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CITY OF SEDRO-WOOLLEY  
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Regular Meeting of the City Council  
October 13, 2004 – 7:00 P.M. – Community Center

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

Pledge of Allegiance

ROLL CALL: Present: Mayor Dillon, Councilmembers: Meamber, Splane, Storrs, Colgan, Galbraith and Lemley. Staff: City Attorney Hayden, Clerk/Treasurer Nelson, Engineer Blair, Planner Lahr, Police Lt. Wood, Fire Chief Klinger.

Mayor Dillon requested item F, Annexation of FEMA Property for Park Purposes, be moved to New Business.

Consent Calendar

- Minutes from Previous Meeting
- Finance
- Claim Vouchers #52596 to #52740 for \$499,816.61 (Voided Warrant #52595)
- Payroll Warrants #34251 to #34347 for \$169,180.99
- Contract – Unity Group Insurance Services 2004/2005
- Amendment – Police Chief Contract
- Badger Lane Sewer Easement
- Annexation of FEMA Property for Park Purposes (moved to New Business)
- ER&R Replacements – Engineering (Street) & Parks Departments

Councilmember Storrs moved to approve the consent calendar Items A through E and Item G. Seconded by Councilmember Lemley. Motion carried.

Public Comment

David Bricka – 9343 Claybrook Road, representing the Skagit Valley Tulip Festival addressed the Council. Bricka spoke of the great working relationship between Loggerodeo and the Tulip Festival and announced the upcoming Tulip Planting contest to be part of this year's festival.

**PUBLIC HEARINGS**

None

## **OLD BUSINESS**

### 2004 Amendments to the Comprehensive Plan and Development Regulations

Mayor Dillon reviewed the background of the long process culminating the 2004 Comp Plan Amendments. She also thanked Planner Lacy Lahr and Attorney Patrick Hayden for their hard work on the amendments and meeting the deadline that was given them.

Planner Lahr reviewed the process the amendments have been through and presented a brief explanation on each of the proposed changes and Ordinances.

### *Comprehensive Plan Amendments*

Councilmember Storrs moved to adopt Ordinance #1483-04, An Ordinance Amending Portions of the Sedro-Woolley Comprehensive Plan and the Sedro-Woolley Land Use Map, to Conform to Changes in the Zoning Code, Amending Land Use Goals and Policies, Amending Utilities Goals and Policies, and Adding Sustainable Development Goals and Policies. Seconded by Councilmember Splane.

Roll Call Vote: Councilmember Meamber – Yes, Splane – Yes, Storrs – Yes, Colgan – Yes, Galbraith – Yes and Lemley – Yes. Motion carried.

### *Zoning Code Amendments*

Councilmember Lemley moved to adopt Ordinance #1484-04, An Ordinance of the City of Sedro-Woolley Amending SWMC Title 17, Including Chapters 17.04 Administrative Provisions, 17.08 Residential R-5 Zone, 17.12 Residential R-7 Zone, 17.16 Residential R-15 Zone, 17.20 Mixed Commercial Zone, 17.28 Industrial Zone, 17.40 Signs, 17.48 Mobile Home Parks, 17.60 Variances, and 17.66 Flood Damage Prevention, and Adding New Chapters 17.38 Residential Play Areas, 17.43 Planned Residential Development, and Amending the Zoning Map for the City of Sedro-Woolley. Councilmember Storrs seconded.

Roll Call Vote: Councilmember Lemley – Yes, Galbraith – No, Colgan – Yes, Storrs – Yes, Splane – Yes, and Meamber – Yes. Motion carried 5-1 (Councilmember Galbraith opposed).

### *Consolidated Planning Procedures Amendments*

Councilmember Storrs moved to adopt Ordinance #1485-04, An Ordinance Amending All of Sedro-Woolley Municipal Code Chapter 2.90, and Enacting a Revised Consolidated Planning Procedures Ordinance in its Place to Conform to Requirements of the Growth Management Act. Seconded by Councilmember Colgan.

