

SEDRO-WOOLLEY PLANNING COMMISSION
JANUARY 4, 2005 – 6:30 P.M. – MUNICIPAL COURTROOM

The meeting was called to order by Chairman Lefeber at 6:31 P.M. with Commissioners Johnson, Quam, Loy and Huggins in attendance.

Consent Agenda

The minutes of the December 7, 2004 meeting were approved as presented.

General Public Comment

None

Design Review

Janicki Industries – Continued from December 7, 2004

Planner Lahr noted the application is a continuation from the December 7, 2004 meeting. It was continued because the pre-annexation agreement was not complete with Skagit County. The agreement has since been signed and the official annexation ordinance will go to Council January 12, 2005.

Lahr introduced the requested Design Review Checklist and reviewed the proposal by Janicki Industries for a new 42,000 s.f. building to facilitate the expansion of similar activities as currently in operation on the site. The building is to be located in the northern most portion of the site. The site location is 24595 State Route 20. Lahr noted the applicant has complied with all the required standards and staff recommends approval subject to conditions listed in the staff report.

John Janicki -- 13563 Teak Ln, Mt. Vernon, reviewed the project and noted there have been additional walls to act as noise barriers. The building has been designed to try to keep the noise to the east. Janicki pointed out the remaining of the existing site east of the building will be left for parking.

Janicki entertained questions from the Commissioners to include the barrier walls, elevations, planting of trees along McGargile,

Chairman Lefeber closed the public hearing at 6:46 P.M.

Commissioner Loy moved to accept the Design Review for Janicki Industries as presented including staff recommendations. Seconded by Commissioner Johnson. Motion carried.

Public Hearing

Plat of Willow Way – Ron Kennedy

Commissioner Lefeber opened the public hearing at 6:48 p.m.

Planner Lahr reviewed the preliminary plat application of Ron Kennedy #2576. The property is located at 850 Cook Road. Lahr noted the proposal is to subdivide 1.20 acres into five (5) residential lots. There is currently one existing home on the subject parcel, three lots are proposed which have the potential to be duplex lots and two lots would be single family lots for a total of up to eight (8) residential units. The project also includes excavation of up to 500 cubic yards of material and filling of up to 500 cubic yards of material. It also includes several variance requests. Lahr listed the supporting reports and environmental documents for this project. She also reviewed the variance requests which are to reduce the front setback for Lot 1 from 20 feet to 10 feet, to reduce the lot width at building line for duplexes from 80 feet to 70 feet, and to allow an existing porch to encroach 3.5 feet into the required 5 foot side yard setback. Staff recommends approval of the preliminary plat application subject to conditions listed in the mitigated DNS.

Commissioner Johnson reviewed for clarification the application dates and that the application falls under the standards prior to the adoption of new rules.

Dave McLaughlin – Skagit Surveyors & Engineers representing the applicant, addressed the Commission and presented a brief history of the process taken to get to the preliminary plat stage. He addressed infrastructure improvements that have been completed to accommodate the final paving schedule of Klinger Street. McLaughlin also addressed access, right of way, variance requests, shared access, stormdrain system and the use of existing driveway.

McLaughlin answered Commissioners questions regarding sidewalk placement and Cook Road access.

Commissioner Lefeber closed the public hearing at 7:10 p.m.

Commission discussion ensued on the setback variance.

Commissioner Loy moved to approve the variance request to reduce the front lot setback on Lot 1 from 20 feet to 10 feet. Seconded by Commissioner Quam. Motion carried 3-1 (Commissioner Huggins opposed).

Commissioner Loy moved to approve the variance request to reduce the lot width at building line for duplexes from 80 feet to 70 feet. Seconded by Commissioner Johnson. Motion carried.

Commissioner Loy moved to approve the variance request to allow an existing porch to encroach 3.5 feet into the required 5 foot side yard setback. Seconded by Commissioner Johnson. Motion carried.

Commissioner Johnson moved to accept the recommendation to approve the preliminary plat application #2576 for Willow Way as presented with the three variances. Seconded by Commissioner Loy. Motion carried.

Commissioner Loy requested in an effort to save time in photocopying, paper and postage that only the affidavit of mailing be included in the packet and to have a copy of the list available at the meeting if questioned.

New Business

None

Old Business

None

2005 Update

Landscaping Ordinance

Planner Lahr reviewed the proposed Landscape Ordinance to include modifications recommended by the City Engineer as well as those recommended by Planning Commission members.

Discussion on stormwater and stormwater facilities ensued.

Commissioner Loy moved to accept Chapter 17.50 Required Landscaping. Seconded by Commissioner Johnson. Motion carried.

Parks Element

Planner Lahr reported that after the Parks Committee meeting, the current location of existing parks and how they relate to the adopted bikes and trails plan were reviewed. This will help to determine where future parks should be located. Lahr noted that north of the highway is where there is greater need for park areas. A map was reviewed which showed possible locations for future parks. If it is the decision that the proposed are good locations for future parks they will be placed on the Capital Facilities Plan with cost estimates and improvement estimates and that number will help determine the park impact fee.

Discussion of various locations for future parks as well as a possible interpretive center near Brickyard Creek was held.

Economic Development Element

Planner Lahr reviewed the first draft of the Economic Development Element and sources for the information.

Discussion was held regarding priority of elements. Commissioner Loy noted that this element is not a required element. Further discussion was held on elements and their importance in obtaining grant funds.

Commission Discussion/Information Items

Planner Lahr announced an upcoming presentation by Mithuen Architects titled “Honey I Shrunk the Lots” to be held at the Lincoln Theatre, February 10, 2005. Several Commissioners expressed interest in attending.

Joint City Council/PC Worksession

The Joint City Council/PC Worksession will be held January 20, 2005 at the Community Center at 7:00 P.M. Items from the Planning Commission will be the Park Element, Landscaping Ordinance and the Economic Development Element. Lahr also noted possible discussion items would be updates to the Sewer plan and Police Element. Lahr also reviewed the upcoming elements to be reviewed with discussion on prioritizing.

With no further business before the Commission, Chairman Lefeber adjourned the meeting at 8:14 P.M.