

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION
Regular Meeting
March 22, 2007**

MINUTES

CALL TO ORDER:

Chairman Dan Lefeber called the meeting to order at 6:32 p.m.

ROLL CALL:

Present: Commissioners Kris Bulcroft, Rick Judd, Susie Williams, Mike Macomber, Patrick Huggins
Commissioner Kevin Loy-absent (excused)

APPROVAL OF AGENDA: Approved

CONSENT AGENDA: Approved- Minutes from the previous meeting

GENERAL PUBLIC COMMENTS: None

PUBLIC HEARING/S:

1. Appeal of Zoning Waiver 06-ZW-4 (ARCO AM/PM) 830 Moore Street- Postponed
2. Zoning Variance 06-ZV-5 (Grandview Homes- 730 Trail Road)

STAFF: Planning Director and Building Official Jack Moore gave the background on the zoning variance at 730 Trail Rd.

On October 26, 2005 the applicant submitted a zoning variance application requesting approval for the construction of a four -unit multi family building where current code allows three units.

Communication between the City's planning department and the applicant have been on-going since then and it was determined that on March 8, 2007 the application was complete and the zoning variance would be sent to the Planning Commission for a hearing on March 22, 2007.

Staff has reviewed the application, all submitted documents by the applicant and after conducting a site visit, makes the following conclusions:

1. The applicant appears to have demonstrated that adequate city services are available at the site and the design of the building contains mitigating factors which will decrease any negative impact of the proposed residential use.
2. The applicant has failed to provide any special circumstances from which they are requesting relief which are not common to other similarly restricted properties.
3. The applicant has failed to provide any special circumstances from which they are requesting that are sufficiently unique that the cumulative effect of such variances will not undermine the purpose and intent of the zoning ordinance.

The City of Sedro-Woolley Planning staff recommends denial of the request for a zoning variance to allow the construction of four unit multi-family buildings where the current code allows three units.

APPLICANT: John Ravnik- Ravnik and Associates (Civil Engineer) PO Box 361, Burlington.,
Mr. Ravnik addressed the planning commission on several issues concerning the request. He advised that the property is just under a quarter of an acre (0.23 acres) and in the R-15 zone it allows you to put 3.45 dwelling units on a piece of property. The purpose of the variance request is to allow 4.0 dwelling units to be developed on the property.

Mr. Ravnik advised that there would be more landscaping area than building area on this property and that they do believe that no detriment will result to the neighbors or the public in general. All utilities for this project are existing in the area and are sufficiently sized to take care of any demands of this project.

Mr. Ravnik addressed the regulation from which relief is requested; in this case the special circumstance is the physical features of the property and their multiple design elements, they in themselves should support this variance procedure. At this time plans (Exhibit A) were handed out to the planning commission and Exhibit #B is the full size sheet of the architectural design of the building.

Trellis in the landscape design

Backyard fencing

Victorian style buildings with multiple roof lines

Ground level access to all units

Parking requirements to include handicap parking

Mound landscaping in the front and park benches be provided in the back area

Mr. Ravnik also stated that if every R-15 property was provided the opportunity in to round up to get that one extra half unit, the maximum you could add to the city would be only six units. He believes that this request would not undermine the intent of the title or set a precedent for future projects.

Public Hearing Open: 7:00 p.m.

No public comments.

Public Hearing Closed: 7:00 p.m.

PLANNING COMMISSION DISCUSSION: Topics of discussion included:

How many bedrooms are being proposed?

Stormwater /drainage issues and are they being met?

Density requirements

Documentation was requested, if any, from the applicant that he had involving prior City Attorney Pat Hayden. None was produced.

Off setting the cost with an extra unit

Setting precedent in any future project if variance is approved

No unique features in this project to grant the variance. Most design elements listed are common ones.

Good features in the project: ground level access, yards, fencing

Play area?

Commissioner Pat Huggins made a motion to deny Zoning Variance 06-ZV-5. Commissioner Susie Williams second.

Vote taken

Commissioner Macomber, Williams, Bulcroft, Huggins- yes

Commissioner Judd- no

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Request for Zoning Variance denied.

UNFINISHED BUSINESS: Design Review- 200 Munro Street (New Council/Courtroom/City Hall Exterior lighting)

Items reviewed and discussed:

The light pole construction will be done by American Pole Company. This company is located inside the city limits.

The pole will be a design that is a historical design and an example is out in front of the Sedro-Woolley Alternative School on State Street.

Discussion on design elements of the lights, how many lights, size of lights, types of lights, arms and what will hang from the arms.

Height of the light poles

Location of the lights/poles on at the project site. How many?

Maintenance of the poles and lights

Discussion on what will be hanging from the poles. (Banners, flower pots, flags)

A decision was made to go with a light design that has two acorn lights and two arms. The examples were listed in the Streetworks Catalog presented by John Coleman. American Pole will design and build the pole and arms to hold banners, flags and flower pots.

NEW BUSINESS: None

COMMISSION DISCUSSION/INFORMATION ITEMS:

1. Discussion of the recent downtown revitalization meeting and the topics and ideas that came up.
2. Sign Ordinance up for council approval.
3. Comments on the remodel of the vet clinic on Hwy 20.
4. Central Business District Architectural Designs to be incorporated into the design standards in the comprehensive plan.
5. Discussion on the upcoming Fruitdale/McGargile Road project

ADJOURNMENT – [Time: 8:55 p.m.]

PLANNING COMMISSION CHAIR

PLANNING COMMISSION SECRETARY