

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION
Regular Meeting
November 20, 2007
MINUTES**

CALL TO ORDER: Planning Commission Chairman Dan Lefeber called the meeting to order at 6:33 p.m.

ROLL CALL: Commissioners Rick Judd, Kris Bulcroft and Pat Hugging-present
Commissioners Kevin Loy, Susie Williams – absent (Not Excused)
Commissioner Brent Sandstrom- absent (Excused)

APPROVAL OF AGENDA: Approved

CONSENT AGENDA: Not Approved

- Corrections requested to the minutes of the August 21, 2007 meeting

GENERAL PUBLIC COMMENTS: None

PUBLIC HEARING:

- Proposed Zoning Ordinance Amendment SWMC 17.50 (Landscaping)-

Associate Planner John Coleman gave the background on why staff is requesting that the Planning Commission consider amending Section 17.50.030 of the Sedro-Woolley Municipal Code to simplify and expedite the process for reviewing landscape plans.

Currently the section requires that landscaping plans for projects that are subject to the SEPA (State Environmental Policy Act) process be reviewed by the Planning Commission. This requirement slows down project review for projects that would not otherwise go to the Planning Commission for review except for section 17.50.030(C). This requirement also appears to be in conflict with the Chapter 2.90 (Consolidated Planning Procedures), Chapter 15.40 (Design Review) and the intent of the landscaping chapter.

The proposed amendment to the landscaping regulations will change the review requirements to allow the Planning Director to approve landscape plans unless the project otherwise requires approval by the Planning Commission per the Consolidated Planning Procedures. This amendment is considered to be a house-keeping measure and not a significant code revision.

Staff recommended that the planning commission approve the request to modify section 17.50.030 of the Sedro-Woolley Municipal Code and recommend to the City Council approval of the proposed code language, as shown in Exhibit A of the Staff Report.

PUBLIC COMMENT: Open: 6:55 pm and Closed: 6:55 pm

PLANNING COMMISSION DISCUSSION:

Planning Commission discussion ensued to include:

1. Design Review procedures
2. The percentage of landscaping required in certain zones per landscape review
3. Approval of streamlining the process
4. History of the prior reasoning that landscape design was to be sent to the Planning Commission due to the feeling that the landscaping design was being overlooked.
5. The Planning Commission role in the landscaping and design review.
6. Discussion on the benefits that would be felt by the City Staff and the applicant on this proposed code amendment.

Motion was made by Commissioner Rick Judd to recommend to the City Council to approve the proposed code language as shown in Exhibit A.

Seconded by Commissioner Kris Bulcroft

Vote Taken

3-0 (Huggins, Bulcroft, Judd)

Motion passed.

DESIGN REVIEW:

1. McCann and McCann Lawyers Sign Design Review- 302 Metcalf Street (SN-19-07)-

Associate Planner John Coleman gave a brief background on the sign application for 302 Metcalf Street. John advised that the applicant's sign is a good example of the design elements for the Central Business District and is a very well built sign. Staff recommends approval of sign application (SN-19-07.)

Commissioner Rick Judd made a motion to approve the sign as proposed.

Seconded by Commissioner Pat Huggins.

Vote taken

3-0 (Huggins, Bulcroft, Judd)

Motion passed.

2. Just Moe's Steak and Spirits Sign Design Review- 701 Metcalf Street #B (SN-21-07)-

Associate Planner John Coleman gave the background on the Just Moe's Steak and Spirits Sign application. The sign will replace the old "Avis Sports" sign that was mounted in a sign cabinet on the façade of the building. In the staff report it is noted that the sign would be right about in the area of the entrance of the new Just Moe's Restaurant and that it was going to stay there but after going down and observing the existing sign it is actually located over the barbershop area of the same building. Staff has had no complaints that the sign was placed over the barbershop area. The sign is mostly color and only allows light through the letters per the code requirements.

Commissioner Kris Bulcroft made a motion to approve the sign permit application as proposed. Commissioner Rick Judd made a motion to amend Commissioner Bulcroft's motion to allow the sign to be moved to the façade area above the Just Moe's Restaurant if the applicant desires.

Seconded by Commissioner Pat Huggins.

Vote Taken

3-0 (Huggins, Bulcroft, Judd)

Motion passed.

3. City of Sedro-Woolley Storage Building-300 Metcalf Street (BP-107-07)-

Associate Planner John Coleman presented the application for the new storage building for the City of Sedro-Woolley. John presented a large board that contains drawing of the proposed site and building that the applicant had put together for this design review application.

The new storage building is proposed to be located in the vacated section of Waldron Street right-of-way between Metcalf Street (to the east) and the railway tracks (to the west). The proposed building design appears to be in compliance with the City of Sedro-Woolley Design Standards and Guidelines manual. The text and design of the proposed sign also appears to be in compliance with both the sign ordinance and the City design standards and guidelines.

The Planning Commission discussion ensued to include:

1. Question on the present and future property lines.
2. Location of the building: Between McCann and McCann Lawyers office and the Truck Toys business on Metcalf Street in the Central Business District which has zero lot lines. The building is 10 feet away from the sidewalk and there will be landscaping in that area.
3. Discussion of the color selection chosen by the architect and found that the proposed Buckland Blue color may not be the most appropriate colors to compliment the neighboring buildings. It was felt by the Planning Commission that the colors used should compliment the neighboring buildings, especially the colors of the McCann and McCann Lawyers building to the south and the roof color of the Truck Toys building to the north.
4. Discussion of the new City Hall building's color and how the new storage building colors could better compliment those colors.

Commissioner Pat Huggins made a motion to accept the City's application #BP-107-07 with the condition that the color scheme try to better match the colors of the McCann and McCann building to the south and the Truck Toys building to the north which both include red and cream. The storage building colors could also match the green colors of the McCann and McCann building
Seconded by Commissioner Rick Judd.

Vote Taken

3-0 (Huggins, Bulcroft, Judd)

Motion passed.

UNFINISHED BUSINESS:

1. Discussion of the newly passed Sign Ordinance and how the city will be enforcing the temporary banners and other out of compliance signs. Staff will bring to the Planning Commission examples of how other cities are enforcing their sign regulations.

NEW BUSINESS: None

COMMISSION DISCUSSION/INFORMATION ITEMS:

Discussion on the graffiti problem going on in town. City Planner Jack Moore will work with Chief Doug Wood and Foreman Leo Jacobs on a possible press release with the Courier Times to advertise the availability of recycled paint for covering up graffiti.

Discussion on the direction of the Planning Commission could be going to versus projects being reviewed by a hearing examiner. Staff would like to see the Planning Commission focus more on the legislative issues (code changes, comprehensive plan, sub-area plans including Brickyard Creek sub-area plan).

ADJOURNMENT – [Time: 7:55 p.m.]

PLANNING COMMISSION CHAIR

PLANNING COMMISSION SECRETARY