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CITY OF SEDRO-WOOLLEY  
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Regular Meeting of the City Council  
June 9, 2004 – 7:00 P.M. – Community Center

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

Pledge of Allegiance

Mayor Dillon requested a moment of silence in memory of President Reagan.

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

Consent Calendar

- Minutes from Previous Meeting
- Finance
  - Claim Vouchers #51628 to #51700 for \$106,977.86
  - Payroll Warrants #33466 to #33560 for \$175,777.20
- Street Closure Request – Blast from the Past – June 4 & 5, 2004
- Waiver of Fees – Riverfront Park – Mary Purcell Elementary – June 11, 2004
- Waiver of Fees – Riverfront Park – Cascade Middle School – June 9, 2004
- Waiver of Fees – Community Center – Commerce Corridor Study – June 15, 2004
- Waiver of Fees – Community Center – SWSD – May 11, 2005
- Setting Public Hearing – Interim Public Works Standards Ordinance
- Lease – Trail Road Property (moved to New Business at the request of Councilmember Anderson)

Councilmember Anderson requested Item I, Lease – Trail Road Property be removed from the consent calendar and moved to New Business.

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

Public Comment

Neil Weische – 806 Alexander St., addressed the Council on neighboring property located at 812 Alexander and a problem with numerous cats. He noted it was his understanding that the City will be doing a yard clean up. He encouraged the Council to look into restrictions and control of cats within the City.

Nan Laney – 28671 Utopia Rd, thanked the Council for the waiver of fees for use of the Community Center for the upcoming corridor meeting. Laney presented background information on the Commerce Corridor Feasibility Study. She noted the study is looking at building up to 10 lanes of passenger and freight toll roads, and upgrading the rail line, pipelines and powerlines. The corridor is being looked at along Highway 9. She noted the meeting will be held on Tuesday, June 15, 2004 at the Community Center and encouraged everyone to attend.

Jeanna Bullington – Hillsview Apts., addressed the Council on the bus routes provided by SKAT and connecting route times.

Mayor Dillon noted that she would pass on the information to the SKAT board. A citizen SKAT representative was in the audience and invited her to come speak at their meeting.

## **PUBLIC HEARINGS**

### Janicki Industries Annexation/East

Planner Lahr introduced a map of the annexation area.

Mayor Dillon opened the public hearing at 7:15 P.M.

Gordon Hutchings – 8931 Carriage Ct., questioned the difference between light industry and heavy industry.

Planner Lahr addressed the proposed zoning change and the differences in heavy and light industry.

K.B. Johnson – 889 Carriage Court, noted that he would like to become part of the City but is concerned of the noise and smells with heavy industry.

Rick Judd – 1310 Fruitdale Rd. and 8698 Fruitdale Rd., addressed the Council and stated he was in full favor of the annexation. He encouraged cooperation between Janicki Industries and the City.

Larry Stiles – 1227 Independence Blvd, addressed the loss of property value to the residents in the area and also spoke on the harm of having industry in the area.

Lisa Suchland – 8879 Carter Rd., addressed the loss of the sale of her home due to the recent publicity of the annexation and proposed industry expansion.

Paul Cocke – 8591 Wedmore Pl., questioned the progress of buffering between the residential areas.

Judy Carlson – 898 Carriage Ct., addressed zoning changes to the area with industrial property. She addressed the value of the property due to the industry in the area and

commented on the existing noise and smells. She noted her opposition to the proposed annexation.

Max Alaways – City Resident, questioned the reasoning for wanting to expand the current facility and stated he believes it to be greed driving the request.

Councilmember Anderson addressed Alaways in making derogatory remarks towards community members and cautioned him that Council will not tolerate those types of remarks.

Robert Mataya – 1226 Independence Blvd., expressed concern of property values due to the neighboring industry and concern of the gasses to be used. He also noted his opposition to the annexation.

Judy Carlson – 898 Carriage Ct., readdressed the Council regarding the chemicals used at Janicki Industries and some of the side effects from those chemicals.

Margaret Miller – 1227 Independence Blvd., spoke to the Council and stated her concern was not of the annexation but of the proposed zoning changes in the industrial zoning. She questioned the definition of light and heavy industry and questioned where Janicki Industries falls.

Nan Laney – 28671 Utopia Rd., noted her support in the Council and the Mayor in increasing specificity between light and heavy zoning. She noted it was a topic that came up several years ago and encouraged the Council to increase the specificity instead of lumping them.

Mayor Dillon closed the public hearing at 7:34 P.M.

Mayor Dillon turned the topic over to the Council for a decision noting that the annexation is what is under consideration at this time. Approval of the annexation will not change the zoning at this time. Any zoning changes would be changed during the comp plan update process. There will be public hearings and the public was encouraged to participate.

Planner Lahr noted for the record that there have been discussions with Janicki Industries and they do have plans for future expansion. Their best options have been addressed and the expansion is part of the reason for the annexation and rezone request.

Council discussion ensued to include county zoning and requirements, city zoning code changes as part of the 2004 comp plan update, interim ordinances and property values.

Larry Stiles – 1227 Independence Blvd, readdressed the Council regarding the need for manufacturing businesses and their need for flexible work hours.

