

CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
July 21, 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, Terry Carter, Pat Huggins, Jim Johnson, Tracy Donovan

Tom Gardner-absent-excused

Patrick Huggins-absent-excused

Introduction of Tracy Donovan- New appointed Planning Commission member.

STAFF: Jack Moore, John Coleman and JoAnn Lazon

APPROVAL OF AGENDA: Approved

CONSENT AGENDA: Minutes from the previous meeting-Approved

GENERAL PUBLIC COMMENTS:

Richard Johnson- 5763 Honeysuckle Lane, Marblemount- Mr. Johnson wanted to inform the Planning Commission that he has a representative (Bob Hall) on his way from Seattle to discuss a project Richard is proposing up North Township.

PUBLIC HEARING: CPA-4-09 (Zoning Map, Comprehensive Land Use Map and Title 17 SWMC Zoning

City Planner Jack Moore briefed the Planning Commission on the upcoming process that will be occurring with the city wide zoning . He advised that there will be additional advertisements, invitations, workshops and open houses that will be held during the daytime along with some night meetings to give citizens ample time to make any comments reference this Comprehensive Plan Amendment.

Jack advised that there are three main topics in CPA-4-09:

- Review of the zoning map and the possible re-location of industrial zone properties and possible changes to the zoning for properties that abut the industrial zone. Provide additional buffering or step zoning from industrial to single family residential.
- Slight change to industrial land use regulation in the code, clear definition of the industrial use. Staff has added a line in the industrial zone wording clarifying that a transfer station would be a conditional use in that zone.
- Central Business District-reconfigure the size of the CBD and allowing multi-family residents with limitations.

Commissioner Brett Sandstrom questioned buffering between the industrial zone and public zones.

NOTE:

- R-5-Residential 5
- R-7-Residential 7
- R-15 Residential 15-multi-family
- CBD- Central Business District
- Industrial-Industrial zone

Senior Planner John Coleman summarized and handed out two maps to the Planning Commission that were also made available for the audience. One map is the proposed zoning indicated and the other is the proposed underlying zoning visible map.

City Planner Jack Moore presented to the Planning Commission the preliminary proposed changes for this comprehensive plan amendment.

- Hwy 20 going westbound- Changing parcels from residential to mixed-commercial on Hwy 20. Staff received a request from a property owner on Hwy 20 for this consideration.
- Hwy 20- Residential 5 to Industrial zone
- Rhodes Rd-Sunset Park Area. The city has received several complaints reference noise or other problems they are experiencing being abutted directly against an industrial zone. Staff is considering a step zoning to multi-family residential.

Step zoning example: Industrial to commercial to single family residential

- East on Hwy 20-Trail Rd and Cook Rd- There is a large parcel on the Southside already zoned residential and abutting Cook Rd.-Changing that parcel from residential to mixed commercial on the Cook Rd frontage.
- Cook Rd- from Residential 7 to mixed-commercial due to the future route of Hwy 20.
- Skagit Bendix Plant-Industrial to Mixed-commercial (extension of Cook Rd)
- F and S Grade Rd- Triangle properties at the end of the road-changing those from residential to mixed commercial. Staff received a request from the property owner.
- Hwy 20-Change Residential R7 –to mixed commercial (Highway frontage) near Carter Rd.
- Northern End of town- West edge of an industrial property-Residential 7 to Residential -15, R-7 parcel to Industrial (with step zoning) continuing onto West Moore St including creek Buffer.

- Industrial to R-15 residential near Rowland Rd and South of Rowland change Residential - 7 to Residential -15, south of Burrows Lane-Industrial property to Residential-7.
- McGarigle and Fruitdale Rd – (Step zoning) Adding in mixed commercial zone and R-15 (multi-family) zone abutting single family residents.
- Central Business District – CBD to Residential-7. Staff has received several complaints that the CBD zone is too large and restrictive. The code as it states now requires a property owner in the CBD wishing to expand their single family resident to apply for a conditional use permit to do so. Staff is suggesting that we shrink the CBD zone a bit and allowing more residential development with conditions.
- Changing area of the CBD to R-7 (Residential 7 is the adjacent zoning to the CBD right now)
- 1404 S. 3rd Street-Change officially to R-15-multi-family. This large parcel was approved as R-15 zoning under a conditional use permit.
- Public property to R-5 -Sauk Mountain View Estates area. City property (Fire Station)

City Planner Jack Moore reminded the Planning Commission that these are preliminary proposals only ,intended to get a discussion started. Staff is open to suggestions, consideration, and input.

City Planner Jack Moore advised the Planning Commission that just today the department has received an official request to re-zone an industrial zone property to mix-commercial. This property is north of the Skagit Bendix Plant and south of Jones Rd.

