

**CITY OF SEDRO-WOOLLEY  
PLANNING COMMISSION MEETING  
MINUTES – DRAFT  
September 21, 2021**

**CALL TO ORDER:** Chair Joe Fattizzi called the meeting to order at (6:32 pm).

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:** Present: Commissioners Danielle Freiburger, Joe Fattizzi, and Eric Johnson, Joe Franett

**ABSENT:** Stacy Penno, Pat Huggins, Silas Maddox

**STAFF:** John Coleman, Nicole McGowan

**APPROVAL OF CONSENT AGENDA/MINUTES:** Minutes from July 20, 2021 were approved as written.

**GENERAL PUBLIC COMMENTS:** There were no general comments.

**PUBLIC HEARING:** There was no public comments

**UNFINISHED BUSINESS:** None on the agenda

**NEW BUSINESS:**

**Requested amendments to the Urban Village Mixed Use Parking regulations.**

Mr. John Coleman briefed the Commissioners on a request was received to update the parking requirements for the Urban Village areas. A memo was sent out to the Commissions explaining the details of the request. The intend of this item is for discussion only prior to the issue going to a public hearing.

The Commissioners discussed the request relative to shared parking and counting the right of way as part of the required parking spaces for the urban village use. Mr. Coleman said that staff will research how shared parking works in other jurisdictions.

Mr. Paul Woodmansee, President and Owner of BYK Construction, spoke to setback requirements, which limits area for Commercial Parking. He suggested that if the right of way is counted towards parking that the requirement can require that the owner maintains the right of way and would be allowed to tow cars. Mr. Woodmansee commended on the great job the Commissioners did on creating the Urban Village Mixed Use.

Commissioner Fattizzi explained that the parking calculations were created to conform to the City's needs. He also pointed out that our location is a car driven community. Mr. Woodmansee

wanted to note that the UVMU planning was a great open process and that it isn't until you actually start planning a project that you find some requirements are harder to meet.

Commissioner Johnson suggested reviewing the mass transit that may be used by residents of these areas.

**CPA-1-21 – 2021 Comprehensive Plan amendments including two rezone requests:**

Mr. John Coleman, Planning Director, gave an overview of the two proposed rezones. Each request will be discussed separately. This meeting is intended to be an introduction to the properties in the two rezones. Staff does not yet have any recommendations on the rezone requests and public hearings for the rezone requests have not been scheduled

1. Rezone request #2020-012 Ruby, request to change the zoning designation of roughly 3 acres of land from Mixed Commercial to Residential 5.

The applicant is requesting to change the zoning designation of roughly three acres of Parcel P39361 from Mixed Commercial to Residential 5 (R-5) The property is located at the southwest corner of the intersection of Portobello Avenue and North Fruitdale Road and contains the Gateway Golf Course. The area zoned Mixed Commercial many years ago, presumably as a possible location for a small commercial node to serve the Sauk Mountain View Estates subdivision.

Mr. Coleman explained that the Commissioners heard this request in 2020 and recommend to City Council 3-2 to approve the rezone. Once it went to City Council they had concerns so it was sent back to the Planning Commission. There was also concern of how wet the property is and how it will be developed. In closing, this request will need to be reviewed by the Commissioners and public hearings will need to be scheduled.

Mr. Bob Ruby, Granite Holdings, explained that he had hired a private company to make a recommendation of what the best use of this property would be. In conclusion, the report came back that the property use would not be mixed commercial because of its location and would not be an economically viable. Mr. Ruby pointed out that the water issue will be dealt with through proper engineering.

2. Rezone request #2021-038 – Bucko – request to change the zoning designation of roughly 5.2 acres of land from Mixed Commercial to Residential 15.

Mr. John Coleman, Planning Director, described the location of the site. This property is approximately 5.2 acres of Mixed Commercial. The applicant is proposing to rezone the land to Residential 15. Mr. Coleman explained that without combining this area with the properties to the south basically makes this land non accessible.

Commissioner Franett expressed concern relative to traffic impact. Mr. Coleman explained that traffic flow is a part of the comprehensive plan update. The entire comp plan addresses future growth and the plan is on track. The Cook Road traffic impacts are studied by Skagit County and the WSDOT on a regular basis. As of now we are on track with our comp plan as it relates to traffic impact.

Ms. Sarah Bucko, applicant, explained that they are donating 1.6 acres to create an arterial. She explained that by changing the zone to R15 would provide more affordable housing. There are grants that are provided to communities to provide affordable housing. Ms. Bucko explained that they are trying to provide more affordable housing, which would include duplexes, townhomes, etc. In closing, Ms. Bucko explained that this project is a legacy project for them.

**PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:** Mr. Coleman introduced Nicole McGowan as the new Assistant Planner.

**DISCUSSION ITEMS:**

**ADJOURNMENT** - (Time: 8:26 p.m.)

---

PLANNING COMMISSION CHAIRMAN

---

PLANNING COMMISSION SECRETARY

Attendance: 4