
CITY OF SEDRO-WOOLLEY

Regular Meeting of the City Council
April 23, 2003 – Community Center – 7:00 P.M.

The Meeting was called to order at 7:00 P.M.

Pledge of Allegiance

ROLL CALL: Present: Mayor Dillon, Councilmembers Meamber, Splane, Storrs, Pearson, Miller, Lemley and Anderson. Staff Members: City Attorney Hayden, Clerk/Treasurer Nelson, Planner Hallberg, Engineer Blair, Police Chief Cooper and Fire Chief Klinger.

Mayor Dillon announced the addition of Item E, Request for Waiver of Fees – Community Center. She also announced the May Work Session will be in Mount Vernon at the Council Chambers on Continental Place.

Consent Calendar

- Minutes from Previous Meeting
- Finance
- Claim Vouchers #48359 to #48511 for \$194,989.91(Voided Warrants #48442 to #48453)
- Payroll Warrants #30948 to #31040 for \$154,562.50
- Request for Waiver of Fees – Riverfront Park
- Change of Date & Location – May Work Session
- Request for Waiver of Fees – Community Center (addition)

Councilmember Storrs moved to approve the consent calendar A thru E. Seconded by Councilmember Lemley. Motion carried.

Proclamation – Walk-n-Roll 2003

Mayor Dillon read a Mayoral proclamation, proclaiming May 12 to June 8 Walk-N-Roll, 2003 encouraging citizens, children, community members and visitors to try alternate transportation.

Mayor Dillon introduced Donna Tim of Riverside Health Club who spoke on the Walk-N-Roll Program. Tim introduced the Skagit Bike Map for Skagit County and thanked the Council and City for their support.

Public Comment

None

EXECUTIVE SESSION

The meeting adjourned to executive session at 7:08 P.M. for the purpose of discussion of real estate.

The meeting reconvened at 7:18 P.M.

PUBLIC HEARINGS

None

OLD BUSINESS

Fire Comprehensive Plan and Revised Impact Fees (Chapter 7 & Appendix A, Capital Facilities)

Chief Klinger entertained questions from the Council to include the calculation of impact fees, use of factors for residential versus commercial, equipment needs for larger commercial structures, sprinkler requirements, insurance ratings, multi-family, justification and challenge of the plan, application of credits and the fire training facility.

Councilmember Lemley moved to adopt the presented Capital Facilities Plan for the Fire Department accepting the residential impact fees as stated in the plan but reverting back to the current commercial impact fees until a new revised fees are brought to Council for revision and adoption. Seconded by Councilmember Splane. Motion carried 6-1 (Councilmember Storrs opposed).

School Comprehensive Plan and Revised Impact Fee (Chapter 7, Capital Facilities)

Kevin Sullivan – 13515 12th Avenue NW, Marysville, representing the Sedro-Woolley School District answered questions from the Council to include amount of the increase in impact fees, rate difference for single-family and multi-family*, calculation formula based on the whole school district (including county), justification and basis of the plan and update, use of impact fees, tracking of impact fees and percentage of growth since last update.

*Planner Hallberg spoke on student generation rate which is a study that looked at how many students you have for multi-family versus single-family. The study shows on a per unit basis you have more students coming from single-family homes.

Councilmember Storrs moved to approve the Sedro-Woolley School District's Comprehensive Plan and Revised Impact Fee as presented. Councilmember Lemley seconded. Motion carried 5-2 (Councilmembers Splane and Member opposed).

