
CITY OF SEDRO-WOOLLEY

Regular Meeting of the City Council
March 28, 2012 – 7:00 P.M. –City Hall Council Chambers

ROLL CALL: Present: Mayor Mike Anderson, Councilmembers: Kevin Loy, Tony Splane, Tom Storrs, Keith Wagoner, Rick Lemley and Brett Sandström. Staff: Recorder Brue, City Supervisor/Attorney Berg, Engineer Freiburger, Planner Moore, Fire Chief Klinger and Police Chief Wood.

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

Pledge of Allegiance

Consent Calendar

- Minutes from Previous Meeting
- Finance
 - Claim Checks #74053 to #74131 in the amount of \$133,028.33.
 - Payroll Checks #52610 to #52715 in the amount of \$195,779.10.
- Possible Purchase Order Amendment – Purchase Order 2011-PO-01 Sodium Hypochlorite 12/5% Purchase Annual Contract
- 2012 EMS Disposable Supply Inter-Local

Councilmember Storrs moved to approve the consent calendar, as presented, Items A through D. Seconded by Councilmember Lemley. Motion carried (6-0).

Public Comment

Pat Huggins – 1011 Alderwood Ln., representing Haines St. LLC, addressed the Council regarding his request to stop garbage service for vacant rental units and reviewed correspondence between him and the City. He noted there are three rental units on one parcel of land. The letters included city code which addresses cans per unit and cans per parcel. He believes the City's interpretation is incorrect and requested the situation be looked into.

Mayor Anderson said he would look into the situation for Huggins and get back to him.

An Unidentified Member representing the American Legion spoke to the Council regarding the start up of a Junior Shooters program for youth of all ages up to the age of 18. He also announced the upcoming Passing of the Pig ceremony on June 22nd – 24th, to include a march through town.

Don Harbeston – 1273 Arrezzo Dr., addressed the Council regarding parking in front of mail boxes in his neighborhood which hampers their mail delivery. He questioned the possibility of no parking during mail delivery hours.

NEW BUSINESS

2011 Comprehensive Plan Docket

Planner Moore reviewed the first read of the 2011 Comprehensive Plan Docket. He noted public hearings have been held at the Planning Commission level and the docket has been reviewed with no comments through the Department of Commerce. The Planning Commission has made the following recommendations:

- CPA-1-11 Rezone of Abandoned Railroad Corridor Along Northern Street
- CPA-2-11 Proposed Expansion of UGA to include City-owned Properties (City owned property on River Road minus the residential properties on the South-side of Dunlop)
- CPA-3-11 Update of the Parks and Recreation Element

Discussion ensued regarding some property owners on the South side of Dunlop not being interested in being in the Urban Growth Area, uncertainty as to how the County will view the request, analysis of current park land and projected need, alteration of current inventory as listed in the plan and park impact fees (no changes recommended).

Planner Moore reviewed the possible actions available upon the second reading to include 1) Adopt the ordinance that includes the changes as recommended by the Planning Commission and resolution, 2) Refer the documents back to the Planning Commission for further review and modification; 3) Adoption of the ordinance and resolution with additional changes made by the City Council; and 4) Reject the proposed changes.

The item will be placed on the next agenda for action.

Proposed Planning Commission 2012 Work Plan

Planner Moore reviewed the proposed 2012 Work plan for the Planning Commission. He noted these are additional items to the regular items assigned by the City Council and Comprehensive Plan updates. The items are:

- 1) Develop Design Standards and Zoning Code for the Urban Village Mixed Use Zone.
- 2) Develop rules for installation of parklets.
- 3) Develop and Urban Forestry Program to include becoming registered with the Tree City USA program.
- 4) Produce streetscape standards for private and public development and redevelopment of streets
- 5) Revise the Planned Residential Development (PRD) zoning code.

Councilmember Sandström expressed support for the parklet and streetscape standards as a high priority.

Discussion took place regarding the potential for nursery stock, urban forestry designation and timing of decision.

Councilmember Sandström moved to proceed with the work plan as presented. Councilmember Storrs seconded. Motion carried (6-0).

