the Farmer’s Market, Holiday home tour, etc.
- Adding a new policy supporting and recognizing the existing on-going organizations and activities such as the Farmer’s Market, SW Museum and Holiday Home Tour.
- Encourage the city to be more bikes friendly and participate in regional trails development to encourage bike tourism in Sedro-Woolley. Encourage the non-motorized concept in the downtown area.
- Encourage more motel and hotel accommodations, bed and breakfast accommodations and RV parks/sites in the downtown area
- Discussion of the Skagit County open space plan, trail plan, park and recreation plan. Encourage more participation in the regional trail system. -Senior Planner John Coleman advised that the open space plan is on hold due to budget restraints.
- Encourage the downtown to repair and update existing structures (The downtown revitalization committee is working on at this time).
- Develop more parking in the downtown for large vehicles (tour buses, RV), add more directional signage and develop a tourism network.
- Discussion of E3.13- relocating the fairgrounds to the Northern State campus and a time-line.

Open up to public comment-

Bill McCarter 421 Ferry Street- Mr. McCarter said that he thought the idea of increasing RV spots and dry camping sites for the downtown area was a good one. He would like to see more RV

parking for tourist to walk downtown. He also commented that he believes it to be a good idea on getting people involved in cleaning up the downtown and having a Farmer's Market in town.

Ted Meamber 820 Trail Rd- addressed the Planning Commission reference his concerns and questions reference buffer requirements in the mixed commercial and in the industrial zone.

Senior Planner John Coleman advised Mr. Meamber and the Planning Commission on the buffer requirements that are in place now in the code.

Closed public hearing: 8:20 pm

8:39 p.m. –Public Hearing Open

Proposed Amendments to the Public Utilities Element- CPA-2-09

Senior Planner John Coleman summarized to the Planning Commission the specific contents of this element. (Electricity, Cable, Natural Gas, Water, Telecommunication infrastructure providers within the City of Sedro-Woolley)

Planning Commission discussion ensued to include:

- Electrical section- outage and location of lines and stations.
- PSE will be sending updated information to the city for this section.
- Discussion on clean coal language in the section.
- No information available from Cascade Natural Gas.
- PUD-possible information forthcoming.
- Telecommunication- telephone and cellular- John trying to obtain owner information on the two towers.
- Discussion on franchise of utilities.
- Discussion on hazard materials in this section.
- Add a goal on making sure the city gets sort of natural and cultural benefits from the installation of utility towers and create more specific language and requirements on screening
- Encourage private, commercial and industrial energy conservation.
- Encourage private notification prior to removal of vegetation.

John will update the element and bring it to the next meeting for review and comments in a Staff report by the Planning Commission.

Close public hearing: 9:44 pm

NEW BUSINESS: None

COMMISSION DISCUSSION/INFORMATION ITEMS:

- Commissioner Huggins gone in July.
- Urban growth area protection discussion
- Small animal ordinance-no change
- Proposed updates to the City zoning map–open house and work shops-daytime and evening hours and additional Planning Commission meeting

ADJOURNMENT – [Time 10:00 p.m.]

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 4