

City of Sedro-Woolley
Planning Commission
6:30 p.m., Tue, January 20, 2004
City hall municipal courtroom-220 Woodworth Street

MINUTES

1. Call to Order [time: 6:30 p.m. by Chair Loy]
Present: Pat Huggins, Dan Lefeber, Kevin Loy, Steve Massey, Dick Quam
Absent: Jim Johnson, Karl Shewmaker

2. Agenda Review and Approval (no changes)

3. Consent Agenda
Minutes of December 16, 2003 meeting approved.

4. General public comment None

5. Public Hearings

- A. Sunset Industrial Park Lot 12- Conditional Use Permit #1931

The applicant, Cyndi Milholland of 8235 Lusk Rd., Concrete; described the project and the reason for the conditional use permit application. She has potential businesses who would like to lease space from her, but the zoning does not allow commercial uses at this time. The applicant stated that she was under the impression that her present zoning was Commercial/Light Industrial, not Heavy Industrial. The site has existing buildings which were designed for commercial or office uses. Connie Miller of 317 Longtime Ln., Sedro-Woolley; expressed her support of the application and need for businesses to do well in Sedro-Woolley. Kim VanEshe of 7554 Valleyview Rd. is the owner of a business and is interested in locating at 639 Sunset Park Dr. She stated that she supports the application and would like to open her business soon. John Milholland of 8235 Lusk Rd., Concrete; described the existing landscaping on the site and stated that the site meets the 3% landscaping requirement.

The Planning Commission discussed the purpose of the application and the uses at the site; except that Commissioner Massey removed himself from the discussion given that his employer is in the vicinity of the applicant's business. Commissioner Huggins made a motion to approve the application; seconded by Commissioner Lefeber. Motion passed.

- B. Cultus Mountain View Binding Site Plan #1677

The applicant's representative, Young-Soo Kim, described the application, including access onto North Township Street and the method of stormwater treatment proposed. City Engineer Rick Blair also addressed the issue of access onto North Township. The city is requiring additional

right-of-way to the west property line be dedicated as a condition of approval. The additional ROW will be used for a future road extension when surrounding properties develop. Staff discussed the temporary landscaping plan for Phase II which is required until such time that the approval is granted for Phase II. The developer also stated that they are required to contribute to the WSDOT improvement project for SR9. The Commission added a recommendation to include a pedestrian access point to the south property line so that residents can easily access commercial properties to the south; of a design to be approved by the city. Commissioner Lefeber made a motion to recommend approval of the application to the City Council; seconded by Commissioner Massey. Motion passed. The City Council will make the final decision on this application at their regular meeting on January 28, 2004.

6. New Business

A. Planning Commission as Design Review Committee-
The City Council decided at their January 14, 2004 meeting that it would be better for the Planning Commission to take on the duties of the Design Review Committee, as it was becoming more difficult to find volunteers to serve on the Committee.

B. Commission Chair election: Rescheduled to February 17, 2004

8. Commission Discussion/Information Items

9. Adjournment [time: 8:30 pm]

Date approved _____

Kevin Loy, Planning Commission Chair

Planning Commission

Kevin Loy Jim Johnson Karl Shewmaker Pat Huggins
Steve Massey Richard Quam Dan Lefeber
Staff: Jeroldine Hallberg Lacy Lahr