

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION
Regular Meeting
April 17, 2007**

MINUTES

CALL TO ORDER:

Chairman Dan Lefeber called the meeting to order at 6:43 p.m.

ROLL CALL:

Present: Commissioners Kris Bulcroft, Rick Judd, Kevin Loy
Commissioners Macomber and Williams absent-excused
Commissioner Patrick Huggins arrived 6:50 p.m.

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 Appeal of Zoning Waiver 06-ZW-4 (ARCO AM/PM) 830 Moore Street-Withdrawn

UNFINISHED BUSINESS: None

NEW BUSINESS: Design Review

1. Arigato Restaurant Sign Application #SN-3-07-

STAFF: City Planner and Building Official Jack Moore gave the background on the Arigato Restaurant sign application. The Planning department has performed an initial review of the sign design plans and found the colors and text design to meet the City of Sedro-Woolley Design Standards and Guidelines manual. However, the fact that the sign proposed will not completely cover the existing sign cabinet and the new sign to be aesthetically distracting if not awkward looking. Staff recommends that the design for the proposed sign application to be approved with conditions. Staff recommends that the sign needs to fill the entire existing sign case and that the sign fits inside the exterior bracketing instead of being screwed to the exterior of the bracketing. Both temporary signs shall be removed immediately upon installation of the newly approved sign.

APPLICANT: No comments

Motion was made by Commissioner Kevin Loy to approve design review for the new sign for the Arigato Restaurant SN-3-07 with staff recommendations and conditions.

Commissioner Rick Judd seconded.

Commissioner Loy, Bulcroft, Judd- yes

Commissioner Huggins- abstained

Motion passed.

2. Design Review- Triplexes at State Street and Borseth Street (Short Plat #2532-03)

STAFF: City Planner and Building Official Jack Moore gave the background on the design review for tri-plexes at State Street and Borseth Street. This included the background of the short plat and conditional use permit already approved for this site by both the planning commission and city council. Staff recommends that the designs submitted by John Piazza and Steve Stafford (New Generations LLC) for the proposed tri-plexes at 205,207, 209 and 211 Thompson Place be approve with conditions.

APPLICANT: Steve Stafford- 408 East Fairhaven, Burlington, WA-New Generations LLC
Mr. Stafford is the co-owner of this project and went over several design items with the planning commission.

Items discussed:

Fencing-Type of material and design, vinyl lattice

Housing colors

Homeowner's agreements and how it covers the maintenance of the building, fences, porches.

Green areas, open spaces

Paving within the project

This will be a senior housing project.

Interior spaces

Parking

Screening of porches-materials that could be used

Landscaping – Street trees

Building codes for screening-None

Commission Discussion- All of the above

Commissioner Kevin Loy made a motion to approve the Design Review with staff recommendation and conditions for the future tri-plexes located at 205, 207, 209 and 211 Thompson Place.

Seconded by Commissioner Kris Bulcroft

Commissioners Loy, Huggins, Bulcroft, Judd- yes

Motion passed.

COMMISSION DISCUSSION/INFORMATION ITEMS:

Low Impact Development Tour- Bellingham

ADJOURNMENT – [Time: 7:20 p.m.]

PLANNING COMMISSION CHAIR

PLANNING COMMISSION SECRETARY