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CITY OF SEDRO-WOOLLEY  
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Regular Meeting of the City Council  
April 28, 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, Galbraith, Lemley, Colgan and Anderson. Staff: City Attorney Hayden, Clerk/Treasurer Nelson, Engineer Blair, Planning Tech Lahr, Police Chief Cooper and Fire Chief Klinger.

Consent Calendar

- Minutes from Previous Meeting
- Finance
  - Claim Vouchers #51271 to #51385 for \$858,159.44
  - Payroll Warrants #33185 to #33277 for \$123,093.96
- Waiver of Fees – Memorial Park – Mary Purcell Kindergarten – June 10, 2004
- Request for Out-of-State Travel – SWFD
- Interlocal Agreement – Solid Waste Management in Skagit County
- Setting Public Hearing for Private Street Ordinance
- Change Order – Wastewater Treatment Plant Shop/Garage
- Contract – Metcalf Ballfield Skate Park & Basketball Court Concrete Slabs

Councilmember Storrs moved to approve consent calendar items A through H. Seconded by Councilmember Splane. Motion carried.

Proclamation – Walk-n-Roll 2004

Mayor Dillon read a proclamation designating the third week in May as National Bike Week. The proclamation encourages citizens, children, community members and visitors to try walking, bicycling or taking the bus for both recreation and transportation, especially on May 21, 2004.

Public Comment

Bill Knuth – 24230 Alexander St., addressed the Council regarding making a park out of the land at Riverfront Park. He spoke of the drainage ditch and year round pond which would need fencing and maintenance. Knuth proposed making the area into a natural habitat for educational purposes.

Sharon Chapin – 24230 Alexander St., also addressed the area of the park being considered and the activities that have been taking place.

## **PUBLIC HEARINGS**

None

## **OLD BUSINESS**

None

## **NEW BUSINESS**

### Ordinance (Interim) – Providing for a Minimum Lot Size in PRD's

Planning Tech Lahr reviewed the current residential code and the interim ordinance to require a minimum lot size for planned residential developments. The interim ordinance would require half the lots in the developments to meet minimum lot sizes for the underlying zone. The other half could be reduced by 25% with common wall developments. The interim ordinance would enable the Council and Planning Commission to decide what they would like the code to accomplish.

Attorney Hayden reviewed the purpose of the PRD code and the original concept of a PRD. Hayden noted the goal is to get a better quality development in a trade off for more lots. He also noted there are three PRD's pending.

Discussion ensued regarding lot sizes and open space.

Mayor Dillon noted as part of the interim ordinance there would be a public hearing scheduled for the next meeting to gather public input.

John Lange – 1288 Fruitdale Road, owner of the Sauk Mountain Golf Course, addressed setting lot sizes at 8400 square feet and the effects of the design utilizing the larger lot size. He encouraged maintaining a 6000 square foot lot size. He also addressed prior commitments with the City on extending roads and the effects of the larger lot sizes on a development and costs.

Rob Janicki – concurred with Lange's comments and addressed the goals of the PRD. Janicki addressed the marketing of the homes and the need for more step up homes rather than entry level homes. He also encouraged looking at not just the size of the lots but the size of the homes being placed.

Discussion ensued on CC & R's and the availability of larger spec homes.

Councilmember Storrs moved to approve Ordinance #1470-04 An Interim Ordinance Amending Sedro-Woolley Municipal Code, Section 16.20.140, Establishing a Mandatory Minimum Lot Size for Planned Residential Developments for a Period of Six Months. Councilmember Anderson seconded.

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

### Voluntary Transacting Agreement to Acquire Park Land from Skagit County

Mayor Dillon introduced background information for the voluntary agreement to acquire park land from Skagit County.

Councilmember Anderson moved to authorize Mayor Dillon to execute the “Voluntary Transaction Agreement” acquiring the property adjacent to Riverfront Park and see if its feasible to annex that said property. Seconded by Councilmember Meamber. Motion carried.

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

Mayor Dillon – introduced containers that will be distributed throughout town for disposal of cigarettes. She also updated the Council on the award of a grant to the Solid Waste Department for retrofitting one of the trucks to have a roll off container. A review of the schedule for the next worksession was given and Mayor Dillon updated the Council on the Metcalf Ball Park dedication ceremony which will take place Saturday, May 1<sup>st</sup>. She also announced Hammer Heritage Square is open and bathrooms are being used.

Councilmember Colgan – noted all the bicycles in town this past weekend.

Councilmember Lemley – thanked the citizens for the passage of the school levy.

Fire Chief Klinger – noted he was still waiting to hear on the USDA grant.

### **EXECUTIVE SESSION**

The meeting was adjourned to executive session at 7:45 P.M. for the purpose of discussion of personnel with no decision expected.

The meeting reconvened at 8:45 P.M.

The meeting adjourned at 8:45 P.M.