

SEDRO-WOOLLEY PLANNING COMMISSION
JULY 19, 2005 – 6:30 P.M. – MUNICIPAL COURTROOM

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

Consent Agenda

The minutes from the June 21, 2005 meeting were approved as presented.

General Public Comment

None

Design Review

Additional OK Teriyaki Sign

Attorney Hayden reviewed background information regarding the signage approval for a neon sign for OK Teriyaki. Hayden noted that additional signs have been added. Some of the signs do not meet the sign code and he reviewed a proposed design that will meet the design standards.

Michael OK – addressed the Commission and stated he is willing to remove the backlit sign that does not meet the standards.

Hayden addressed the Commission and noted there are no 1920's standards to fit a Teriyaki sign. He proposed to the Commission to have Mr. OK remove the backlit sign and allow him to replace with a front lit sign like what is shown in the packet.

Discussion was held to include limited number of signs, willingness to change signs, compliance with electrical code, use of certified electrician,

Commissioner Johnson moved to approve a non-backlit sign for the banquet room/bar, to disapprove back lit sign over awning, and to authorize staff to approve replacement sign for awning. Seconded by Commissioner Huggins. Motion carried.

Public Hearings

Sauk Mountain View Estates Preliminary Plat #161

It was requested that the topic of Sauk Mountain View Estates Preliminary Plat #161 be continued to August 2, 2005.

Commissioner Loy moved to continue Sauk Mountain View Estates Preliminary Plat #161 to August 2, 2005. Seconded by Commissioner Judd. Motion carried.

NEW BUSINESS

Interpretation of “Non-Conforming Use” referred to Planning Commission regarding N.C. Vet Clinic/Dr. Lance Campbell

Commissioner Johnson disclosed that he lived near the property in question and asked for advisement of whether he should step down from the hearing.

Attorney Hayden stated that the policy the City follows is if a Commissioner lives within the notification area or have a conflict of interest. It was determined that Commissioner Johnson could stay on the Commission for this decision.

Attorney Hayden reviewed background information noting the City staff has had discussions with Dr. Tim Howland about whether or not his existing business has retained its legal non-conforming status as a commercial enterprise in a residential zone. He was advised that it would retain that status if there was not a period of more than 6 months of non use. Dr. Howland notified the City in November that he was still using the building as a vet clinic. Subsequently it was listed for sale. The sale was originally scheduled to close March 1, 2005 which was within 6 months of Dr. Howland’s letter. Due to a dispute between the buyer and seller the closing dates was postponed. The question before the Commission is should the period of dispute between the parties be excluded from the 6-month computation.

Lance Campbell – 2801 E. College Way, Mt. Vernon, addressed the Commission and reviewed the history of his inquiries and timing of events with the potential sale and litigation regarding the property. Campbell requested interpretation from the Commission regarding the status of the non-conforming use.

Commission discussion ensued to include questioning of date of stop use, appropriateness in use for neighborhood and building, options available for decision, time line of correspondence within packet,

Commissioner Huggins moved to find that legal non-conforming use cease on 6/1/05, and six month period of non-use is stayed pending legal dispute, until case dismissed. Commissioner Johnson seconded. Motion carried.

Var #12-99 (Trucks Plus/Jeff Hulsey) Request for Extension on Variance for Short Plat #SP 11-00

Attorney Hayden reviewed background information on the Planning Commission variance and an administrative short plat for property located at 223 N. Reed Street. Hayden noted the staff recommendation is the Planning Commission should grant Mr.

Hulsey/Truck Plus an extension of three (3) months to commence improvements, and twelve (12) months to complete improvements.

Louis Requa – Skagit Surveyors & Engineers, 806 Metcalf St., representing Mr. Hulsey addressed the Commission explained circumstances that prevented him from starting the project. They are in agreement with the recommendation that staff has come up with.

Discussion ensued to include sun setting of short plats, reasonable time limits,

Commissioner Johnson moved to extend variances up to 15 months, on the condition construction of improvements begins in 3 months and work completed in 12 months. Seconded by Commissioner Quam. Motion carried.

OLD BUSINESS

None

2005 GMA Update

The meeting was adjourned to a worksession for the purpose of discussion of the GMA Updates.

The meeting adjourned to worksession at 7:33 P.M.