

CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
November 17, 2009
Minutes

CALL TO ORDER: Chairman Rick Judd called the meeting to order at [6:30 p.m.]

PLEDGE OF ALLEGIANCE:

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

STAFF: Jack Moore, John Coleman and Jo Ann Lazaron

APPROVAL OF AGENDA: Planning Commission agreed to start with CPA-4-09 for tonight's meeting.

CONSENT AGENDA: Minutes from the previous meeting-Approved

GENERAL PUBLIC COMMENTS:

William Carter-22574 Amick Rd MV – Mr. Carter owns the house at the corner of Ferry and Reed and he and his wife would like build a house on that corner. He is requesting that the Planning Commission consider changing the zoning for his lot so this could be done.

PUBLIC HEARING: 6:33pm

1. CPA-4-09- (Zoning Map, Comprehensive Land Use Map and Title 17 SWMC Zoning)

Senior Planner John Coleman briefed the Planning Commission and the audience on the recent process (open houses, work shops, public hearings, and written comments) for CPA-4-09.

John summarized exhibits A and B that are in tonight's packet. These two exhibits have the most changes in them since the last Planning Commission meeting.

- Overlay in the Industrial zone- John explained the intent of this proposed overlay in the Industrial zone.

Exhibit A- Central Business District (CBD) Zone

- Changes in the language to the multi-family housing in the Central Business District.

- Changes in the front entries language. The front entries must be oriented towards the public right of way keeping the downtown feel.
- Developments must meet the requirements of the Sedro-Woolley design standards for the Central Business District and multifamily development.
- Parking for residential buildings that do not include commercial uses per 17.24.010.A (3) shall be accessed from the alley when an alley exists.
- Parking requirements for minimum off street parking apron of 25-foot in length directly in front of all garage doors. Discussion on longer and larger vehicle versus the 25 foot in length requirement.

Exhibit B- Chapter 17.04.030 Administrative Provisions

- Changes in the language in the adult or family day care facilities

Exhibit C-(Screening Requirement from landscaping Ordinance) No changes since October 20, 2009 meeting.

Exhibit D- (Industrial Zone regulations) No addition changed since October 20th meeting.

Exhibit E-(Land-Use Element of the Comprehensive Plan) No additional changes since October 20th meeting.

Exhibit F- (Transitional mixed commercial overlay regulations)-No additional changes since October 20th meeting.

Exhibit G-Public Comments received since October 14 through November 6th.

Exhibit H- Maps showing new requested re-zones that were not included as requested by the owner.

Exhibit I- Revised DRAFT #5 zoning map-November 2009.

PUBLIC COMMENT: 6:47 pm-Open

Joseph Bee- Plaza Drive, SW- Dr. Bee informed the Planning Commission that he has had a business in the downtown area for 33 years and is facing an extreme lease payment increase and this is why he is looking for a new place to relocate his medical service business. He explained that a parcel he would like to move to is now zoned as Industrial and his goal is to find the best process to purchase this parcel and relocate his business. Dr. Bee had a question on the Industrial zone use restrictions reference the up to five percent of total site for limited retail and serve uses.

City Planner Jack Moore recommended that the Planning Commission look at exhibit #H (map of Dr. Bee's proposed location). He pointed out that this proposed parcel is located in the middle of an area where all parcels are currently zoned industrial. He wouldn't recommend just changing that parcel to the Central Business District. Jack believes that there are several options for this parcel, such as having the owner apply for a conditional use permit but currently the CUP language in the Industrial zone would not allow this type of business. The Planning Commission could re-zone that parcel or add or modify medical retail business to the zone definition so it would be allowed use through a conditional use permit. Jack explained to Dr. Bee the conditional use permit process which goes in front of a hearing examiner and this process would be at least 60-90 days.

Planning Commissioner Patrick Huggins suggested that maybe the Planning Commission and Staff considered the Transitional Mixed Commercial overlay like we are proposing for the Skagit Plant for this area in the Industrial zone off of West State Street due to all the interest we are seeing for this type of use along West State St.

Fred Osterhout- 8428 Garden of Eden Rd, SW- Fred advised that he has property off of West State Street and he is in agreement with Commissioner Huggins comments on changing this area from Industrial to the Transitional Mixed Commercial overlay. Fred commented on the size of Dr. Bee's lot pointing out that it isn't large enough to conduct industrial use.

