

CITY OF SEDRO-WOOLLEY

PLANNING COMMISSION

Regular Meeting

June 17, 2008

MINUTES

CALL TO ORDER: Chairman Dan Lefeber called the meeting to order at [6:34 p.m.]

ROLL CALL: Present: Commissioners Kris Bulcroft, Pat Huggins, Susie Williams, Brett Sandstrom, Rick Judd

APPROVAL OF AGENDA: Approved

CONSENT AGENDA:

1. Minutes from the previous meeting May 20, 2008

GENERAL PUBLIC COMMENTS: None

PUBLIC HEARING/S: None

DESIGN REVIEW:

1. BP-36-08 Truck Toys- 222 Metcalf Street

STAFF: Associate Planner John Coleman gave the background on the building application turned in by Dave Anderson representative for Truck Toys. The applicant has submitted an application for a building permit for addition at the south side of the existing Truck Toys building, extending within three feet of the southern property line. Zero-lot line construction is allowed in the Central Business District. The application includes the completed application form, the proposed building's front and side elevations and the site plan. No landscaping plan has been submitted by the applicant.

Staff recommends that the Design Review Committee deny the building design plans for the proposed building addition at 222 Metcalf Street and staff recommends that the applicant resubmit building and landscaping plans that conform to the applicable codes and the City of Sedro-Woolley Design Standards and Guidelines manual.

APPLICANT: Dave Anderson-PO Box 730 Burlington, the representative for Truck Toys addressed the Planning Commission. He informed the commission that all of the building and design information turned in that at this point is conceptual only. The applicant is concerned about putting too much time

and money into this project if the Planning Commission (Design Committee) doesn't think the proposed design would work on this site.

PLANNING COMMISSION DISCUSSION- A discussion from the planning commission ensued to include:

1. Central Business District's Design Guidelines- Colors, Text, Style concepts
2. Landscaping requirements
3. Discussion on existing structure
4. Setback requirements
5. Request for more information on siding, roof and awning style and colors
6. Request for landscaping information

A motion was made by Commissioner Brett Sandstrom to approve the actual building footprint style subject to further review and approval of the total front façade design and landscaping plan.

Commissioner Susie Williams seconded

Vote taken

Commissioners Huggins, Bulcroft - No

Commissioners Judd, Williams and Sandstrom- Yes

Motion carried (3-2)

2. SN-4-08 The Roost- 408 Metcalf Street #B

STAFF: Associate Planner John Coleman gave a brief history on the proposed sign application. The application is for one façade sign for "The Roost Books and Things" located at 408 Metcalf Street #B. There are two design options for the proposed sign. The first option is the design painted on a wooden board and the second is the design painted on an aluminum/metal sheet. Staff is recommending approval of the design in Exhibit # B and for the sign to be made out of the metal material in Exhibit #C.

(Exhibits #B and #C are included in the Staff report)

APPLICANT: Steve O'Neil-13893 Hwy 9 Mt. Vernon - Mr. O'Neil addressed the Planning Commission. He went over the design, type of material and the location of the proposed sign.

PLANNING COMMISSION DISCUSSION: None

A motion was made by Commissioner Susie Williams to approve the sign application SN-3-08 with Exhibit #B as the approved design and for the sign to be made out of the metal material as in Exhibit #C.

Commissioner Brett Sandstrom seconded.

Vote taken

Commissioners Sandstrom, Williams, Judd, Bulcroft and Huggins- Yes

Motion carried (5-0)

1. SN-4-08 #1 Nails and Spa- 702 Metcalf Street #C

STAFF: Associate Planner John Coleman gave a brief history on the proposed sign application. The sign application is for two façade signs. One sign will be on the front façade of the building, the second on the rear façade of the building. The applicant proposes to repaint the existing wood sign on the front façade. The rear sign is proposed to be a vinyl sign that would fit in an existing internally-illuminated sign cabinet that is mounted on the rear facade of the building. The sign cabinet will not be altered, just the sign insert will be. Staff is recommending approval of both façade signs under the condition that a more decorative edge be used around the rear façade sign.

APPLICANT: Tien Le- 702 Metcalf Street #C- Tien addressed the Planning Commission and told them that he would be building the signs himself. He has the designs on his computer and he has a friend that will help him put the signs up.

PLANNING COMMISSION DISCUSSION:

1. Discussion on the applicant adding a decorative edge to the back alley façade sign.

A motion was made by Commissioner Pat Huggins to accept the front façade sign with the condition that the back façade sign have the same shape as the front sign, remove the light box and that any lighting shall be external. The back facade sign can be a smaller size but it shall not exceed 18 feet 7 inches per the standards.

Commissioner Susie Williams seconded

Vote taken

Commissioner Huggins, Bulcroft, Judd, Williams, Sandstrom –yes

Motion carried (5-0)

4. BP-49-08 and SN-5-08 North Cascade Ford- 116 West Ferry Street

STAFF: Associate Planner John Coleman gave a brief history on the proposed building and sign application for the North Cascade Ford building.

The building permit is to convert a garage bay into a waiting room. The building modification entails removing an overhead garage bay door and replacing it with glass windows and a glass door. The sign application is to add a façade sign that is composed of acrylic lettering mounted directly on the building face.

Staff is recommending approval for the building modifications proposed in BP-49-08 and the façade sign design in Exhibit #B with conditions that the sign be made with materials and techniques that are similar in appearance to those used in signage in the early part of the century required in the design standards and guidelines.

APPLICANT: Joe Krivanek- 8207 Avery Lane, Sedro-Woolley- Joe representing Travis Coulter and North Cascade Ford addressed the Planning Commission and Staff.

Joe asked if they couldn't use acrylic lettering what other type of material could they use to meet the standards and guidelines. The applicant's attempts were to match the existing signage at that location and to fit it into the requirements of the Ford Company.

PLANNING COMMISSION DISCUSSION:

1. Alternative materials for signage
2. Location of the little sign and ideas for alternate location of that sign
3. Exempt signs and possible location of those signs (on the windows)

Commissioner Kris Bulcroft made a motion to approve the application as presented with the conditions that the sign be made with materials and techniques that are similar in appearance to those used in signage in the early part of the century as staff recommended.

Commissioner Pat Huggins seconded.

Vote taken

Commissioner Huggins, Bulcroft, Judd, Williams, Sandstrom- yes

Motion carried (5-0)

UNFINISHED BUSINESS:

1. City Planner/Building Official Jack Moore brief the Planning Commission on the upcoming Open House that was requested and approved in last month's meeting. The Open House will be on July 15th from 5:30 p.m. to 7:00 p.m.
2. Discussion on the development regulations information forward to the Planning Commission.
3. A discussion was held on the City's 2009 goal to look at city-wide zoning changes.
4. Discussion on variances and how they should be implemented for unique properties only.
5. A discussion on the City's transportation plan and the City's goals for the future.

COMMISSION DISCUSSION/INFORMATION ITEMS:

1. Status update on the new Planning Commission member/s.
2. Discussion on the excellent training received from Attorney Mike Walters at the June 11th council meeting. A request was made to receive additional training from Mike in the upcoming months.
3. Discussion on the process the Planning and Building Department is implementing reference the enforcement of the City's sign ordinance.
4. Thank you and good-byes to Commissioner Kris Bulcroft.

ADJOURNMENT – [Time: 8:20 p.m.]

PLANNING COMMISSION CHAIR

PLANNING COMMISSION SECRETARY