PUBLIC COMMENT- OPEN- 6:59 p.m.

Mary McGoffin- 268 Burrows Lane, Sedro-Woolley- Mary advised that she has three brief comments that she would like to add.

1. Add a public buffer/pedestrian trail system along Brickyard Creek. (30 foot buffer)
2. Annex in the City's urban growth area east from the Polte Rd (along the rails to trail area) and turn it into industrial and mixed-commercial instead of residential.
3. Change the School District public property on Hwy 20 to mixed commercial due to the high use of the road and convert the Sedro-Woolley bus garage area into mixed commercial.

William Carter -22574 Amick Rd Mount Vernon (421 Ferry St) – Mr. Carter requested that the CBD be changed to residential so him and his wife could use their property as a retirement residence. – Mr. Carter asked what R-7 stood for and. The Carter's have submitted a letter to the planning department and it will be forward to the Planning Commission.

Bill Rimmer-2720 Club Ct #107 Mount Vernon –Bill advised that he has submitted a request to the Planning Department to re-zone his Industrial property which is north of Hwy 20, south of Jones Rd and West of the railroad tracks to commercial. There currently is an application in for an 18-lot subdivision which includes a road attaching Hwy 20 to Jones Rd. Bill advised that if the City plans on extending Jones Rd under the railroad tracks that he feels the 21 acres would be better suited for commercial and possibly multi-family instead of industrial.

Dorothy Defremery-316 Garden of Eden, Sedro-Woolley- Dorothy questioned the defintion of R7 and R15 zones. City Planner Jack Moore summarized the city's zoning definitions to the audience.

Planner Moore summarized the step zoning that the planning department is looking at to buffer single family resident adjacent to the industrial area. Dorothy expressed her concerns of the City adding a higher density of housing across the street from her.

Senior Planner John Coleman further clarified the city zoning definitions to the audience.

Discussion occurred between Planner Jack Moore and Mary McGoffin on the possible changes to the Central Business District and multi-family zoning.

Discussion on the Engineering Department's transportation plan for Cook Road and the City's Comprehensive Plan.

PUBLIC HEARING CLOSED: 7:00 pm

PUBLIC HEARING OPEN: 7:36 pm

Robert Hall-1320 E. Pike St, Seattle- Representative for Richard Johnson- Mr. Hall informed the Planning Commission on a proposed project that Richard Johnson is considering for his property up on North Township. Mr. Hall advised that Mr. Johnson would like to develop his property into a retirement community (55 + active seniors, nursing capability and townhomes).

Robert and Planner Jack Moore discussed the City's PRD ordinance and how would be related to this project. Jack welcomes the applicant to call the planning department and they will sit down and discuss the project.

City Planner Jack Moore review the proposals mentioned on the cover memo addressed to the Planning Commission.

1. Review and possibly relocate Industrial zoned property that maybe incompatible with the surrounding uses and other changes to the zoning map.
2. Adjust or clarify allowed uses in the Industrial zone and which are conditional uses.
3. Amendment to the CBD to allow some multi-family units with limitations.

City Planner Jack Moore re-addressed Mary McGoffin's suggestion on creating a pedestrian/trail along Brickyard Creek and issues surrounding a project like this.

Ted Meamber- 820 Trail Rd- Ted wanted to remind the Planning Commission that the City's engineer is working on widening parts of Brickyard creek as part of a flood control project and maybe look at the trail/buffers suggestion later on.

Planner Moore commented on the suggestion of changing a portion of our urban growth area east of town to Industrial. Currently the city is not looking into changing the zoning in our urban growth area outside our city limits. This process would bring Skagit County into the process and they would require a land study done to demonstrate the need for the change. At this time there are no City funds available for this.

City Planner Jack Moore advised that there will be no recommendations at this meeting. This is a preliminary introduction to the City wide re-zone.

PUBLIC HEARING CLOSED: 7:59 pm

COMMISSION DISCUSSION/INFORMATION ITEMS:

- Short Course on Local Planning information-Training in Mount Vernon on Sept 15th. This is at the same time as our regular planning commission meeting. C-Ted will be hosting the event.
- Discussion on the up-coming Informational meetings/workshop in the evening and day time on the City wide re-zone for the public.
 1. Joint Work session-August 4th -7:00 pm
 2. Planning Commission Meeting- August 18th -6:30 pm
 3. Open House-August 20th-6:30 pm
 4. Open House-September 8th- 2 pm-4 pm
 5. Planning Commission Meeting-September 8th- 6:30 pm
 1. Sept 15th-Short Course training in Mount Vernon.
- Reminder of the August 4th –Joint PC/Council at 7pm at City Hall

ADJOURNMENT – [Time 8:21 p.m.]

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 11