JB Bryson-24663 Minkler Rd, SW- JB commented on the existing commercial properties within the downtown area and what is being asked for those buildings. JB agreed with the previous comments reference some of the lots in the West State area that some lot lack the width and depth o for industrial use. The goal is to keep business in town and have an attractive main street into town. JB advised that he has obtained several signatures from some downtown merchants who also like the idea of changing this area to the Central Business District to help assist keeping businesses in town.

Andrea Gruener – 8424 Garden of Eden Rd, SW- Andreas advised that this house that Dr. Bee is considering used to be her rental property and she believes that this location would be a wonderful place for Dr. Bee's place of business. When this property was a rental it always had cars and boats out front since there was no storage. She would like to see this parcel change from residential to commercial since this is one of the main streets into town.

Rick Lemley-1208 Talcott St, SW-Rick requested that the Planning Commission put off their recommendation to the City Council this month on the parcel just east of Carter on SR 20 to give more time for property owners in this area to figuring out some issues.

City Planner Jack Moore believes that the current property owner and possible new owners do not want this parcel to remain residential but changed to mixed-commercial.

Randy Nelson- 8424 Garden of Eden Rd, SW- Randy advised that he is also in favor of changing the West State area to Central Business District. He advised that he went around town and received several business owners' signatures to keep Dr. Bee's business in town.

Public Comments Closed 7:22 pm

PLANNING COMMISSION DISCUSSION:

A discussion ensued among the Planning Commission to include-

- Changing the area of the Industrial zone- north of west state to CBD.
- Chapter 17.XX (Transitional Mixed Commercial Overlay) Question under 17.XXX.020 Bulk restrictions- Commissioner Huggins requested clarification of the maximum building height due to the recent purchase of the ladder truck by the Sedro-Woolley Fire Department. City Planner Jack Moore advised that there will be changes to all portions of our city codes to extend the maximum height to 60 feet (5 stories). Jack informed the commission that the change would have specified heights in all of our code sections.
- Request from Commissioner Sandstrom to add Public in the buffering in the landscaping for the Industrial zone. (Zone to be screened).
- Discussion on possible changes to the landscaping chapter–minimum width – thirty feet wide and vegetation shall be 80% sight obscuring at time of planting. Jack Moore gave the

flip size on the reasoning why this is a good requirement and explained the Earth berm, fence and wall alternative that would allow reducing the width in the landscaping chapter. Suggestion to add the language “that extends a minimum of six feet above the adjacent sidewalk or road right of way” to language in the landscaping.

- Discussion on the public comments that were heard at tonight’s meeting.
- Discussion on changing Industrial parcels on West State to Central Business District zone. It was discussed and the Planning Commission will recommend to the City Council changing the portion south of West State and the portion North of West State and East to Hwy 9 not to include the Snelson property.
- Exhibit #H-Denise Butler’s F and S Grade Rd re-zone request. John Coleman advised that Planning Dept did not receive any other comments from neighbors so the Planning Department is recommending the parcel to stay as it currently zoned.
- Senior Planner John Coleman briefed the Planning Commission on some housekeeping items reference the map on Warner, Nelson and Talcott St.

Resume at 8:09 pm

- Discussion on the Rimmer parcel on West Moore. Property owner is requesting to remove the extended area of the mixed-commercial.
- Commissioner Judd questioned why the public parcel this use to be the fire station parcel up by the golf course was changed from public to residential and not commercial since the City would get more money out of a commercial piece of property. City Planner Jack Moore advised that this decision was made by the City Administrator and the Mayor and he thinks that they just changed it back to residential as part of the Sauk Mountain Development and an agreement with the City.
- Commissioner Pat Huggins made a motion to recommend to the City Council CPA-4-09 Zoning Map, Comprehensive Land Use Map and Title 17 SWMC Zoning changes as proposed by the Planning Department’s as evidence in their exhibits A-I and with the following conditions:
 1. On the map the mixed- commercial north of Hwy 20 (Les Schwab’s property) be zoned mixed commercial but straight across.
 2. The properties from the property line with Snelson south of State Street to Hwy 9 South be zoned Central Business District. The properties north of West State Street from Hwy 9 south to Hwy 20 by the railroad tracks to be rezoned to Central Business District.
 3. Under the Landscaping Chapter 17.5 0.120 (Section D1) screening requirements be altered so that the public zone be added so it would read Industrial screens any residential zones, mixed- commercial zones and pubic zones.
 4. Under 17.50.0120 (B) Screening requirement-Add the language that plantings would extend the minimum of 6 feet above the adjacent sidewalk or road right of way.

