

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION**

Regular Meeting

July 17, 2007

MINUTES

CALL TO ORDER:

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

ROLL CALL:

Present: Commissioners Kevin Loy, Kris Bulcroft, Rick Judd, Susie Williams, Brett Sandstrom

Excused: Pat Huggins

APPROVAL OF AGENDA: Approved

CONSENT AGENDA: Approved Minutes from the previous meeting

GENERAL PUBLIC COMMENTS: None

PUBLIC HEARING:

1. Land Use Map Amendment- RZ-1-07

Planning Commissioner Kevin Loy requested to be excused from the public hearing due to living 50 feet from the proposed site.

Approved by Planning Commission Chairman Dan Lefeber

STAFF:

Associate Planner John Coleman gave the background on the land use map application. The applicant is requesting to rezone 24.84 acres currently zoned Residential-7 (R-7), located east of Klinger Estates, North of Cook Road and south of F & S Grade Road. The applicant requests that two parcels total 15.38 acres to be rezoned to Residential-15 (R-15) and three parcels totaling 9.46 acres to be rezoned to Mixed Commercial (MC).

The surrounding property is zoned R-7, except for one large parcel to the southwest that is zoned Public and one parcel across Cook Road which is zoned mixed commercial. The property has very little frontage to existing roads, but has three access points: One to F&S Grade Road; one to Thurmond Avenue and one to Cook Road via a 40 foot wide access point from that runs a distance of 127 feet before reaching the larger expanses of the property. The 40 foot access "arm" is part of a parcel that is proposed as MC and runs between parcels that are zoned R-7. At the south end of this arm the property abuts other land zoned mixed commercial. The configuration of one other parcel has a twenty foot wide arm that runs north/south between the two proposed R-15 parcels, but has no access to a public right of way.

John read from the applicant's rezone request application the applicant's arguments of how the rezone may be consistent with the Vision Statement criteria of the City's Comprehensive Plan.

1. It meets the vision of an intentional balance of residential, commercial and light industrial uses
2. The increased density of housing that the proposed R-15 land represents will allow for additional infill and thereby meet the goal of the State Growth Management Act by reducing the need to expand the city's urban growth area.
3. The R-15 zoning would lower the city's initial developing costs and future maintenance costs such as water, sewer and sanitation services and diminish urban sprawl.
4. Increase city's revenue base and create more affordable housing for new families.
5. By adding mixed-commercial property to used as a retirement community this would give job opportunities to local residents, limited burden on the police department and school district, and increase local businesses revenues which are located nearby.

John pointed out that staff has several concerns about the proposal such as:

1. The applicant has not shown the lack of R-15 or Mixed Commercial property within the city.
2. The property has no frontage to a major street. There are several access issues with this project.
3. The impact mixed commercial property, a more intensive land use than the current R-7 zoning, would have on neighboring properties.
4. Increase traffic due to multi-family zoning and commercial property.
5. The current amount of land in each zone that was developed following a land analysis and public review process and the applicant has not shown the need to alter this balance between zones. The applicant does not provide an analysis of how many R-7 lots will be lost and how many units the new R-15 land can support.
6. Environmental impact- Brickyard Creek riparian corridor

Staff recommends that the Planning Commission deny the request by Adolf W. Bucko to rezone two parcels from R-7 to R-15 and three parcels of R-7 to Mixed Commercial.

APPLICANT:

Marek Bucko- 11267 Galbreath Rd, Burlington; Mr. Bucko addressed the planning commission regarding the proposed project. Mr. Bucko stated that his father owns the properties that he will be discussing tonight. Mr. Bucko went over several issues concerning the application such as:

1. Brickyard Creek is not a salmon bearing creek
2. The property west to the project is R-15 already and not R-7 like staff indicated.
3. The positive aspects of more city revenue by creating more mixed commercial property.
4. No more burden on police department services but more of a burden on the fire department and funeral homes services due to elderly homeowners.
5. The need for a retirement community within the city.
6. The property has three accesses.
7. Walking distance to local businesses.

Mr. Bucko gave a brief history on previous applications to the city on developing these parcels and what transpired and what was denied.

PUBLIC COMMENT: Open 7:30 pm

Patrick Moran- 588 Cook Rd, Sedro-Woolley- Mr. Moran addressed the commission on concerns he had with the proposed re-zone. He was not in favor of this map amendment request. His concerns were:

1. Having mixed commercial property in back of his house.
2. Existing flooding issues.
3. The increase in traffic this project would bring to the area and the existing problems at the intersection of F & S Grade Road and Hwy 20.
4. Increase in damage to his property due to all the housing in the area.

Mike Guadano- 214 Hawthorn St, Sedro-Woolley- Mr. Guadano was not in favor of this proposed map amendment. His concerns were:

1. Having mixed commercial property right next to his property
2. What type of housing is proposed? (Duplexes or condos)
3. The depreciation of his property due to multi-family housing and mixed-commercial property going in next to his property.
4. The lack of parks in the area.
5. Increase in traffic in the area.

APPLICANT: Marek Bucko re-addressed the commission on:

1. Previous sewer system issues with the applicant and the City.
2. Changes he sees happening within the City of Sedro-Woolley.
3. Personal issues on owning such a large area inside the city limits.

STAFF: Associate Planner John Coleman re-addressed the commission on:

1. The need for more studies on the proposal's affect on the buildable land inventory as well as its affect on economic development.
2. Brickyard Creek is indeed a Type 3 salmon-bearing creek, however through development review and implementing the requirements of the Critical Areas Ordinances; higher density development may not have a negative affect on the creek but has the potential to help protect the creek.
3. The zoning to the west of this project is R7 and not R-15 (Zoning Map).

Commissioner Rick Judd made a motion to close the public hearing. It was seconded by Commissioner Susie Williams.

Voted taken

Motion passed

Closed: 7:58 pm

PLANNING COMMISSION DISCUSSION:

Commission discussion ensued to include:

1. Traffic issues in the area.

2. Mixed Commercial zoning codes-Retirement community.
3. Access problems with this project.
4. Brickyard Creek protection issues-flooding.
5. The alteration of the amount of land in the R-7 and R-15 zone.
6. The lack of information shown by the applicant to change the parcel from one type of zone to another.
7. Discussion on the City of Sedro-Woolley Comprehensive Plan.

Commissioner Kris Bulcroft made a motion to deny the Land Use Map Amendment/rezone RZ-1-07 as presented by Staff.

Seconded by Commissioner Susie Williams

Vote taken

Commissioners Kris Bulcroft, Rick Judd, Susie Williams, Brett Sandstrom-yes

Motion denied.

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Introduction- New Planning Commissioner Brett Sandstrom

COMMISSION DISCUSSION/INFORMATION ITEMS:

1. Role of planning commission on the proposed recycling plant
2. Discussion of projects being brought to the planning commission and why. Discussion on what type of projects the planning department would like to start bringing in front of the planning commission.
3. Discussion on SEPA procedures.

Next Planning Commission Meeting- August 21, 2007 at 6:30 p.m.

ADJOURNMENT – [Time: 8:37 p.m.]

PLANNING COMMISSION CHAIR

PLANNING COMMISSION SECRETARY