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CITY OF SEDRO-WOOLLEY  
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Joint Council/Planning Commission Work Session  
August 4, 2009 – 7:00 P.M. – City Hall Council Chambers

The Worksession was called to order at 7:00 P.M and opened with reciting the Pledge of Allegiance.

ROLL CALL: Present: Mayor Mike Anderson, Councilmembers: Ted Meamber, Tony Splane, Tom Storrs, Pat Colgan, Hugh Galbraith, Rick Lemley and Dennis London. Planning Commission: Pat Huggins, Jim Johnson, Terry Carter, Tracy Donovan, Rick Judd and Brett Sandstrom. Staff: City Supervisor/Attorney Berg, Finance Director Nelson, Senior Planner Coleman and Planning Director Moore.

**Discussion on Potential City-wide Re-zoning and Changes to SWMC 17.28 – Industrial Zoning**

- Planning Director Moore presented introductory remarks for the proposed City-wide re-zoning changes and changes to SEMC 17.28 – Industrial Zoning. He noted that the Planning Commission has reviewed and is requesting direction from the City Council.

Discussion ensued regarding concern on proposed conversion from industrial to mixed commercial at the Skagit Industrial Plant. It was felt the site is suitable for industry with buildings, neighbors, buffers, etc. City Supervisor/Attorney Berg suggested consideration of a Mixed Commercial Transitional Zone which would allow both industry and commercial as the owner's needs demand. Concern was also expressed on R-15 zoning as a buffer with discussion held including the concept of buffers for certain types of industry creating dust, odor, etc not being next to residential, prior Council position against commercial on Moore Street due to traffic issues and the need for industry to provide living wage jobs. Also discussed were origination of zoning request changes and the need to preserve industry.

Responsibility and type of buffering with possible mixed use, live/work units, open space and urban villages rather than apartment complexes were discussed as well as the need for large enough chunks of land to allow a buffer as well as the project and avoid strip malls.

It was noted that a few years ago, Council pushed to eliminate R15 and have smaller apartment units interspersed throughout the city rather than large apartment complexes. Discussion ensued regarding use of limited multi-family to be allowed on fringe of Central Business District. Concerns for parking were expressed and an alternative of mixed use urban village with CBD as an overlay discussed. Further discussion ensued to include wishes for

allowable vs. conditional uses in industry, especially retail in an industrial zone. It was suggested that office and parks would be a good consideration for buffer between residential and industrial.

Discussed of landscaping performance bonds to replace vegetation which dies, sound walls, 24-hour operation sound control and business friendly regulations was held.

Planning Director Moore displayed a sample postcard which will go out to residents and property owners informing them of the comprehensive plan update process and scheduled meetings.

**PUBLIC COMMENT**

Bill Rimmer – 2720 Club Court #107, Mount Vernon addressed the Council and Planning Commission to address his wishes to change his request for his property along Brickyard Creek, North of SR 20 to mixed-commercial and R15.

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

The worksession adjourned at 9:07 P.M.

ATTEST:

APPROVED:

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