

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

**September 8, 2009**

**Minutes**

**CALL TO ORDER:** Commissioner Patrick Huggins called the meeting to order at [6:43p.m.]

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:** Present: Commissioners, Brett Sandstrom, Tom Gardner, Terry Carter, Pat Huggins, Jim Johnson, Tracy Donovan

Commissioner Rick Judd-absent

**STAFF:** Jack Moore, John Coleman and Jo Ann Lazon

**APPROVAL OF AGENDA:** Approved

**CONSENT AGENDA:** Minutes from the previous meeting-August and September in next month's packet.

**GENERAL PUBLIC COMMENTS:** None

**PUBLIC HEARING:** CPA-4-09-Citywide Rezone, amendments to the Comprehensive plan and select chapters of Title 17-Zoning

**Open 6:45 p.m.**

City Planner Jack Moore summarized the elements of the Comprehensive Land Use Map, Zoning Map and Title 17 SWMC-Zoning the Planning Commission and staff has been reviewing and possibly making changes to. (The zoning map, amendments to certain sections of the zoning code and comprehensive plan).

1. Review and possibly relocating Industrial zoned properties that maybe incompatible with the surrounding uses.
2. Proposed higher standards of buffering in the Industrial zone.
3. Included foundries as a conditional use in the Industrial zone.
4. Draft changes to the Landscaping Ordinance
5. Adjust or clarify allowed uses in the Industrial zone and which are conditional uses.
6. Proposed new Transitional mixed commercial overlay regulations- reduced setbacks.

7. 17.28.040-Screening requirements
8. Proposed changes in the Central Business District to allow some multifamily units with limitations and the reduction of the Central Business District.

City Planner Jack Moore emphasized that all of the elements are proposed at this time so if anyone has any comments or suggestions to please bring them forward to Staff or the Planning Commission.

Planner Moore directed the Planning Commission's attention to the proposed changes to Chapter 17.50 Landscaping that Staff is recommending.

1. Standard Landscaping requirement- Irrigation must be installed for all screening areas added in subsection B. The addition of "at five feet on center" was added to the landscaping language in subsection B.
2. Minimum Width of screening- In the minimum width section The landscaped screening area was doubled to 30 feet wide and the vegetation ratio was increase to 80% sight obscuring at time of planting and 100 % within 2 years unless the use of an earth berm, fence or wall is incorporated into the screening.
3. Earth Berm Alternative- If an earth berm that extends a minimum of six feet above the adjacent sidewalk or road right of way is incorporated into the screening plan, the width of the screening area may be reduced to fifteen feet wit landscaping per section B.
4. Fence Alternative- If a fence that extends a minimum of 6 feet above the adjacent sidewalk or road right of way is incorporated into the screening plan the width of the screening area may be reduced to 15 feet with landscaping per section B. The fence shall be subject to design approval by the Planning Director.
5. Wall Alternative- Changes to if a wall extends a minimum of 6 feet above the adjacent sidewalk or road right of way is incorporated into the screening plan the width of the screening area maybe reduced to 15 feet with landscaping per section B. Screen walls construction spelled out in the code.
6. Clerical correction on design review where the Planning Commission doesn't perform the design review but the Planning Director will.

Planning Commission discussion:

- Discussion on front setbacks – design review on mixed-commercial and residential-screening.
- Preferences on screening on all four sides or front and back screening
- Additional of public zoning into the buffering criteria for the Industrial Zone.
- Requirement of full screening in the Industrial zone to any residential zone, mixed-commercial or public zone.
- R-15, public, mixed commercial to a residential zone should be standard landscaping in front setback.
- Idea of multi-screening levels for multi-family and mixed commercial and industrial projects.
- Discussion of the future of the R-15- zone. Any projects in the R-15 zone will require design review and screening review. City Planner Moore also informed the Planning Commission

that the City Council has directed the Planning department that they do not want to create any additional R-15 zones within the city at this time.

**PUBLIC COMMENT:**

Patrick Moran- 588 Cook Rd- Mr. Moran commented on the small lots that are currently in Klinger Estates just off of Cook Rd and he indicated that he wouldn't like to see the addition of more small lots. He advised that he is against changing the zoning from residential seven to mixed commercial near the 500 block of Cook Road.

Unknown female speaker-Concerns about roundabouts being added into town.

City Planner Jack Moore summarized the WSDOT roundabout requirements for the city.

Staci Hooker 22380 Suenic St, Sedro-Woolley. Staci expressed her concerns of why the urban growth area residents didn't get notices in the mail. Staci also wanted to obtain information on the possible annexations that might be occurring in her neighborhood.

Senior Planner John Coleman explained the notification card process and the annexation process. The cards were mailed out to a mailing list that was generated through the city's utility billings and any annexations are applicant driven and not City driven. John advised that the Planning Department has not received any requests for annexations near Suenic St.

Carl Lundstrom -387 Carter Rd- Mr. Lundstrom advised that he is against changing property by his home on Carter Street to mixed commercial. The property in question is the large parcel that is east of Carter St on Moore Street. Mr. Lundstrom said that he was fine with mixed commercial being added to the front of that parcel but not back next to his property.

Mr Lundstrom also commented that the notification cards were late and not accurate but he understands the reasoning why Hwy 20 could be mixed commercial.

City Planner Jack Moore reminded the commission that you can not divide parcels into two different zones. He also advised that today he personally spoke to the owners of that parcel at the open house and they were requiring on the possibly of changing the whole parcel to mixed-commercial all the way back to McGarigle Rd.

