

**CITY OF SEDRO-WOOLLEY**  
**PLANNING COMMISSION MEETING**  
**October 20, 2009**  
**Minutes**

**CALL TO ORDER:** Chairman Rick Judd called the meeting to order at [6: 38 pm]

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:** Present: Jim Johnson, Patrick Huggins, Terry Carter, Brett Sandstrom  
Tracy Donovan-absent  
Tom Gardner-excused

**STAFF:** Present: John Coleman, JoAnn Lazon  
Jack Moore-absent/excused

**CONSENT AGENDA:** Minutes from previous two meetings-Approved

**GENERAL PUBLIC COMMENTS:**

**PUBLIC HEARING:** CPA-4-09 (Proposed Amendments to the Zoning Map, Comprehensive Land Use Map and Title 17 SWMC-Zoning)

**Open public hearing 6:40 pm**

City Senior Planner John Coleman summarized the changes that were made in the Landscaping Chapter, Industrial zone, Central Business District, Land Use Element of the Comprehensive plan and the Land use map with the Planning Commission. John advises that the goal is to discuss each change if needed and add that information to the final draft so it can be recommended to the City Council at their November council meeting. There will be one more public hearing at the next regular Planning Commission meeting on November 17<sup>th</sup>.

Topics that were discussed:

- Changes to the landscaping requirements in the Industrial zone-buffering and widths.
- The addition of the no requirement of screening along the right of way in all zones except in the Industrial zone. Screening along public right of ways is required in the Industrial zone when the zoning across the right of way is zoned anything other than Industrial
- Exhibit #B-Language changes concerning industrial development and agricultural processing.
- Exhibit #C-The addition or changes of language in the definition section for the Industrial zones.
- Central Business District (CBD)-Addition of regulations to possibly allow duplexes, tri-plexes and four-plexes independent of commercial uses in the CBD if the development meets the requirements of the CBD, multifamily design standards and parking standards.
- Staff received several comments from the West Woodworth and Borseth St area to not change the zone from CBD to R-7 zone (Residential 7 zone) if the City adds the multi-family (duplexes, tri-plexes and four-plexes) concept to the Central Business District.
- **Zoning Map-** Several changes to the map:

1. Rimmer family's development-(W. Moore to E. Jones Rd) – Property owner's has a request to change it from Industrial to R-15 and mixed –commercial. Due to the City Council and Planning Commission work session's comments and requests, Staff left that parcel as currently zoned. (Industrial)
2. Julia Bruglia- 132 Talcott St (Corner of Talcott and Metcalf Street, next to the Sedro-Woolley Eagles). Property owners are requesting to have their property changed from R-7 to the CBD. Staff is not recommending this change due to the impact that this change might have on neighbors.
3. Adolf Bucko property- (F & S Grade Rd to Cook Rd) - Property owner is requesting that all his property be changed to mixed-commercial. Staff is recommending the zoning be changed only up to Brickyard Creek due to nearby residential properties and access.
4. Wayne Moritz- 303 East Jones Rd- Property owner is requesting to keep his property to R-7. Staff is requesting approval of this request.
5. Rowland Rd- Property owner is requesting that 225 ft west of Garden of Eden Rd to be changed to the Industrial zone. Staff is requesting approval of this request.

**PUBLIC COMMENT-** Open 7:04 pm

Wayne Mortiz- 303 E. Jones Rd, SW- Wayne explained the reasons why there is confusion on his property boundaries with his neighbor. Wayne also requested that the City keep his property zoned residential seven (R-7).

Julia Bruglia-123 Talcott St, SW- Request to change her property from R7 to Central Business District and the reasoning behind her request. She states that the house sits on three city lots and when the foundation was added the house was turned. The house is 100 ft from the Sedro-Woolley Eagles and she is having a lot of problems with the Eagle's business. They would like the lot to be a business lot instead of residential lot. She believes that their home is the only one that is affected by the Eagle's business.

Pat Moren- 588 Cook Road, SW- Mr. Moren commented on the possibly of commercial property being changed near his home. He commented on the lack of business in town, the amount of houses on the market and he doesn't understand why the proposed property needs to be changed to mixed-commercial.

Susie Williams- 1058 Wedmore Place, SW- Susie wanted to comment on the Bruglia property at 123 Talcott St. She commented on the noise from the Eagles outside and inside and wanted to know if their request is denied what would be the next step Julia Bruglia could take. Staff advised that she could apply for a conditional use permit to change the residence to a business. Senior Planner John Coleman offered Julia and Susie to come by his office and he will explain the process in depth to them.

