

CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION
Regular Meeting
February 21, 2006

CALL TO ORDER

Chairman Dan Lefeber called the meeting to order at 6:30 p.m. .

ROLL CALL

Chairman Dan Lefeber called the roll. The following were:

Present: Commissioners Jim Johnson, Pat Huggins, Kevin Loy, Richard Quam, Rick Judd

Absent: Commissioner Michael Macomber

APPROVAL OF AGENDA- Approved

CONSENT AGENDA-

GENERAL COMMENTS: N/A

DESIGN REVIEW: N/A

PUBLIC HEARING: N/A

NEW BUSINESS: N/A

OLD BUSINESS:

- Brickyard Creek Sub-Area Plan-

City Planner Allen Rozema filled in the Planning Commission on the recent Staff changes and that City Attorney Pat Hayden will be charging up the Brickyard Creek Sub-Area Plan and Commissioner Jim Johnson has stepped up to assist in getting this project going. Also there has been discussion with Assistance Engineer Arturo Chi on also taking the role as the leader within the Engineering Department.

Grants are being looked into and hopefully Jim can assist in that area. Staff has been gathering grant information and looking into what we can apply for so we can get some funding to get some consultants on board and start delegating the tasks to them.

City Planner is meeting with Kurt Buchanan on March 9th to go over his experiences and issues on Brickyard Creek.

Brickyard Creek Flood District –County wants to adopt

Sub-Flood Control Committee- City needs to create a drainage district for funding

Discussion on several ways to get funding.

Grant writers. Discussion on wetlands, watersheds, hydraulics, creating a market for credits, wetland banking credits and issuing, restoration, getting baseline data.

Pat Hayden- Discussion of plans for the Comprehensive plan for 2006
Pat will be taking over our long range planning due to the shortage of staff.
This year the plan is to focus on the interim ordinances that were adopted last November and we deferring all of the major elements of the comprehensive plan, density, land analysis to next year.

Pat went over the handouts on the current elements and the proposed schedule. The Planning Commission doesn't have to re-visit those issues this year unless you want to make minor revisions to the zoning code or the development regulations. On any minor revisions, staff will need to know no later than the March meeting.

The temporary ordinances are listed and I think there are only five of them.

The transportation plan is totally finished by Transpo it just needs to go through the public hearing process and it has been passed as an interim ordinance.

The impact fee ordinance maybe worked on but it also was passed as an interim ordinance based on the Transpo's plan.

The new park plan was adopted and so was the fire department plan.

The moratoriums on sub-division were there is no sewer will probably be continued and will remain a temporary ordinance and probably a portion of it will be lifted based on where the sewer has been approved.

Discussion on when the Township line might be done up to Hwy 20 and the possibly of annexation north of the city limits and the Garden of Eden Road area.

The Police and Fire Capital Facilities Plan amendment was temporary and we might want to look at it before it is made permanent.

The items that could be done are a housing element if we could hire someone to do it. I believe there is no money in the budget to do so.

We would have to get grant money to do the Economic Development Plan.

The housing element is basically a plan that requires the city to accept a plan that allows up to 15,000 people by the year 2015 or 2016 and how we are going to accommodate those people.

Discussion on the current trend due to the sewer conditions. Skagit County- CTED. The county is not approving any expansion of the UGA's. The most impact we will see is in our lot sizes. We are required under GMA to do four houses per acre so we could go smaller and increase the density. In the end we must make sure there is enough available building lots to handle our require population forecast

Discussion on Flood plain and how it might affect the city.

Request to have the updated wording on the Comprehensive plan for the planning commission.

Public notice was given for Comp Plan changes, zoning changes and UGA changes for March 17, 2006.

Long range projects will be the Brickyard Creek Sub-Area Plan.

Due to the shortage of staff and money the long term planning is being put off until we can correct the shortage.

March 16th is the joint meeting with the City Council.
The development regulations that do not affect GMA or the Comp Plan policies can be amended at anytime.

COMMISSION DISCUSSION/INFORMATION ITEMS

- Commissioner Quam was asked if he wanted to stay on the commission for another term. Commissioner declined but thanked everyone for their friendship and experience.
- Discussion of the Comp plan schedule. Shortage of Staff and the Staff's current goals and timelines. Writing new policies within the department, organizing the department.

ADJOURNMENT: [time: 7:34 pm]

Planning Commission Chair

Planning Commission Secretary