Vince Thomas –Representative/owner of 665 Cook Rd (Trail Rd to the Forest Service Road) - He advised that he is not in favor of changing this parcel/s zoning from R-15 as it was purchased to Mixed Commercial. He would like a commitment from the Planning Commission that the zoning would remain R-15.

Dorothy DeFremery- 316 Garden of Eden Rd- Dorothy offered some suggestions for some of the proposed changes. She indicated that she would like to see strong standards on sign usage in the mixed commercial and residential combination zones. She would like to also see projects in the Mixed Commercial and Industrial zone contribute more area to open space. Dorothy encourages more open space for children. Dorothy would like to see a higher standard for fencing in residential zones. Dorothy also had a question reference the newly constructed roundabout on SR 20. Her concerns were if there was enough room for vehicles to pull over when emergency vehicles are coming through.

City Planner Jack Moore summarized the sign ordinance concerning standards for signs, light standards in the mixed-commercial or Industrial zones abutting to residential zone. He also advised that there is not a requirement in the Industrial zone for open space but there is for landscaping area. Jack also informed Dorothy to get a hold of the Engineering Department reference the roundabout question.

Charles Dilley 22448 Suenic St-Charles had a question if the City takes into account any citizen's comments in the areas where zones are being considered to be changed even if the citizen lives in the urban growth area. He also had a question on buffering from a residential zone to an industrial zone and what was the logic behind the decision to change the area over by Suenic Street from residential to industrial.

City Planner Jack Moore advised Mr. Dilley that the City council wanted to maximize the industrial and commercial areas within the city and staff looked around town for larger parcels that were undeveloped and of some size or lightly developed and could be transition to an industrial or commercial zone. He also advised that the railroad runs near that parcel.

Nancy Swalling 22649 Grip Rd- Nancy had a question on the status of the on rails to trails connection with Burlington and Concrete and will the zoning change assist this connection? Commissioner Huggins responded to Nancy Swalling question by summarizing the history and progress of the rails to trails project. The goal is to have a trail there but there are several limitations for accomplishing this goal.

Sharon Shoop- 608 Ferry St-Sharon expressed her concerns and frustration about all the traffic going down Ferry Street in the last few months. She was concern that if the zoning changed will there be more traffic? Sharon expressed her comments on creating a historical district within the city.

Mike Anderson – 900 west SR 20- Mike advised that he owns and operates a mini storage business at 900 West SR 20 for 30 years and he is planning on adding more mini storage to the back. Mike advised that his property in his opinion is not zoned correctly and that you would need to apply for a conditional use permit and also pay additional hearing examiner fees. Mike is requesting that the Planning Commission add mini-storage to the mixed-commercial as a permitted use.

Carl Lundstrom- 387 Carter St- Carl advised that he had just talked to owner of the large parcel over by Carter St and W. Moore and the owner stated to him that he doesn't want to change the whole parcel to mixed-commercial but would be fine with just the area along West Moore being mixed-commercial.

Adolf Bucko 820 McLean Drive-Mr. Bucko advised that he was in favor of changing his 24.84 acre parcel which starts at the F and S Grade Rd going south to Cook Rd from Residential 7 to Mixed Commercial.

Mark Mauden- 625 Township St-Mark expressed his concerns on the changing of screening requirements, landscaping and setback requirements. Mark has multi-family property abutting single family and he is requesting that the Planning Commission change the wording from "shall to may require" and have the R-15 zone to reduce the buffer from 15 feet to 10 feet. Mark had no problems with increasing the height in the buffer.

Carl Lundstrom 387 Carter Street- Mr. Lundstrom had a question reference development requirement and homeowners associations and the enforcement of them.

Bob Miller- 500 Metcalf St- Mr. Miller requested that staff and the Planning Commission take another look at industrial properties in town. Mr. Miller advised that he is against changing the industrial property to transitional mixed commercial overlay at 500 Metcalf Street.

Jack Moore commented on the proposed changes at 500 Metcalf. Jack advised that the City is not requesting to change the industrial zoning at the Skagit Plant. The companies that are there now can continue as normal and if any industrial business wants to locate there it will be allowed. The City is proposing an Overlay for that area. The overlay will allow industrial uses and commercial uses at 500 Metcalf. This gives the property owner more flexibility on how he can utilize his property. Jack also summarized the proposed future of the Hwy 20 intersection.

**CLOSED PUBLIC HEARING: 8:35 pm**

**Break-8:35 pm**

**Open 8:45 pm**

Planning Commission discussion:

- Discussion on the process of getting a completed draft of all the proposed changes/suggestions to the City Council
- Clarification of Industrial uses. Staff will do some research on definitions and bring them back to the Planning Commission.
- Clarification of agricultural uses.
- Clarification of light manufacturing
- Bill Rimmer request to change from Industrial to mixed-commercial –taken off of proposed map due to the recent City council request for no more R-15 zones and no more reduction of Industrial zones.
- Discussion of other types of multi-family housing that would be a good addition to the City.
- Multifamily family in the Central Business District –will required design review
- Change the word district to zone throughout the codes.

**COMMISSION DISCUSSION/INFORMATION ITEMS:**

- 9/15/09- Short Course Training in Mount Vernon starting at 0630 pm at the court campus
- Commissioner Johnson commented on the change of the size of the new intersection at McGarigle Rd and Carter St. He was pleased with the change and it has helped slowed down traffic in that area.

**ADJOURNMENT – [Time 9:19 p.m.]**

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**PLANNING COMMISSION CHAIRMAN**

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**PLANNING COMMISSION SECRETARY**

**Attendance: 23**