
CITY OF SEDRO-WOOLLEY

Regular Meeting of the City Council
October 27, 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, Lemley and Anderson. Staff: City Attorney Hayden, Clerk/Treasurer Nelson, Engineer Blair, Planner Lahr, Police Lt. Wood, Fire Chief Klinger.

Consent Calendar

- Minutes from Previous Meeting
- Finance
- Claim Vouchers #52741 to #52884 for \$253,732.29
- Payroll Warrants #34348 to #34441 for \$126,282.16
- Contract – Building Inspector
- ER&R Replacements
- Month to Month Extension of Janitorial Contract
- Setting Public Hearing – Property Tax Levy 2005

Councilmember Storrs moved to approve the consent calendar items A through F. Seconded by Councilmember Galbraith. Motion carried.

Public Comment

Kevin Loy – 128 Garden of Eden, read a prepared statement to the Council regarding the workings and commitment of the Planning Commission. Loy requested his prepared statement become a permanent part of the Council packet.

Louis Requa – 806 Metcalf, Skagit Surveyors & Engineers, addressed the Council on the Planning Commission and their lack of training. Requa encouraged the City contact the Department of Community and Economic Development for training sessions.

PUBLIC HEARINGS

UGA Amendment Proposals

Planner Lahr gave a power point presentation on the process and reviewed the recommended changes to the Urban Growth Area, listed as follows:

Citizen Initiated Modifications to the Urban Growth Area

- 1. Applicant:** Charles and Margaret Coultas
22677 West Jones Road
Sedro-Woolley, WA 98284

Request: *Include in UGA*. Proposal to include parcel number P36660 into the Sedro-Woolley Urban Growth Area as residentially zoned property. The property is currently zoned Skagit County Rural Reserve and is located at 22677 West Jones Road, Sedro-Woolley. Staff recommends to **include** in the UGA. The Planning Commission concurred.

- 2. Applicant:** Harold Coultas
8947 Westerman Road
Sedro-Woolley, WA 98284

Request: *Include in UGA*. Proposal to include parcel numbers P36661, P36662, and P36663 into the Sedro-Woolley Urban Growth Areas as residential zoned property. The property is currently zoned Skagit County Rural Reserve and is located at 8833, 8845 and 8947 Westerman Road, Sedro-Woolley. Staff recommends to **include** in the UGA. The Planning Commission concurred.

- 3. Applicant:** Alex and Amy Coble
22729 West Jones Road
Sedro-Woolley, WA 98284

Request: *Include in UGA*. Proposal to include parcel number P36684 into the Sedro-Woolley Urban Growth Areas as residentially zoned property. The property is currently zoned Skagit County Rural Reserve and is located at 22729 West Jones Road, Sedro-Woolley. Staff recommends to **include** in the UGA. Planning Commission concurred.

- 4. Applicant:** Frank and Beverly Martin
7963 State Route 9
Sedro-Woolley, WA 98284

Request: *Inlcude in UGA*. Proposal to include parcel number P38606 into the Sedro-Woolley Urban Growth Areas as residential property. The property is currently zoned Skagit County Rural Reserve and is located at 7963 State Route 9, Sedro-Woolley. Staff recommends to **exclude** from the UGA. The Planning Commission recommended to include in the Sedro-Woolley Urban Growth Area.

- 5. Applicant:** Michael and Ann Laue
1409 Jameson Avenue
Sedro-Woolley, WA 98284

Request: *Remove from UGA*. Proposal to exclude parcel number P40448 from the Sedro-Woolley Urban Growth Area and convert it to Skagit County zoning. The property is currently zoned Sedro-Woolley UGA – Urban Reserve Residential by Skagit County and is located at 1409 Jameson Avenue, Sedro-Woolley. Staff recommends to **remove** from the UGA. The Planning Commission concurred.

City Initiated Modifications to the Urban Growth Area

6. Property Owner: Paul Hieb

8643 Westerman Road
Sedro-Woolley, WA 98284

Proposal: *Include in UGA*. The City of Sedro-Woolley proposes to include parcel numbers P36668, P36655, and P36659 into the Sedro-Woolley Urban Growth Area as residentially zoned property. The property is currently zoned Skagit County Rural Reserve and is located at 8643 Westerman Road, Sedro-Woolley. Staff recommends to **include** in the UGA. The Planning Commission concurred.

7. Property Owner: Hopke Family Trust

24604 Hoehn Road
Sedro-Woolley, WA 98284

Proposal: *Remove from UGA*. The City of Sedro-Woolley proposes to exclude parcel number P99543 from the Sedro-Woolley Urban Growth Area and convert it to Skagit County zoning. The property is located on Fruitdale Road approximately 550 feet south of the Fruitdale Road and Hoehn Road intersection in Sedro-Woolley. Staff recommends to **remove** from the UGA. The Planning Commission voted 3-1 to remove this parcel from the UGA.