Land Use Map Changes

- a. Sedro-Woolley Schools
 1. 2052 Cook Road, Single Family 1 to Public Use
 2. Corner of Nelson & 4th, Single Family 1 to Public Use
 3. 801 Trail Road, Auto Commercial to Public Use
 4. Jameson Avenue at old lumber mill site, Heavy Industrial to Public Use
- b. Stanley & Shannon O'Neil, 24445 SR 20, Single Family 1 to Commercial
- c. Caroline Ensley; 402,404,406 Moore Street; Single Family 1 to Commercial
- d. TYA Partners, John Ellis; 122 N. Township; Single Family 1 to Multifamily
- e. Howard & Barbara Koozer, 22499 SR 20, UGA reclassify, Agriculture to Commercial, informational only, Skagit County is decision maker

Mayor Dillon noted the items being considered by Council tonight are items a – d. Item e will be brought before Council in June along with the County proposal. Item e is for information only at this time.

a. Sedro-Woolley Schools

Discussion took place by Council regarding the Sedro-Woolley Schools land use change requests to include #3 and #4.

1. 2052 Cook Road, Single Family 1 to Public Use

Councilmember Storrs moved to uphold the Planning Commission recommendation to change 2052 Cook Road from Single Family 1 to Public Use. Seconded by Councilmember Pearson. Motion carried.

2. Corner of Nelson & 4th, Single Family 1 to Public Use

Councilmember Storrs moved to uphold the Planning Commission recommendation to reject the Sedro-Woolley School District's request to change the Corner of 4th and Nelson from Single Family 1 to Public Use. Councilmember Miller seconded. Motion carried.

3. 801 Trail Road, Auto Commercial to Public Use

Councilmember Storrs moved to uphold the Planning Commission recommendation to uphold the request from the School District to change 801 Trail Road from Auto Commercial to Public Use. Seconded by Councilmember Lemley. Motion carried.

4. Jameson Avenue at old lumber mill site, Heavy Industrial to Public Use

Councilmember Miller moved to uphold the Planning Commission recommendation of the change on Jameson Avenue at the old lumber mill site at the West end of the School

District's existing property from Heavy Industrial to Public Use. Councilmember Storrs seconded. Motion carried 6-1 (Councilmember Splane opposed).

3. Stanley & Shannon O'Neil, 24445 SR 20, Single Family 1 to Commercial
4. Caroline Ensley; 402,404,406 Moore Street; Single Family 1 to Commercial

Planner Hallberg noted the Planning Commission requested further study of traffic along Township north which is another area that has a lot of commercial/residential growth. Staff recommends studying this area to the east of the current City Limits where this application is. Recommendation for the study would be for next year due to the traffic impacts and pending resolution of the UGA dispute with the County.

Councilmember Miller moved to uphold the Planning Commission recommendation to reject the request from Stanley & Shannon O'Neil and Caroline Ensley until further traffic impact studies are completed. Seconded by Councilmember Meamber.

Discussion of Highway 20/Moore Street zoning and traffic impacts took place.

Unidentified Audience Member – spoke on the current zoning on Highway 20 East of the City limits.

Councilmember Miller withdrew his motion. Councilmember Meamber withdrew his second of the motion.

Councilmember Storrs moved to reject the Planning Commission recommendation to reject the O'Neil property at 24445 SR 20 from Single Family 1 to Commercial. Seconded by Councilmember Anderson. Motion carried.

Councilmember Lemley moved to uphold the Planning Commission recommendation to reject the Ensley property at 402, 404, 406 Moore Street from Single Family 1 to Commercial. Seconded by Councilmember Splane. Motion carried.

5. TYA Partners, John Ellis; 122 N. Township; Single Family 1 to Multifamily

John Ellis addressed the Council after Councilmember Miller expressed concern of traffic in this area. Ellis stated that it is his understanding that there are differences of opinion on traffic solutions in this area between the WSDOT, the School District and the previous City Engineer. Ellis reviewed the traffic revisions he participated in for his development based on the required traffic study for his project. He noted the meetings were between WSDOT, the School District and the City and again, it is his understanding they are not in unison of what the solution is.

Councilmember Meamber expressed his concern of traffic problems on N. Township/Hwy 9.

Pat Huggins – 1011 Alderwood Ln, Sedro-Woolley Planning Commission addressed the Council on the discussions of the Planning Commission. He noted that traffic was of concern to the Planning Commission and it was decided once at the development stage, a traffic study should be required.