Commissioner Terry Carter seconded the motion.

Vote

Yes -7

Motion passed

CPA-1-09 (Economic Development Element of the City of Sedro-Woolley Comprehensive Plan)

Senior Planner John Coleman summarized the changes that were made in CPA-1-09 for the Planning Commission and audience. John introduced exhibit # A that are combined notes from all previous public and the Planning Commission comments.

Public Comment 8:22 pm-open

Public Comment 8:22 pm-closed

PLANNING COMMISSION DISCUSSION:

- Revised Economic Development Element language
- Commissioner Sandstrom's letter to the Planning Department- Promote tourism to enhance and increase the economic vitality of Sedro-Woolley. Promote the use the theme "Gateway of the North Cascades". Create partnerships with like cities on the eastside of the North Cascade pass etc.
- Commission Huggin's letter to the Planning Department-Support inter-model connectivity by planning for an inter-model transportation center/hub in or near the CBD. To work with and encourage SKAT to offer a city bus that circulates around Sedro-Woolley and syncs with a link route from the inter-model transportation center to Burlington.
- Commissioner Johnson's recommendation to move the Support of the Sedro-Woolley library language to another area of the element.
- Housekeeping in the moving of language within the Economic Development Element.

Commissioner Brett Sandstrom made a motion to approve the proposed elements of the Economic Development Element CPA-1-09 including the additional language from Commissioner Sandstrom, Huggins and Johnson.

Commissioner Jim Johnson seconded the motion.

Vote taken

7-0 yes

Motion passed

CPA-2-09 (Public Utilities Element)

Senior Planner John Coleman briefed the Planning Commission reference the changes made to CPA-2-09 since June 16, 2009.

- Electricity Section– John has stricken all the language after the first paragraph and has added three pages of new language.
- Natural Gas-Not a lot of changes. Lack of information released from Cascade Natural Gas.
- Water- Changes to this section and addition of amended Exhibit A.
- Telecommunications-Language modifications.
- Cable Television- Language modifications.

- Discussion of the Goals and Policies-Addition of policies U3.10 and U3.11

Public comments open- 8:54 pm

Public comments closed- 8:55 pm

PLANNING COMMISSION DISCUSSION:

- Discussion of policy reference locating wells within the city limits.
- Discussion on the City's policy for underground electrical transmission lines.

Commissioner Patrick Huggins made a motion to recommend to the City Council CPA-2-09 Public Utilities Element as presented in Exhibit A. and also including the amendment language for exhibit A as reference to the water section.

Commission Terry Carter seconded the motion.

Vote taken

7-0-yes

Motion passed

CPA-3-09 Goals and Policies Section in Chapter 9 in the Comprehensive Plan

Senior Planner John Coleman brief the Planning Commission reference CPA-3-09. John advises that the goal was to revise the formatting of the comprehensive plan to move contents of Chapter 9 – (Goals and Policies) into Chapter 2 the Land Use Element and a portion of the language was moved to the introduction section of the element.

Exhibit A-

- Language and section housekeeping issues within the chapter.

Public comment open- 9:12 pm

Public comment closed-9:12 pm

PLANNING COMMISSION DISCUSSION:

- Commissioner Johnson question on what would be the best time to add language to the previous Chapter 9.16? (Critical Sensitive Areas). City Planner Jack Moore informed the commission that CPA-3-09 was advertised more as formatting purpose.

Commissioner Tracy Donovan made a motion to recommend CPA-3-09 Goals and Polices to the City Council as proposed in exhibit A.

Commissioner Brett Sandstrom seconded the motion.

Vote Take

7-0-yes

Motion passed

UNFINISHED BUSINESS: NONE

NEW BUSINESS: NONE

COMMISSION DISCUSSION/INFORMATION ITEMS:

- Commissioner Huggins requested that the next objective for the Planning Commission would be to work on the guidelines, overlay concept and vision for the mixed-commercial that would be along SR 20.

ADJOURNMENT – [Time 9:21 p.m.]

COMMITTEE MEETINGS:

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance 15