8. Property Owner: James and Linda Elder

22400 Cook Road
Sedro-Woolley, WA 98284

Proposal: *Include in UGA*. The City of Sedro-Woolley proposes to include parcel number P37308 in the Sedro-Woolley Urban Growth Area as residentially zoned property. The property is currently zoned Skagit County Rural Reserve and is located at 22400 Cook Road, Sedro-Woolley. Staff recommends to **include** in the UGA. Planning Commission concurred.

9. Property Owner: City of Sedro-Woolley

720 Murdock Street
Sedro-Woolley, WA 98284

Proposal: *Include in UGA*. The City of Sedro-Woolley proposes to include parcel number P37311 in the Sedro-Woolley Urban Growth Area – Public Zone. The property is currently zoned Skagit County Rural Reserve and is located at 22372 Cook Road,

Sedro-Woolley. Staff recommends to **include** in the UGA. Planning Commission concurred.

10. Property Owner: Unknown
River Road Property

Proposal: *Remove from UGA*. There is a portion of a parcel in the unincorporated UGA zoned Open Space on River Road just east of the boat launch. The property is approximately ½ acre in size and the property owner is unknown. It appears that it was originally included in the UGA to accommodate the boat launch, but according to city GIS data, the boat launch is inside the city limits. This parcel should not be in the UGA. Staff recommends to **remove** from the UGA. Planning Commission concurred.

Lahr noted that the total package of staff recommended changes resulted in approximately 33 acres of new residential being added to the Urban Growth Area and excluding approximately 34 acres of residentially zoned property with no significant change. She noted that if the City increases its UGA without removing approximately the same amount of property from the UGA it must be justified.

Discussion took place on zoning changes of recommended property, reasoning for removal of the city initiated requests, justification and addition of property to the UGA and packaging changes for zero net gain.

Mayor Dillon opened the public hearing at 7:31 P.M.

Jones Atterberry – 19856 Lei Garden Rd, Burlington, speaking on behalf of Frank and Beverly Martin, addressed the Council regarding the Martin’s request to be included in the City of Sedro-Woolley’s UGA. He noted the property being the northern entrance to Sedro-Woolley and spoke on safety issues with traffic control entering the City. Atterberry spoke of the additional homes coming into the northern part of the City and warned the Council of the pitfalls of expanding the City to the west which encourages citizens to go to Burlington for services and shopping. He addressed available utilities and future services and encouraged the Council to approve the Martin request and forward to the County Commissioners.

Jim Engberg – 10147 Ridge Pl., addressed Council regarding the request of Alex and Amy Coble. Engberg encouraged prioritization of the properties based on infill opportunities, areas where development is occurring and where infrastructure is more immediate. He also pointed out that the proposed area is zoned rural reserve (residential) which is the current zoning and would cross over as residential.

Harold Coultas – 8947 Westerman Rd, speaking on behalf of himself and his parents, Charles and Margaret Coultas of 22677 West Jones Rd, presented a brief history of the property and the multiple zoning designations the property has gone through. He noted his parents property will be the closest parcel to the proposed pump station and the benefit to their property to be able to hook to the sewer. Coultas spoke of the confusion

of the boundaries and road maintenance and other essential services that occur and inclusion of the property would square the boundaries.

Frank Salt – 24604 Hoehn Rd., representing the Hopke Family Trust property read a prepared statement which addressed the history of the property. He noted the dismay of the property owners of the City request to recommend removal of the property from the UGA. Salt noted the division of the property, elevation of the property and references by staff of the elevations. Salt stated he believes the property was unknowingly misrepresented to the Planning Commission, and the UGA boundaries are now clean and well defined, should the parcel be removed it will distort the lines. Salt addressed comments made at the Planning Commission and requested the reasoning for the property being recommended for removal. Salt spoke of the process and the notification procedures and stated they strongly object to the removal from the UGA designation and believes it to be an arbitrary proposal that is unwarranted at this time.

Louis Requa – 806 Metcalf, Skagit Surveyors & Engineers, speaking on the Hopke Family Trust at the request of Frank Salt on the actions being proposed. Requa addressed the division of family property by virtue of the UGA boundary. He presented Council with information and maps on the floodway within the subject property and spoke on the development potential of the property. Requa encouraged Council to be sure if they remove property from the UGA they have justification in doing so. Requa addressed the recent changes to the development regulations and stated it significantly reduces the new housing potential in Sedro-Woolley and noted it is the reason the Hopke property should be left in the UGA.

Jim Engberg – 10147 Ridge Pl., readdressed the Council and questioned the status of the sewer upgrades to the Garden of Eden area and if properties are considered on their own merit or as a package.

Mayor Dillon noted Council historically considers each property on their own merit.

Paul Hieb – 8643 Westerman Road, presented background information on his property and the use of the land. Hieb expressed concern of future taxes should the property be placed in the UGA. He spoke of the difficulty of farming should the property become surrounded by residential homes and addressed concerns of water in the area, and noted his mixed feeling of being included.

