

**TOWN OF CONCRETE  
PLANNING COMMISSION MEETING  
MINUTES  
April 19, 2011**

**Call Meeting to Order:** Chairman Driver called the meeting to order at 7:00 PM.

**Roll Call:** Chairman Jason Driver, Vice Chairman Don Payne, Doug Gates, Judie Legg, Bruce Newburn, Chris Jansen and Student Representative Drake Jansen. Commissioners absent: George Theodoratus and Al Fabrick.

**Excused Absence for Commissioner Fabrick** A motion to approve an excused absence for Commissioner Fabrick was made by Commissioner Chris Jansen. A second to the motion was made by Commissioner Payne. The motion carried unanimously.

**Approval of Minutes:** A motion to approve the March 8, 2011 minutes was made by Commissioner Legg. A second to the motion was made by Commissioner Chris Jansen. The motion carried unanimously.

Commissioner Theodoratus arrived at 7:05 PM

**Audience Members:** None

**Old Business**

**Chairs report:** Chairman Driver explained he had attended the Visioning Workshop on Saturday and the same process was used to conduct the discussions. Stations/tables were used and dots to determine priority projects. He noted the results may be available in June. He explained he had previously talked to Superintendent Hawkings regarding another student representative for the commission. Barb indicated it would difficult to have another student participate with all the after school activities the students are involved in. It was suggested that Student Representative Drake Jansen ask some his fellow students if they would have an interest in serving on the commission. Town Planner Cisar noted the student representative term ends in June so we will be probably be looking for two members for next fall.

Chairman Driver suggested the members pick up their Agenda Packets at Town Hall to save money. The majority of the Commissioners liked the current system since they may not be able to make a trip to Town Hall to pick up their packets.

**Parks Committee Report:** Planner Cisar explained the Town Council approved a recommendation of the Park's Committee to develop 2 practice baseball ball fields at the south east end of Silo Park. The committee also discussed developing and grading the park for the Performance Plaza as shown on the master plan prepared by Susan Black and Associates (SBA). Planner Cisar further explained they had met with Bob Warinner from the Department of Fisheries regarding the relocation of Lorenzen Creek. Bob will contact the Tribes to see if they

have any concerns with the proposed plan since they have Treaty Rights for fish/fishing in our area.

Their support would be helpful with any future grant applications for the project.

**Visioning Committee Report:** Town planner Cisar explained he had attached the February and March Minutes for the commission's information.

Commissioner Jansen noted the committee was considering designing a Logo and may use designers in Minnesota. He asked why the committee did not use Concrete High school students, who have the talent to design the logo. Chairman Driver said he may attend the next Town Council meeting and express the Commission's concern with the design of the logo.

**Student Report:** Student Representative Drake Jansen reported he had spoken to several students who indicated there is no local fitness center in Town. Students have to drive to centers located in Burlington or Sedro Woolley.

Commission discussion continued involving a Community Center which could provide several activities for the kids including a fitness center.

### **Planners Update:**

Town planner Cisar noted he had already discussed the Lorenzen Creek relocation plan under the Parks Committee report. He explained the Environmental review for Fill and Grade Permit application for PSE had not received any comments and the permit was issued for 10,000 cubic yards of fill material. PSE is currently finalizing the Power House Plans and will be in for a building permit this month. He further explained the Historical Preservation and Landmarks Commission met on March 22. Megan Duvall from the State Department of Archaeology and Historic Preservation attended this meeting and provided an overview of her department activities and funding sources for restoration projects. The committee, in consideration of Ms Duvall's presentation, recommended applying for a feasibility grant for the Superior Building which was approved by the Town Council on March 28<sup>th</sup>. Staff will send the grant application in this week to meet the April 21 deadline. Grant awards are announced in October. Town Planner Cisar explained the Open House for the update of the Shoreline Master Program will be schedule in June at the High school Commons. Hopefully PSE may attend and have some information available for the power house project.

### **New Business**

#### **a. Port of Skagit Industrial Land Survey**

Town Planner Cisar said he had been working with a consultant for the Port of Skagit who is conducting a survey to determine the available industrial and commercial property in all the cities and Skagit County. The survey will also include the restraints on the properties such as floodplains, wetlands, steep slopes and lack of infrastructure.

Cisar explained the county GIS department had prepared a map of the town which he reviewed and explained the critical areas, the zoning and the parcels on the map. He noted

two areas in Town along the Baker and Skagit Rivers are subject to flooding. Wetlands and stream buffers are site specific and can be mitigated to some degree through the design process. Our biggest concern is available water which will require the additional water source and an additional 500,000 gallons of storage. A new waste water lift station will also be required to serve properties on the Westside of Town and the UGA. Planner Cisar indicated he'll have copies of the survey available for the commission when the Port releases the survey results.

b. Waste Water Plant Biosolids Permit and Lagoon Decommissioning Plan

Town Planner Cisar explained the environmental reviews for the Biosolids Permit and Lagoon Decommission Plan have been completed and no comments were received during the two weeks review of SEPA Checklist and plans. He noted the Biosolids will be hauled to the La Conner waste water plant. The lagoon will be filled with structural fill material in order to construct and new Public Works shop and storage facility on the site at a later date.

c. Mobile Food Vendor

Town Planner Cisar explained a gentleman was in the office a few weeks ago asking about a food vendor's permit for a Taco Wagon. He currently operates his wagon at the park in Rockport and also in Sedro Woolley. The health department indicated he runs a good business. The Town last year developed regulations for mobile food vendors which require approval of a "Temporary Use Permit" by the Town Council.

**Commissioner Requests and Reports:**

None (See next meeting items)

**Items for Next Meeting: MAY 3, 2011**

1. Update on additional student representative
2. Update Visioning Logo

**Meeting Adjourn:** There being no further business Commissioner Chris Jansen moved to adjourn the meeting. Commissioner Legg seconded the motion. The motion carried unanimously. Chairman Driver adjourned the meeting at 8:35 PM.

---

Approved by the Chair

---

Date of Approval