

City of Sedro-Woolley
Planning Commission
6:30 p.m., Tue, March 16, 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, Jim Johnson, Karl Shewmaker

2. Agenda Review and Approval (no changes)

3. Consent Agenda
Minutes of February 17, 2004 meeting approved with the correction that all commissioners were in attendance.

4. General public comment
Alex Marr from Carriage Estates addressed the Janicki Annexation proposal and the role of Carriage Estates residents in reviewing the building design for the future Janicki expansion.

5. Public Hearings
 - A. Bresnan Variance application #1994
The Planning Commission Chair opened the public hearing with the staff presentation describing the variance application. Staff outlined the recommended conditions to be attached to the variance approval as described in the staff report. The Commissioners expressed concerns over the fire access lane not meeting the minimum 20 foot wide requirement and the location of a structure at 1002 McGarigle Road located adjacent to the proposed 10 foot primary access. Roof overhangs were discussed and the need for access widths to consider roof overhangs. The applicant, Frank Bresnan, described his application and his plans to pave both access drives. He also stated concern over the recommendations submitted by staff, including improvements to McGarigle Road at part of the approval. Commissioner Huggins asked about maximum building coverage in the SF2 zone which is 35%. Mr. Bresnan stated the size of buildings on the site which exceeded the maximum lot coverage allowed in that zone.

The Commission Chair asked for other public testimony. Donna Messer of 904 McGarigle Road expressed concerns over the application and described stormwater issues in the area.

The Commission Chair closed the public hearing at 7:15 pm. Commissioners discussed the application, particularly the proposed access, drainage, recommended conditions for approval and the maximum lot coverage issue. Commissioner Loy made a motion to approve application #1994, seconded by Commissioner Lefeber. Motion failed; application denied.

6. New Business

A. Wells Fargo Design Review

Dwinell's Visual Systems representing Wells Fargo presented the application. The applicant described the proposed signs to replace the existing Pacific Northwest Bank 4-sided sign. The Commissioners reviewed the proposed signs and recommended the applicant to use the same font for all signs proposed, and to lower the bottom clearance of the 4-sided sign to 9 feet tall. Commissioner Shewmaker made a motion to approve the signs with recommended changes; Commissioner Huggins seconded the motion; motion passed.

B. Heirloom Gardens

The Commission reviewed the Heirloom Gardens design review application and determined that the design meets font standards. The Commission approved the proposed window signs but informed the applicant that sandwich board signs are technically not allowed. The Commissioners decided to table the sandwich board sign until the codes can be revised to allow such signs. Commissioner Shewmaker made a motion to approve; seconded by Dan; motion passed.

C. Critical Areas Ordinance update

Staff discussed the need to update the critical areas ordinance by the end of 2005. Staff discussed the schedule for updating the code, the public process and the requirement for cities to obtain Best Available Science when writing regulations for critical areas. Staff reviewed sensitive areas by type and described the need to require a critical areas checklist for development applications.

The Commission needs to consider a schedule for incorporating public review and the possibility of hiring experts to help draft the ordinance.

7. Old Business

8. Commission Discussion/Information Items

9. Adjournment [time: 8:34 pm]

Date approved _____

Jim Johnson, Planning Commission Chair

Planning Commission

Kevin Loy Jim Johnson Karl Shewmaker Pat Huggins

Steve Massey Richard Quam Dan Lefebber

Staff: Lacy Lahr