John Ellis – again to the podium, addressed the scope of the proposed project in comparison with what can currently be done under the current zoning. Ellis noted the amount in traffic impact fees that will benefit the City for his project that could be used for solutions to some of the traffic problems. Ellis stated that his proposed development is only a minor part of the problem.

Planner Hallberg cautioned Council to keep in mind not the proposed development in discussion but to think about what would be best for that sight in very broad and general terms.

Councilmember Pearson moved to uphold the Planning Commission recommendation to change the TYA Partnership, John Ellis, 122 N. Township from Single Family 1 to Multi-Family. Seconded by Councilmember Storrs. Motion carried 4-3 (Councilmembers Anderson, Miller and Meamber opposed).

Council adjourned for a short break at 8:58 P.M.

Council reconvened at 9:08 P.M.

Other Comprehensive Plan Changes

Transportation Element (Chapter 3)

Goals, Policies, Actions (Chapter 8)

Planner Hallberg reviewed parts of the Transportation Element changes.

Council discussion was held to include impact fees and calculations, parks and trails including the Cascade Trail.

Pat Huggins – 1011 Alderwood Ln., member of the Planning Commission spoke on the Planning Commissions support of the Transportation Element. He noted they wanted to approve the plan to include the bikes and trails because the State of Washington requires non-motorized as part of the transportation plan. A review to include police, and other interested parties would be held at the time of design of trails to come up with standards and design criteria.

Randy Good – 25512 Minkler Rd., addressed Council noting that the people from Township Street to the City Limits are a part of the rail banking issue. He encouraged the policies be addressed that way and also clarified that Cascade Trail has been eliminated from the map.

Hallberg noted that it is shown on the map because it exists, but is not named.

Councilmember Storrs moved to adopt the Transportation Element and Goals, Policies, Actions as listed in the Transportation Element on pages 18, 19 and 20. Removing all references both word and picture of Cascade Trail and add back into the policy in T 4.7 and T.54 reference to litigation and the like that was in the old transportation document. Seconded by Councilmember Pearson. Motion carried.

Development Regulations

Subdivisions, Title 16
Goals, Policies, Actions

Council discussion took place to include questions regarding size of monument markers and increasing notification to 500 feet.

Councilmember Splane moved to accept the revisions in Subdivision, Title 16 in its entirety with the exception that we change the corner markers to ½ inch rebar, that we change 16.28.02 to read 500 feet notification instead of 300 feet, and 16.20.080 to also read 500 feet instead of 300 feet and adopt the goals, policies and actions CF 1.4 through CF 1.10 as presented in the documents. Seconded by Councilmember Miller. Motion carried.

Procedural Changes

Hearing Examiner and Related References, Title 15

Attorney Hayden reviewed the procedures of a Hearing Examiner which included positives and negatives of the use of a Hearing Examiner versus the use of a Planning Commission for land use decisions.

Pat Huggins – again to the podium, addressed the Council as a Planning Commission spokesperson. He stated the majority of the Commission members support the Hearing Examiner and noted the use of a Hearing Examiner would allow the Planning Commission to concentrate their work on the Comp Plan, Goals, Policies and Codes so the system works smoothly and equitably for everyone.

Councilmember Anderson spoke against a Hearing Examiner system. Councilmember Member concurred.

Councilmember Storrs moved to uphold the Hearing Examiner process under Title 15 and as referenced in other chapters. Seconded by Councilmember Miller. Motion denied 3-4 (Councilmember Anderson, Splane, Meamber and Pearson opposed).

Councilmember Lemley moved to continue the meeting to April 28, 2003 to finish the business at hand. Seconded by Councilmember Pearson. Motion carried.

COMMITTEE REPORT AND REPORTS FROM OFFICERS

Councilmember Lemley moved to proceed with the Fire Training Facility by hiring an architect and going out to bid for the construction of the building. Seconded by Councilmember Miller. Motion carried.

The meeting was continued at 10:00 P.M to be reconvened at 7:00 P.M. on April 28, 2003.