Bill Rimmer 2720 Club Court #107, MV- Bill commented on his property and read a letter from Preview Properties concerning the marketing of this property as commercial versus industrial. Bill believes that this property would be more of a benefit to the City as mixed commercial and R-15 than Industrial. Bill stated that if the whole 23 acres can't be changed he would request that the first two acres on Moore St be changed to mixed commercial that is abutting the existing Les Schwab Tire Center.

Deanna Dahl -409 Cook Rd, SW- Deanna asked if a roundabout was being proposed on Cook Rd and when?

Senior Planner John Coleman advised her to contact the City's Public Works Director Mark Freiberger at City hall.

Denise Butler -317 F and S Grade Rd, SW- She would like her R-7 property to be changed to mixed commercial due to mixed commercial property that is being proposed across from her. She also advises that she believes that most of her neighbors in the small tri-angle by Hwy 20 would like their properties to be changed to mixed-commercial. Senior Planner asked Denise to try to get written comments from her neighbors on this proposed change.

Bob Ruby- 665 Cook Rd, SW- Bob gave a brief history reference the seven acres of Trail and Cook Rd he co-owns. He bought it as multi-family and would like it to stay as multi-family (R-15). Mr. Ruby advised that they have changed their direction from the zero lot line proposal to a proposal that allows more dwelling units per building.

Carl Lundstrom- 387 Carter St, SW- He is against changing the parcel just east of Carter St to mixed-commercial. He believes the owner doesn't understand and he believes the owner just wants the first part of his parcel abutting East Moore Street to be changed to mixed-commercial and not the whole parcel. Mr. Lundstrom questioned the length of the time he has to get his neighbor's comments and wanted to know the heights requirements in a mixed commercial zone.

Chuck Steele- 437 Spring Lane, SW- Mr. Steele commented on the good aspects of Spring Meadows such as their green belt and park. He would like to see more area for children to play and green belts required for any future developments. He commented on the recent request for a 94 lot multi-family project and the need for it but he would like to see more green area required for children to play in.

**PUBLIC COMMENT:** Closed 7:52 pm

**STAFF:** City Senior Planner John Coleman suggested that the Planning Commission discuss the actual changes to the zoning map due to all of the public comments.

Planning Commission discussion ensued to include:

- The importance of the proposed buffering changes between zones.
- Concerns on changing mixed-commercial property in the Central Business District to residential zone.
- Discussion on not adding residential regulations to properties in the Central Business District fronting Wally, Metcalf, W State and West Ferry.
- The proposed overlay on the Skagit Plant property.
- Urban Village Mixed-Use overlay concept.
- The addition of mixed-commercial on the major arterial streets in the City and possibly applying the Urban Village Mixed Use overlay concept to the mixed-commercial zone. Commissioner Pat Huggins wanted his comments on record reference adding mixed-commercial to SR 20. He questioned that when you strip out SR 20 and it becomes the new main street of Sedro-Woolley do you want your new main street to look like a strip mall or do you want your main street to look like a City?
- The Planning Commission commitment to look at the development codes, Urban Village Mixed Use overlay and the future look of SR 20.

- Traffic congestion within the City and being proactive in future planning.
- Discussion on the Rimmer Industrial property. Planning Commission recommended keeping the parcel as Industrial but allowing the 2 acres abutting the existing Les Schwabs business to be changed to mixed- commercial.
- Bruglia property (132 Talcott St) – There was a discussion on the request from the homeowner to change their property from residential to CBD. The Planning commission decided to keep the property as it is. There was also a discussion of the buffering that would be required if it was changed to Central Business District.
- Discussion of the property at Cook and Trail Road. Staff still likes to see mixed-commercial for that parcel. Discussion on what the property owner wants and what is good for the future of the city. The Planning Commission recommended changing the parcel to mixed commercial but if the owner wants to develop on his invested preliminary plat approval he could.
- Discussion on the large parcel east of Carter on East Moore Street. This change would affect four houses on Carter Street and one of them being the property owner's home. Access would be from East Moore Street.
- Wayne Mortiz's property on East Jones was recommended to remain residential (R-7).
- The Planning Commission would like to see comments from Denise Butler's neighbors (317 F & S Grade Rd) on changing that area to mixed-commercial before they would change it.
- Reminder to add public zones for buffering in the Industrial zone.
- Recommendation that earth berms irrigation must be installed for all screening areas.

**PUBLIC HEARING CLOSED:** 9:20 pm

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**PLANNING COMMISSION DISCUSSION/INFORMATION:**

- Skagit State Bank design review
- Discussion on having another Open House on CPA-4-09. After a brief discussion it was decided that there will not be another open house.

**ADJOURNMENT:** [Time: 9:32 pm]

Attendance: 30

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PLANNING COMMISSION CHAIRMAN

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PLANNING COMMISSION SECRETARY