Roll Call Vote: Councilmember Meamber – Yes, Splane – Yes, Storrs – Yes, Colgan – Yes, Galbraith – Yes, and Lemley – Yes. Motion carried.

### *Public Works Standards and Design Review Amendments*

Councilmember Lemley moved to adopt Ordinance #1486-04, An Ordinance Amending Sedro-Woolley Municipal Code Chapters 15.40 Public Works Construction Standards, 15.44 Design Review, and 15.56 Concurrency Management System. Councilmember Storrs seconded.

Roll Call Vote: Councilmember Lemley – Yes, Galbraith – Yes, Colgan – Yes, Storrs – Yes, Splane – Yes, and Meamber – Yes. Motion carried.

### *Subdivision Ordinance Amendments*

Councilmember Colgan moved to adopt Ordinance #1487-04, An Ordinance Amending Sedro-Woolley Municipal Code Title 16 Subdivision, in Conformance with the Requirements of RCW 36.70A the Growth Management Act, and RCW Ch. 58.17. Seconded by Councilmember Splane.

Roll Call Vote: Councilmember Meamber – Yes, Splane – Yes, Storrs – Yes, Colgan – Yes, Galbraith – Yes, and Lemley – Yes. Motion carried.

### *Design Standards and Guidelines*

Councilmember Meamber moved to adopt Ordinance #1488-04, An Ordinance of the City of Sedro-Woolley, Washington, Adopting Design Standards and Guidelines for Use with SWMC 15.44 Design Review, to be Effective for a Period of Six Months, Setting a Date for a Public Hearing. Councilmember Colgan seconded.

Roll Call Vote: Councilmember Lemley – Yes, Galbraith – Yes, Colgan – Yes, Storrs – Yes, Splane – Yes, and Meamber – Yes. Motion carried. (Councilmembers Galbraith and Meamber both voted “Yes – with reservations”).

## **NEW BUSINESS**

### Sunrise Meadows Preliminary Plat Application No. 1270

Planner Lahr reviewed the Preliminary Plat application for Sunrise Meadows. She reviewed a brief history of the project. The application from Richard Johnson is to subdivide a 17 acre parcel on North Township Street which includes requests for two variance requests to exceed the allowed cul-de-sac length and to reduce the lot frontage on a public street for two lots.

Lahr noted the Planning Commission held a public hearing on September 21, 2004 which was continued to October 5, 2004. The application was determined to meet the subdivision requirements and the variance requirements. She stated the subdivision requirements are those that were in effect when the application was vested in May, 2003. The Planning Commission recommended the City Council approve the preliminary plat

application and variances. She noted the Planning Commission's draft minutes and the signed resolution were included for Council review. Lahr reviewed a draft resolution for Council consideration and noted staff also recommends approval.

Bob Boudinot – Leonard, Boudinot & Skodje, 603 First Street, Mt. Vernon, representing the developer introduced himself to Council stating he was there to answer questions the Council may have.

Council questioned the stormwater runoff, detention pond location, N. Township improvements, access for future development and the level of housing to be built on the lots.

Lahr reviewed the street improvements required as outlined in the MDNS which includes a contribution to the DOT for their planned project, which is how staff proposed to mitigate impacts to Hwy 9.

Attorney Hayden noted the setbacks on lots facing Hwy 9 in the event the DOT chooses to widen the highway. The houses would be setback in order to widen the highway without having an impact on the houses. Hayden stated at this time DOT is not prepared to construct a turn lane so the option is reserved in terms of building setbacks for the future.

Engineer Blair stated there is not a mechanism to treat the smaller developments for the cumulative effect.

Councilmember Lemley briefly left the meeting and returned prior to the vote.

Councilmember Storrs moved to approve Resolution #705-04, A Resolution of the City Council of the City of Sedro-Woolley, Washington, Granting Preliminary Plat Approval of Sunrise Meadows Preliminary Plat Application No. 1270, adding the variances for the cul-de-sac and lot frontage reduction. Seconded by Councilmember Colgan. Motion carried 5-1 (Councilmember Galbraith opposed).

