

**SEDRO-WOOLLEY PLANNING COMMISSION
FEBRUARY 15, 2005 – 6:30 P.M. – MUNICIPAL COURTROOM**

The meeting was called to order by Chairman Lefeber at 6:32 P.M. with Commissioners Johnson, Quam, Loy, Macomber and Huggins (late) in attendance.

Mayor Dillon administered the Oath of Office to Mike Macomber, newly appointed Commission member.

Commissioner Huggins arrived.

Consent Agenda

The minutes from the February 1, 2005 meeting were approved as presented.

General Public Comments

None

Design Review

Allelujah Business Center – Redesign

Planner Lahr reviewed the redesign of the sign request for Allelujah Business Center. This application was continued from the February 1, 2005 meeting in order for the applicant to submit a design more in line with the design standards.

Commissioner Quam questioned the print design on the sign for the brand name “Ricoh”.

Scott Curtin – noted that the print is correct and is the copyright design for the brand of copiers.

Commissioner Loy moved to approve the design presented for Allelujah Business Center. Commissioner Johnson seconded. Motion carried.

Public Hearings

State & Borseth Short Plat #2532

Planner Lahr requested the hearing be continued to the May 17, 2005 meeting. Lahr noted that staff is still working with the applicant regarding credits allowed by the Ordinance for dedication. It is anticipated that the applicant will withdraw their appeal upon a resolution of the disputed issues.

Commissioner Loy moved to continue the public hearing to the May 17, 2005 meeting. Seconded by Commissioner Huggins. Motion carried (Commissioner Loy abstained).

New Business

Planner Lahr passed out some handouts that will be addressed under “Commission Discussion”.

Old Business

A-1 Storage Reconsideration Resolution

Planner Lahr noted that the Planning Commission decision for the A-1 Storage Reconsideration has been appealed to the City Council by James Hawkings. The Commissioner’s formally signed the “Findings of Fact and Order/Decision” for Application #2569.

2005 Update

Planner Lahr stated that she will assemble all the changes to the Comp Plan into one notebook for the ease of the Planning Commission.

Housing Element

Planner Lahr noted that the Housing Element is still waiting on GIS information in order to be updated.

Discussion was held to include prioritizing Housing Element goals, public review time line, multi-family buffer for industrial zones, references to sustainable development, cluster developments, GMA Compliance, small scale multi-family housing, analysis of housing and senior housing.

John Lange – 1288 Fruitdale Rd., addressed the Commission on the Housing Element. He noted the direction the Commission is going is very positive and allows for greater architectural design. Lange spoke on his Sauk Mountain development, senior housing developments and plans for development of the existing golf course.

A lengthy discussion took place regarding senior housing and transfer of development rights (credits).

Critical Areas Ordinance

Planner Lahr reviewed a draft copy of the Critical Areas Ordinance. Lahr noted that the wetlands consultant still needs to review the ordinance. . The draft copy is to be studied and discussion will be held at the next meeting.

Discussion was held on agriculture buffer requirements.

Sewer Comprehensive Plan – First Draft

Planner Lahr addressed the Sewer Comprehensive Plan which she noted will be used to write the Capital Facilities Plan. Lahr also stated the Council is in the process of their review of the Sewer Comprehensive Plan. It is important the plan be adopted soon in order to be able to apply for Public Trust Fund Loans which applications are due by May.

The goals and policies were reviewed.

Commission Discussion/Information Items

Planner Lahr reviewed a press release for an upcoming forum titled Shrinking the Lots: Honey or Vinegar to be held on Thursday, February 24, 2005. The forum will be held at 7:00 P.M. at the Sedro-Woolley Community Center. Lahr encouraged the members of the Planning Commission attend.

Lahr also announced a public hearing to be held on Wednesday, February 23, 2005 at the City Council meeting for the purpose of discussing a Sub Area Transportation Plan for North Township Street. She encouraged the Commission members also attend.

Planner Lahr noted there are five land use applications in the works and requested the Planning Commission consider holding a special meeting on March 22, 2005 for the public hearings.

Commissioner Loy moved to schedule a special meeting for March 22, 2005 at 6:30 P.M. for the public hearings of five items. Seconded by Commissioner Johnson. Motion carried.

Vacant Planning Commission Position

Lahr noted there is still a vacancy on the Planning Commission. Several Commissioners noted they have been trying to find a person of interest.

Planner Huggins reported on a Planners meeting he attended which had a presentation on Historic Preservation. He has information if anyone is interested in reviewing it.

Next Meeting Date – March 1, 2005

There being no further business the meeting adjourned at 9:50 P.M.

Planning Commission Chair

Date