Planning Committee report on Impact Fees and General Facilities Charges

City Supervisor/Attorney Berg noted the Council Planning committee met and was unable to come to a recommendation. The thought was to discuss at a worksession but there is a live issue that has made a decision to be more urgent.

Berg stated the question is “when viewing an existing property that hasn’t been used for its intended use, at what point does that property lose whatever credits that may have existed for impact fees and capital facility charges, where is the line”. He noted the code has been interpreted in one fashion but ultimately it is a policy question for the Council.

Councilmember Sandström, member of the Planning committee commented that the question was how long a building can lay vacant without being used before loss of credit, or how intact does it have to be. The committee felt if it goes for the original use of the building that the fees would not need to be assessed.

Some discussion ensued using various vacant buildings as scenarios.

Pola Kelley – Sedro Woolley Chamber addressed the potential renovation of the old Oliver and Hammer where the Sedro Woolley Community Fellowship is located downstairs. She noted the impact fees that were quoted were so high it will prevent them from going ahead with the project. The impact fees were almost double the cost of construction. She spoke of the proposed use of the upstairs with office space. She expressed concern that if we make old buildings so high of a cost that people won’t want to renovate them we will end up with deteriorating buildings downtown. She asked for consideration to be given not only for what the City needs but what the goal is for the downtown to become.

Discussion ensued to include having an established program for bonds with payment through impact fees; best choice for credits – office spaces vs. grocery store, issuing credits is the same as spending the money of the rate payers, policy choices, quality and distribution of rates, use of impact fees for match of grant funding projects and verifiable certification of structure.

Planner Moore noted he appreciated the discussion but the eminent question regarding existing buildings is how long can they be vacant before assessing impact fees and what level of disrepair.

Further discussion was held regarding calculation of impact fees; Councilmember Loy requested a copy of the written policy and discussion ensued of a policy that can be fairly and equally applied.

The consensus was to discuss further at the next worksession.

REPORTS AND REPORTS FROM OFFICERS

Police Lt. Tucker – referred to a photo of items seized from a recent arrest. He noted some of the items relate to recent burglaries and also includes a vehicle. He mentioned the current auction of a vehicle that was seized in a previous bust.

Councilmember Sandström – thanked the Police Department for their ability to focus on the local community issues.

Planner Moore – addressed an updated permit and code enforcement activity report within the Council packet. He spoke of some difficulty with the enforcement of code violations and discussed the possibility of the topic as a worksession item.

Discussion on code violations, civil process for abatement, need for a mechanism for property enforcement and clean up was held.

Engineer Freiberger – announced the upcoming open house for the SR-20, Metcalf to Township Lane Widening and Bicycle/Pedestrian Improvements Project on Thursday, April 12, 2012 beginning at 11:00. He noted the signals have been activated and are working fine. The project is complete with the exception of a few punch list items. He also noted the closure for applications for consultants on the SR20/Cook Road Realignment project. Freiberger reported that notification was received for funding on the Safe Routes to Schools contingency project. An application to TIB for additional funds for the sidewalks will be submitted as well as for the John Liner road project for a bike/pedestrian path. He also reported that Leo Jacobs is working on a grant for a demonstration composting facility through Department of Ecology.

City Supervisor/Attorney Berg – reported he was still waiting to hear back from Skagit County on the Brickyard Creek Interlocal agreement. He also reported the EMS Summit he attended on behalf of the City in which the County has decided to seek a levy in the August election. Berg discussed the timing crunch and Sedro-Woolley's stance to fix the issues and then seek funding but noted the critical nature of funding. He also reported on an upcoming meeting for the formation of a committee regarding a possible jail proposal.

Councilmember Wagoner – congratulated Councilmember Sandström for making a call to 911 on a neighborhood watch which resulted in an arrest.

Councilmember Lemley – announced the upcoming Woodfest this coming weekend at Sedro-Woolley High School.

Councilmember Sandström – again, thanked Police Lt. Tucker and his department for their continued efforts to keep the community safe.

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

The meeting adjourned at 8:24 P.M.