#### Contract – Universal Field Services, Inc.

Engineer Blair reviewed the proposed contract with Universal Field Services, Inc. to handle easement negotiations for the SR-20 Sewer with property owners. The contract is for an amount not to exceed \$24,633.00.

Councilmember Meamber requested to be kept apprised of the easements.

Councilmember Meamber moved to accept the contract and authorize the Mayor to sign a contract with Universal Field Services Inc. in the amount not to exceed \$24,633.00. Seconded by Councilmembers Lemley and Storrs. Motion carried.

### Annexation of FEMA Property for Park Purposes

Attorney Hayden reviewed the history of property received from Skagit County which the County had acquired from FEMA. The property is across River Road from Riverfront Park. It is partially wooded and partially in fields and is large enough to provide land for both additional ball fields and for informal recreation, picnicking, etc. There are no specific plans at the present. Hayden reviewed a proposal to annex into the City. Staff requests the Council authorize the filing of an annexation petition as proposed by Mayor Dillon.

Councilmember Lemley left the Council table.

Councilmember Storrs moved to allow the Mayor to proceed with annexation of parcels #P40415, #P40417, #P40411, and #P40409, together with the road right of way and subject to the comprehensive plan and any indebtedness to the City. Councilmember Meamber seconded. Motion carried. (Councilmember Lemley was absent for the vote).

Councilmember Lemley returned.

### **COMMITTEE REPORTS AND REPORTS FROM OFFICERS**

Mayor Dillon presented the schedule for the upcoming Budget Worksessions.

Councilmember Splane – questioned the “No Parking” signs for N. Reed Street.

Engineer Blair stated he will be having a meeting with the Street Department Foreman regarding signage although he believes the signs have been ordered and should be arriving shortly.

Councilmember Colgan – took a tour of the Wastewater Treatment Plant.

Councilmember Galbraith – questioned the status of the project across from Cascade Middle School. Galbraith noted he has seen activity in that area.

Planner Lahr noted the representative had contacted her regarding the process for completing the final binding site plan approval.

Councilmember Lemley – reported the left hand turn sign coming from the alley at Wells Fargo Bank is useless. He noted witnessing several close encounters.

Councilmember Meamber – discussed his displeasure of the sign code and the restrictions it places on businesses.

Lt. Wood – noted several vacations in the department and the graduation of the new officer, Paul Eaton. Wood stated he started to work on Sunday and will be in his FTO

period for approximately three months. He also reported that 25 junk vehicles have been towed since the program was authorized and Arts Auto Wrecking has been towing them free of charge. A fiber optic computer connection to the county has been hooked up and Wood noted the speed in response. He also stated the procedure manual is progressing and negotiations will be for forthcoming with the Guild to implement the procedures. He noted the daily challenge of the traffic due to several construction projects.

Engineer Blair – reported the closing of State Street until Friday, October 15<sup>th</sup>, and the uncovering of a section of an old wood stave pipe. They will try to salvage the wooden pipe in order to present it to the museum. He reported on the paving at the treatment plant and a portion of the parks department has been completed and plans are in the works for the “lake” area at the corner in front of the street department.

Planner Lahr – noted the Council Ward maps for the Council, as they requested.

Fire Chief Klinger – reported on the work party held at the training site and encouraged Council to come and take a look. Klinger noted the upcoming schedule for the site and also reminded Council of the upcoming Boots to Burn dance to benefit the Northwest Burn Foundation.

Clerk/Treasurer Nelson – announced the State Auditors will be arriving Thursday to do the annual audit. It will take approximately 3-4 weeks to complete.

Mayor Dillon – reported the arrival of the roll-off truck for the Solid Waste Department.

Councilmember Splane moved to adjourn. Seconded by Councilmember Galbraith.  
Motion carried.

The meeting adjourned at 8:03 P.M.