

**CITY OF SEDRO-WOOLLEY  
PLANNING COMMISSION**

**Regular Meeting  
April 18, 2006**

**MINUTES**

**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 Kevin Loy, James Johnson, Patrick Huggins, Rick Judd,  
Susie Williams, Michael Macomber

Chairman Dan Lefeber welcomed the audience and the newest Planning Commission member, Susie Williams.

**APPROVAL OF AGENDA-** Approved

**CONSENT AGENDA-** Approved

**GENERAL PUBLIC COMMENTS-** None

**UNFINISHED BUSINESS-**

**2006 GMA Updates-** Attorney Pat Hayden

The Primary Goal for the comprehensive plan updates for 2006 is to make the interim ordinances final. The city council has seen this but the planning commission has not due to usually interim ordinance go to the council and now they are coming back to you.

We will be looking at interim ordinances tonight along with four zoning requests and a modification to the Cook/Trail Sub-Area Transportation Plan will be adopted as a final but not an interim ordinance and Rick Blair will speak to that. We also have a mapping corrections and text amendments.

The schedule for the next few months will be as followed:

SEPA publication and comments/appeals- 30 days

Workshop and public meeting

## **TEXT AMENDMENTS: Interim Ordinances**

**Updates to the Capital Facilities Plan-** Items have to be on this plan to get grant money and for the City to spend large amounts of money.

This plan will include a new city hall, (Option #3) on page three. The plan for the building is already in the design stage. The City council has not voted to fund it. Buying additional land for the cemetery and they have identified a couple of parcels they are interested in and might purchase in the future.

**Moratorium Ordinance-**Extending a moratorium on subdivisions, duplexes, apartment houses, schools or hospitals (Section 2) until the sewer moratorium is lifted for their particular geographic area. Time line mention is the year 2007 or 2008. This is not a permanent ordinance but an emergency ordinance to keep the sewer from backing up in areas.

### **Amendments to the Capital Facilities plan for Fire facilities and Police facilities, and documenting appropriate mitigation standards for Police impact fees.-**

Providing plans through SEPA for new developments to help pay for demands of new residents on Police and Fire.

\$202.96 for Police Fees and \$.19 a square ft for residence and \$.20 a square ft for commercial and they get a reduction if they sprinkle.

### **Extending Ordinance repealing SWMC Ch 15.60 and adopting a new chapter SWMC Ch 15.60 providing for assessment of impact fees for planned capital facilities providing for credits for other mitigation of impacts and providing for appeals from fee determinations for six months.-**

Transportation Plan

Park and fire facilities

Assessed at the time of a building permit is issued.

Transpo Group - Information of traffic analysis, impact on roads and fee schedules.

Projects/Costs that are legally eligible to be on the transportation plan and ones that will probably be taken off.

Widening Hwy 20 is not on the list. The Railroad underpass by Sapp Rd and Jones Rd was left on the list.

Districts- 15 Impact Zones and impact fees for those zones per trip.

Transpo Group went out and took measurements on where people drive and how many cars go (trips) on certain streets. Cost in the terms of impact and pro-rated share that each house adds to the City's financial burden in each zone.

Projects and types of developments and what their impact fee would be. The Planning Commission was shown the map and tables.

Park Impact Fee would be made permanent at \$1000 a residence.

Transpo Group Book- Contents of what the research came up with.

List of every transportation projects the city might want to do, what's the costs, how we would fund them, percentage of funding, grants, city taxes vs. state taxes, developer impact fees, SEPA mitigation fees. Council adopted it as an interim plan. It is a 20 year plan for the city.

#### **Adopting the Brickyard Creek Sub-Area Plan for six months –**

A plan for future improvement to Brickyard Creek as a valuable resource for wildlife habitat, wetlands resources, recreation and storm water conveyance.

Pat has had no meeting with Holtcamp family as of today.

#### **Applications for Comprehensive Plan/Zoning Map Amendments-**

1. Sedro-Woolley School District – Trail Road. They want to amend the residential designated property to public zone.
2. Sedro-Woolley School District- to amend five residential parcels to five public parcels. One is R-15 and the rest are R-7. We will have to look at our GMA requirements.
3. Application for a re-zone for the Vet Clinic out on Hwy 20. They want to rezone this parcel from R-7 to mixed commercial.
4. Rick Mumford's re-zone application. This property on Hwy 20 and is currently being used as a second-hand store just west of Hodgin's Road. He wants to re-zone this from industrial to mixed-commercial.

Susie Williams questioned the difference between mixed commercial and industrial. The intensity of use would be the difference. The city's industrial zone is heavy industrial, manufacturing uses and our mixed commercial is retail to light manufacturing uses.

City Planner Rozema discussed future visions and ideas for the city in twenty years. Re-zones changes, downtown ideas that he has received from citizens and groups.

#### **Cook/Trail Road Sub-Area Plan-**

Discussion on future routes of Trail Rd, Westview Rd, Hodgin Rd and Rhodes Rd to Cook.

City Right of Ways and City property

Sedro-Woolley School District property

Brickyard Creek Area

You will be getting these in November for public hearings. These are not interim ordinances

#### **Map/Zoning Corrections-**

Corrections to residential parcel on the eastside of Warner St. We need to change it from public zoning to the residential zone. The school district bought property on the north side of Nelson Street and torn down two houses and it was re-zone public and when the map was done it was extended across 3<sup>rd</sup> Street to Walley Street and we will have it corrected with an interim ordinance and we will correct it permanently in November. Text amendments will be forthcoming. They will include typing

corrections, references to sections that don't match with other sections. All this needs to be updated and corrected.

**NEW BUSINESS-**

City Planner Rozema advised that the city has been approached by a larger retailer to develop property over by Waldron and Township. This would also be a re-zone application for this year. They want to start building by the end of the summer and we are working with them to get their re-zone application in by the end of this week to meet with the deadline.

The next planning commission you will hear a Conditional Use Permit and Boundary Line Adjustment by the Sedro-Woolley School District to allow the split zoning. A conditional use permit for a dependent relative cottage and a preliminary plat approval for a 22 lot sub-division on Trail Road and Cook Rd. They are in SEPA right now.

The city has also received a pre-application meeting request from Walgren's to go over by Cook Road and Hwy 20 and we will be meeting with them next week.

**COMMISSION DISCUSSION/INFORMATION ITEMS-**

- Welcome Wagon Committee being set up
- Re-zones vs. Development Rights
- Possible location for the Fish lady Sign
- Next Meeting May 16, 2006
- Locations of houses possibly under the power lines
- Walking trails up on the Northern State Property

**ADJOURNMENT:** [time: 8:07 pm]

---

Planning Commission Chair

---

Planning Commission Secretary

