

CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING

September 16, 2008

MINUTES

CALL TO ORDER: Commissioner Rick Judd called the meeting to order at [6:33 p.m.]

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners Pat Huggins, Brett Sandstrom, Tom Peterson, Terry Carter, Susie Williams-excused absent, Dan Lafeber-absent

APPROVAL OF AGENDA: Approved

CONSENT AGENDA:

Minutes from the previous meeting-Approved

GENERAL PUBLIC COMMENTS:

Loren Vaughn-215 Ball Street., questioned the commission if they have had any meetings on putting any type of restrictions on all of the industrial zones within the City? Mr. Vaughn also had a question on the price of fees that business owners have to pay coming into the City and who sets these fees?

Steven O'Neil-408 B Metcalf Street., asked if there was a procedure that could be put in place when an existing business is required to do sewer improvements. He would like to see an procedure that has them pay those fees in their City utility bill.

DESIGN REVIEW:

- 1. Eden's Acres-504-508 Debbie Lane #LP-6-08**

STAFF:

Associate Planner John Coleman gave a brief history on this long plat application. This application is to subdivide four existing parcels into seven parcels. The site is approximately 1.52 acres in size and is zoned Residential-7. There is an existing home on one of the parcels. The private road will be improved and dedicated as a City Street. The Design Review Committee will be reviewing the play area and its equipment, street light design and landscaping.

Staff is recommending approval with conditions that the landscaping in the play area does not interfere

with the function of the underlying drainage utility easement. A basketball hoop be erected on the sports court and the conflict between the covered play area and the landscaping is resolved.

APPLICANT:

David McLaughlin-4558 State Route 9 Sedro-Woolley., addressed the Design Review Committee. A discussion ensued to include the following:

1. History of the long plat application.
2. Street improvements
3. Drainage improvements
4. Playground design and equipment
5. Sport area design
6. Landscaping design and types of plants, shrubs and trees
7. Wetland issues and the on-site buffer as mitigation
8. Street lighting design
9. Driveway turnarounds
10. Signs to be posted
11. Fencing-Woven-wire fence type (field fence)

PUBLIC COMMENT:

Dorothy de Fremery- 316 Garden of Eden Rd., addressed the Design Review Committee on some of her concerns for this project and some of the good ideas the developer has proposed for it. Dorothy's concerns were:

1. The location of the basketball hoop-safety
2. Cover area- good idea
3. Quality of the playground equipment
4. Fencing

Commissioner Pat Huggins made a motion to approve the plat LP-6-08 as proposed by the Planning Department with their conditions but with additional conditions added that the developer put two (2) bollards in front of the entrance to the play area for safety reasons and that a consistent woven-wire fence be placed along the north side of lots # 1,2,3,4, along the Southside of Lot 3 and 4 and on the Westside of the hammerhead or signage declaring that there is a wetland area on the Westside of the hammerhead.

Commissioner Tom Peterson seconded the motion.

PLANNING COMMISSION DISCUSSION: A discussion ensued to include:

1. Playground equipment-material, maintenance and safety of it.
2. Homeowners Association-Responsibility

3. Drainage issues
4. Bollards by Lot #3
5. Driveway turnaround issues by Lot #3 and #4.
6. Safety issues with vehicles backing up around the play area
7. Fencing
8. Concrete curb stops
9. Signs-Wetland
10. Landscaping- Dwarf Cedar Evergreen trees

Vote taken

Commissioners Huggins, Judd, Sandstrom, Carter, Peterson-yes

Motion carried

5-0

2. Robert Farrell- 901 Metcalf Street-#BP-62-08

STAFF:

Associate Planner John Coleman gave a brief history of this design review application. This application is an exterior building improvement in the Central Business District (paint). Staff is recommending approval.

