

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION
Regular Meeting
August 21, 2007
MINUTES**

CALL TO ORDER:

Vice-Chairman Susie Williams called the meeting to order at [6:33 p.m.]

ROLL CALL:

Present: Commissioners Kevin Loy, Kris Bulcroft, Rick Judd, Brett Sandstrom, Pat Huggins
Excused: Chairman Dan Lefebber

APPROVAL OF AGENDA: Approved

CONSENT AGENDA: Approved Minutes from the previous meeting

GENERAL PUBLIC COMMENTS: T.J. Campbell - 530 West State Street read a letter to the Planning Commission expressing his dissatisfaction of the service his business is getting from the Planning, Building and Engineering Department.

PUBLIC HEARING:

1. **Proposed code changes to allow zero- lot- line subdivision in the multi-family zone**

STAFF:

City Planner Jack Moore gave the background on the request for the proposed code amendment to allow zero- lot- line setbacks to interior lot lines of multi-family developments in the R-15 zoning district. The proposed code amendment would not physically change the type or number of structures allowed in the R-15 zone, but would allow a condominium-style ownership that would include a small amount of yard. All other code requirements would remain in effect, including building codes and fire codes. This zero-lot-line setback construction and ownership method has been previously approved by the City of Sedro-Woolley as part of the Planned Residential Development of Klinger Estates.

The cities of Burlington and Mount Vernon both allow zero-lot-line development within their jurisdictions. Neither Planning Departments expressed any drawbacks to this form of ownership as long as the total allowable densities are not increased and the building and fire code requirements are met. The Municipal Research Service Center and American Planning Association both promote the concept of zero-lot-line setbacks as a way of helping provide affordable owner-occupied housing while encouraging improved neighborhood aesthetics as a result of individual ownership of exterior spaces.

Staff recommends that the Planning Commission approve the request to modify Chapter 17.16 of the Sedro-Woolley Municipal Code to *allow zero-lot line setbacks to interior lot lines of multi-family developments in the R-15 zoning district.*

APPLICANT:

Marianne Manville-Ailles- Skagit Surveyors and Engineers- 806 Metcalf Street, Sedro-Woolley.

Marianne presented to the planning commission the positives aspects of this request to the amend Chapter 17.16.

1. More privacy
2. Alternative to condos
3. Cottage housing
4. Flexibly of design guidelines
5. Homeowner's associations and covenants could still be implemented

Marianne pointed out one item in the Staff's report that she would like to see amended. In exhibit B, and in line item #C, it should state that no more than eight dwelling units per building may be attached instead of four.

STAFF:

City Planner Jack Moore re-addressed the planning commission and advised that staff agrees with Marianne's request to amend #C in the staff report to state eight dwelling units per building instead of four.

PUBLIC COMMENT: Open: 7:00 p.m. Closed: 7:03 p.m.

PLANNING COMMISSION DISCUSSION:

Commission discussion ensued to include:

The pros and cons of having a second reading of the proposal at the next Planning Commission Hearing.

The discussions that City Planner Jack Moore had with the cities of Mount Vernon and Burlington and the comments those cities expressed.

Pride of ownership

Design standards- fencing, landscaping issues

Row house designs

Discussion on pocket parks

Homeowner's associations and covenants- Enforcement

Commissioner Pat Huggins made a motion to approve and recommend to the City Council to approve the request for a zoning ordinance amendment and that the proposed ordinance should allow for 8 units per building and the proposed ordinance should also require the establishment of a homeowner's association.

Commissioner Kris Bulcroft seconded.

Vote taken.

Commissioners Pat Huggins, Rick Judd, Kris Bulcroft, Brett Sandstrom- yes

Commissioner Kevin Loy- No

4-1

Motion carried.

DESIGN REVIEW:

1. Howmac Inc. Dimensional Graphics Sign- 720 Puget Street #A (SN-11-07)

Associate Planner John Coleman gave the background on the sign application request from Howmac Inc. located at 720 Puget Street #A.

Coleman advised that on June 28, 2007 the building department sent notice to Howmac Dimensional Graphics that the company's new sign was erected without a sign permit and requires the Planning Commission, acting as the design review committee to review the project for compliance with the City of Sedro-Woolley Design Standards and Guidelines.

Applicant Joel Howard gave a brief history of Howmac Inc. and explained to the Planning Commission that the sign in question is a corporate logo design for the Howmac business and that is why it is the color and style that it is.

Planning Commission discussion ensued to include:

1. Graphics of the proposed sign
2. Other signs located on Puget Street
3. The location of Puget Street in relation to the more traditional part of downtown (Metcalf Street)
4. Corporation signs in the Central Business District
5. Central Business District guidelines- the sign doesn't meet
6. Exceptions to the CBD design guidelines

Commissioner Kris Bulcroft made a motion to approve sign permit and application SN-11-07.

Commissioner Kevin Loy seconded.

Vote taken.

Commissioner Brett Sandstrom- yes, exception and not to start a precedent for future signs

Commissioner Rick Judd- yes, good sign design

Commissioner Kris Bulcroft – yes, in favor of motion because the sign is very much in keeping with the company dimensional graphic itself and it is also the business's logo.

Commissioner Pat Huggins- yes, sign was tastefully done and easy to read

Commissioner Kevin Loy- yes, sign is attractive, location is off the main street, and it makes a lot of the intentions in the City's guidelines and makes Sedro-Woolley more attractable.

5-0

Motion carried.

2. Royal Palm Hair Salon and Hottie Tottie Deli Signs- 465 Metcalf Street (SN-15-07)

Associate Planner John Coleman reviewed the sign request for the Royal Palm Hair Salon and Hottie Tottie Deli signs located on Metcalf Street in the Central Business District. Coleman advised that the four signs meet the Design standard and guidelines and staff is recommending approval.

Commissioner Kris Bulcroft made a motion to approve sign application SN-15-07 for the four signs at 465 Metcalf Street.

Commissioner Pat Huggins seconded

Vote taken.

5-0

Motion carried.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

COMMISSION DISCUSSION/INFORMATION ITEMS:

1. Discussion on reviewing design criteria
2. Discussion on the need to review park designs
3. Discussion on a staff generated list for planning commission discussion
4. Discussion on the problems the downtown businesses are experiencing.
5. The positive atmosphere of a small town and why people live here.
6. Discussion concerning the pro-business and anti-business atmosphere of the city.
7. Discussion on how to attract businesses to re-locate to the City of Sedro-Woolley.

ADJOURNMENT – [Time: 8:00 p.m.]

PLANNING COMMISSION CHAIR

PLANNING COMMISSION SECRETARY