Councilmember Storrs moved to adopt Ordinance No. 1474-04 An Ordinance of the City of Sedro-Woolley, Washington, Resolving to Annex Real Property Contiguous to the Eastern Portion of the City and Adopting a Proposed Land Use Zoning Regulation for the Real Property, and Subjecting the Property to its Pro-Rata Share of City Indebtedness. Seconded by Councilmember Splane.

Councilmember Galbraith noted that he is abstaining from voting on this issue due to a conflict of interest.

Roll Call Vote: Councilmember Colgan – Yes, Storrs – Yes, Splane – Yes, Meamber – No, Lemley – No, Anderson – No. Motion denied due to tie vote.

#### Six-Year Transportation Improvement Plan (TIP)

Engineer Blair introduced the Six Year Transportation Improvement Plan (TIP). He noted that in order for the City to receive any state or federal funds the City has to go through this process.

Councilmember Meamber requested the SR20 Bike/Pedestrian Facilities be moved from priority 10 to priority 4.

Mayor Dillon opened the public hearing at 7:59 P.M.

Carl Enstrom – 9007 Carter Rd., addressed the McGargile Road project and questioned the traffic flow utilizing Carter Road from McGargile during school hours.

Jeanna Bullington – addressed skateboards and bicycles using the sidewalks and encouraged placement of bicycle lanes.

Mayor Dillon closed the public hearing at 8:02 P.M.

Councilmember Galbraith requested SR-9 Bicycle and Pedestrian Facilities be moved from priority 3 to priority 2.

Councilmember Storrs moved to adopt Resolution No. 699-04 A Resolution Adopting the Six-Year Transportation Improvement Program for the City of Sedro-Woolley, Washington 2005 – 2010. Councilmember Meamber seconded. Motion carried.

#### **OLD BUSINESS**

None

## **NEW BUSINESS**

### Adoption of International Building, Plumbing, Mechanical & Fire Codes & Fee Schedule

Ardell McCombs, Building Official, informed the Council that the state has mandated all building jurisdictions adopt the International Building, Plumbing, Mechanical and Fire Codes by July, 2004.

McCombs noted there are still some changes in the works and therefore the ordinance will come at a later date when all changes are complete. He entertained questioned from the Council to include state mandates, balcony barbecues, Christmas trees and timing.

Mayor Dillon announced that McCombs will be taking an extended leave from the City for a period of approximately 3 months. She wished him well and thanked him for his work for the City.

### Ordinance – Moratorium on New Subdivisions served by Township and Metcalf Streets Sewer

Debbie Allen, Sewer Department Foreman, addressed the Council regarding capacity issues with the Township Street and Metcalf Street sanitary sewer lines. She noted these lines are surcharging which means the lines are at capacity and will have to be replaced. The moratorium will allow time to gather information and what the financial impacts are to the City.

Attorney Hayden noted the problem appears to have been caused by new growth. He stated the decisions the Council will be faced with are to what extent the cost of the improvement will be shared by the ratepayers and to what extent will the cost of the improvements be paid for by developers of new growth. He noted there are several ways for sewer improvements to be paid which will determine who pays.

Hayden noted the purpose of the moratorium is two fold. The first is mechanical, the second is financial. The proposal is to place a moratorium on new subdivisions in order to slow down development until it is determined how much the upgrade will cost. Then a decision can be made as to what percentage of the cost should be borne by developers. Hayden noted that the ordinance would allow those plats which have already received approval or preliminary approval to proceed. This would only effect any new subdivisions.

Engineer Blair noted that the two areas are the Township Street and Metcalf Street lines. After the onset of the F & S Grade/Garden of Eden Rd. pump station, when both trunk lines are considered, it covers 90% of the City. Blair stated that the City is in the middle of the Sewer Comp Plan Update and financial information and recommendations will be included.

Councilmember Anderson moved to approve Ordinance No. 1474-04 An Interim Ordinance of the City of Sedro-Woolley Placing a Moratorium on Subdivisions in Certain Areas Served by the Township Street and Metcalf Street Sewer Mains for a Period of Six Months and Requiring New Applications to be Accompanied by Confirmation From the Public Works Director That Line Capacity is Available. Seconded by Councilmember Storrs.

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

#### Lease – Trail Road Property

Councilmember Anderson expressed his opinion that the property should be put up for sale. He stated he doesn't believe the City should be in the real estate business.

Councilmember Anderson moved to enter into a month to month lease for the property at 605 Trail Road at \$800.00 per month plus utilities to the existing tenant. Seconded by Councilmember Meamber. Motion carried.

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

Engineer Blair – thanked the Sedro-Woolley emergency services for their excellent response to his recent mishap. Blair introduced Arturo Chi to the Council. Chi will be taking on the role of Engineering Assistant and Inspector.

Councilmember Lemley – reported on the recent Blast from the Past event held. He noted that everything went relatively well.

Ardell McCombs – reported the lights are up at Hammer Heritage Square.

Councilmember Anderson – questioned the brick purchases for Hammer Heritage Square.

Mayor Dillon noted that half of them are there and remaining bricks are being completed at this time.

#### **EXECUTIVE SESSION**

The meeting adjourned to executive session at 8:32 P.M. for the purposes of real estate and personnel. A possible decision may be made.

The meeting reconvened at 8:59 P.M.

Councilmember Anderson moved to pay the loan and other ensuing liens or debts on the property at 605 Trail Road and make it whole. Seconded by Councilmember Galbraith. Motion carried.

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

The meeting adjourned at 9:00 P.M.