APPLICANT:

Pat Farrell-6647 Bridgewater Lane Sedro-Woolley., Pat addressed the Design Review Committee and spoke of his concerns of the process that a business owner has to go through just to paint the outside of their building. He is requesting that a new procedure could be put in place so it would not take as long for approval, but still have control of what colors should go on the downtown buildings.

PUBLIC COMMENT: None

Commissioner Tom Peterson made a motion to accept BP-62-08 as stated.

Commissioner Brett Sandstrom seconded the motion.

Vote Taken.

Commissioners Huggins, Judd, Sandstrom, Carter, Peterson- yes

Motion carried.

5-0

2. 1-Thai Restaurant- 208 Ferry Street SN-7-08

STAFF: Associate Planner John Coleman gave a brief history of this sign application. This application is for one under-awning hanging sign for 1-Thai Food Restaurant. The representative for the applicant will be showing the committee actual paint samples. Staff is recommending approval with the condition that the paint and vinyl of the sign not be glossy.

APPLICANT:

Ginger Cutler-Campbell- 530 West State Street Sedro-Woolley., Ginger representing the applicant addressed the Design Review Committee. Ginger showed the committee samples of the proposed sign material. She advised that the existing “OK Teriyaki” sign will be removed by the owners. The material they proposed is a semi-gloss material which is durable for outdoors. The owners also want to apply for another sign that would be an angle sign that would protrude out beyond the awning.

PUBLIC COMMENT:

Steven O’Neil-408 B Metcalf Street., Mr. O’Neil questioned the committee if the sign was going to have a wood frame around it?

Commissioner Pat Huggins made a motion to accept sign application SN-7-08 recommended by staff with the additional conditions that the frame around the sign be a wood material or metal frame but something that makes it look like an old sign and that both sides must be a matt finish and not a glossy finish.

Commissioner Brett Sandstrom seconded the motion

PLANNING COMMISSION DISCUSSION: A discussion ensued to include:

1. Wood material vs. metal
2. Angle Signage
3. Future signs by the applicant
4. Other CBD signs on Metcalf Street
5. Design Standards-letter style, borders, material, decorative detailing

Vote taken

Commissioners Huggins, Judd, Sandstrom, Carter, Peterson-yes

Motion carried.

5-0

UNFINISHED BUSINESS:

1. Prioritize list of subjects/topics that the Planning Commission wishes to address:

City Planner Jack Moore had requested from the Planning Commission at last month’s meeting a list of topics that they wished to discuss in the coming months and or years.

1. Adjust or clarify allowed uses in Industrial zone and which are conditional uses.
2. Relocation Industrial zones-handout
3. Amending Industrial Zone zoning to prohibit importing solid waste to the City-attachment
4. Revise code to include Heritage Tree Program or Urban Forestry Program-attachment
5. Reconfiguring the zoning map (smaller Central Business District)
6. Public Standards to comply with Comprehensive Plan
7. Revisions to T.I.P. for replacement of concrete streets

8. Improve the design review manual to improve streetscape
9. New Code Enforcement procedures
10. Update Cell Tower standards
11. Revise Central Business District Design Standards
12. Clarify if signs should be designed after the architectural style of the building
13. Implementing a payment plan for sewer charges-existing businesses
14. Should signs be designed after the architectural style of the building instead of the 1920's theme
15. Budget for non-motorized transportation-Paint and mark bike paths along streets
16. Gradation of scale for abutting zoning districts
17. Responsible party for buffers between existing developments and new development.
18. Overlay zones to protect existing historic homes. Design Standards for residential.
19. Design review by staff. Planning Commission to be legislative only but appeals goes to Planning Commission/Design Review Board.
20. Creating a park fund instead of small parks or mid-size parks.
21. KaBoom Community Play space-attachment

COMMISSION DISCUSSION/INFORMATION ITEMS:

1. Discussion on having additional Planning Commission meeting to obtain goals.
2. Additional joint meetings

ADJOURNMENT – [Time 9:19 p.m.]

PLANNING COMMISSION CHAIR

PLANNING COMMISSION SECRETARY