Scott Dugraw – 9949 Fruitdale Rd, stated he did not agree with leaving the Hopke property in the UGA. He spoke of the demand for farming and his interest in seeing the bottom parcel to stay in farm land. Dugraw spoke of the flooding this past year and expressed concern of the potential for more houses within the area because of the flooding.

Rusty Noble – 7842 Hwy 9, questioned the Martin property and the parcel to the south, if those would be brought in as well.

Mayor Dillon stated the request is not an annexation but a recommendation to be included in the Urban Growth area. She noted they have not requested to be included and normally the Council would not square it up.

Jones Atterberry – questioned the answer given for Noble’s question noting conflicting statements.

Mayor Dillon clarified that there had not been an application made for that property by either the owner or city.

Attorney Hayden reviewed the process and involvement with the County decision making.

Rusty Noble – again addressed the Council on the traffic of the highway and new development. He expressed concern of the safety of people within the area.

The Mayor closed the public hearing at 8:28 P.M.

Attorney Hayden reviewed factors that staff utilized for their recommendations which include logical boundaries, no net change in residential and ag land, non-contiguous requests and ease of utilities.

**Charles and Margaret Coultas
Harold Coultas**

Councilmember Meamber moved to recommend to the County Planning Commission to **include** parcels number P36660, P36661, P36662 and P36663 in the Sedro-Woolley Urban Growth Area. Seconded by Councilmember Anderson. Motion carried.

Alex and Amy Coble

Councilmember Meamber moved to recommend to the County Planning Commission to **include** parcel number P36684 in the Sedro-Woolley Urban Growth Area. Councilmember Splane seconded. Motion carried.

Frank and Beverly Martin

Councilmember Meamber moved to recommend to the County Planning Commission to **include** parcel number P38606 in the Sedro-Woolley Urban Growth Area. Seconded by Councilmember Splane. Motion carried 5-2 (Councilmembers Storrs and Lemley opposed).

Michael and Ann Laue

Councilmember Storrs moved to recommend to the County Planning Commission to **exclude** parcel number P40448 from the Sedro-Woolley Urban Growth Area and convert it to Skagit County zoning. Councilmember Lemley seconded. Motion carried.

Paul Hieb

Councilmember Anderson moved to recommend to the County Planning Commission to **include** parcel number P36668, P36655 and P36659 in the Sedro-Woolley Urban Growth Area. Seconded by Councilmember Storrs. Motion denied 2-5. (Councilmembers Storrs, Splane, Colgan, Galbraith and Lemley opposed).

Hopke Family Trust

No Action proposed.

James and Linda Elder

Councilmember Storrs moved to recommend to the County Planning Commission to **include** parcel number P37308 in the Sedro-Woolley Urban Growth Area. Councilmember Colgan seconded. Motion carried.

City of Sedro-Woolley

Councilmember Storrs moved to recommend to the County Planning Commission to **include** parcel number P37311 in the Sedro-Woolley Urban Growth Area. Seconded by Councilmember Meamber. Motion carried.

River Road Property (Property Owner Unknown)

Councilmember Storrs moved to recommend to the County Planning Commission to **remove** the unknown property on River Road from the Sedro-Woolley Urban Growth Area and convert it to Skagit County zoning. Councilmember Meamber seconded. Motion carried.

OLD BUSINESS

None

NEW BUSINESS

None

COMMITTEE REPORTS AND REPORTS FROM OFFICERS

Councilmember Lemley – reminded everyone of the upcoming Halloween Parade and downtown Trick or Treating, Friday October 29, 2004.

Clerk/Treasurer Nelson – reported on the entrance appointment with the State Auditors. She noted Councilmember Splane attended and the Auditors will be contacting Councilmembers to schedule the exit interview sometime mid-November. They are scheduled to conclude the audit on November 5, 2004.

Fire Chief Klinger – gave a reminder for the last chance to purchase “Boots to Burn” tickets. Klinger also noted that they are scheduled to pour concrete Thursday and could use some volunteers.

Police Lt. Wood – announced the implementation of the fiber optic line now hooked to the computers. Wood also reported that the total number of junk cars towed is up to 42 vehicles.

Attorney Hayden – updated the Council on the status of West Talcott and the Janicki annexation.

Planner Lahr – reported on the proposed MDNS received from the County for a special use permit for the Cimimeron facility at the Bayview Ridge industrial park.

Mayor Dillon – reported on the Solid Waste Comprehensive Plan which is different than the Council approved solid waste interlocal agreement with Skagit County. She recommended the Council ratify the comprehensive plan excluding any mention of a second transfer station. This will come before Council at a later date.

EXECUTIVE SESSION

The meeting adjourned to executive session at 8:58 P.M. for the purpose of personnel with no decision anticipated.

The meeting reconvened at 9:58 P.M.

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

The meeting adjourned at 9:59 P.M.