

**SEDRO-WOOLLEY PLANNING COMMISSION
AUGUST 2, 2005 7:00 P.M. – MUNICIPAL COURTROOM**

The meeting was called to order by Chairman Lefebber 6:34 P.M. with Commissioners Macomber, Quam, Judd, Loy, Johnson and Huggins in attendance.

CORRECTION: CHAIRMAN PAT HUGGINS

CONSENT AGENDA

The minutes from July 19th, 2005 meeting were approved as presented.

GENERAL PUBLIC COMMENTS -

N/A

DESIGN REVIEW – N/A

Discussion on cleaning and ownership of “Going out of Business” sign spray painted on the side of the building at Metcalf and Ferry. Attorney Hayden has talked to both the owner and tenant of the building and they will be working on getting the snow flocking message off the side of the building.

PUBLIC HEARINGS -

Continuance of Sauk Mountain Estates Preliminary Plat #161.

Motion to open up the public hearing and then accepted a motion to continue the public hearing to the next meeting date.

PH- Open 6:38 p.m.

Attorney Hayden advised that the pending plat is for what is called the phase four. It's approximately 61 lots with additional number of lots to be allowed in another application after the sewer moratorium is over. The Commission has previously indicated that they would approve this plat for the total number of lots in the SEPA that were approved through SEPA. The applicant is still struggling with a design for storm water mitigation and also with a wetland's plan to fill in a portion of the wetlands and create additional wetlands adjacent to the larger parcel. Both of these items are being submitted to a third outside party for review. (Tina Moreappls) She is a wetlands consultant in Mt. Vernon and the city is going to engaged her to review Mr. Whitfield's wetlands proposal. The engineering work for the storm water plan is not ready for submission but the City is going to get a outside consultant for that. The Army Corps of Engineer has not yet return their comments for approval to fill the wetlands and to create new wetlands in another location. All this information is needed before we can proceed.

The City is asking for a high standard work product from the developer and it is going to take the developer awhile to complete it.

Motion made to continued this matter to September 6, 2005 meeting.-Loy
2nd by Johnson
Motion carried.

Commissioner Macomber was not present at the start of the meeting but arrived later.

NEW BUSINESS- N/A

Attorney Hayden advised that he will be going through the pending applications and see what merits review by the Planning Commission and what is suitable for administrative review. There are a number of variances and other items pending and staff will try and put together an agenda for the September meeting.

OLD BUSINESS- N/A

Adjourn to discuss GMA Update and Critical Area Ordinance and 2005 Comprehensive Plan Update.

Planning Commission Chair

Secretary