

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
October 19, 2021**

CALL TO ORDER: Chair Joe Fattizzi called the meeting to order at (6:30 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners Danielle Freiburger, Joe Fattizzi, and Eric Johnson, Stacy Penno and Silas Maddox

ABSENT: Pat Huggins and Joe Franett

STAFF: John Coleman, Nicole McGowan, Michelle Grace

APPROVAL OF CONSENT AGENDA/MINUTES: Minutes from September 21, 2021 were approved as written.

GENERAL PUBLIC COMMENTS: There were no general comments.

UNFINISHED BUSINESS: None on the agenda

PUBLIC HEARING:

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

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

Mr. John Coleman, Planning Director, gave an overview of the two proposals on the agenda. He explained that the Ruby request was heard by council last year and is now being sent back to the Commission to rehear in 2021. Staff has reviewed the application materials for the roughly three-acre rezone request for consistency with the Sedro-Woolley comprehensive plan. The Planning Commission Chair, Mr. Joe Fattizzi, opened the public hearing to take public comment on the above request at 6:57 p.m.

Mr. Paul Cocke, 975 Wedmore Place, expressed concern relative to water run-off, flooding, increased traffic and developing near the gas lines. He also is concerned to impact on the wetlands off of Fruitdale Road. Lastly, he spoke in favor of keeping the golf course.

Mr. Jeffery Choffel, 1265 Arrezo Drive, pointed out that there was an incorrect Zoom address on the public hearing notice, which made it difficult for people to get onto the zoom to attend the meeting. He asked if Washington State official wetland survey has been completed on this property. Mr. Choffel expressed concern regarding the flooding and traffic impacts.

Mr. William Stevens, 1259 Arrezo Drive, expressed his concerned of flooding the impact on the schools.

Ms. Monnette Stevens, 1259 Arrezo Drive, commented on school impacts and soil erosion.

Mr. Paul Woodmansee of BYK Construction, 702A Metcalf Street, spoke in support of the proposed rezone. He also suggested that the Planning Commission look into changing the requirements of the Mixed Commercial zone so that it is easier to build in that zone.

The applicant, Mr. Bob Ruby of Granite Holdings, 801 Metcalf Street, explained that after researching what can be built in the Mixed Commercial zone, he believes that affordable housing is not financially realistic in a mixed-use building. Mr. Ruby explained that the flooding issues will be addressed through engineering and mitigations during the construction design.

The Planning Commission Chair closed the public hearing at approximately 7:22 p.m.

Commissioner Maddox feels that the property in question would better serve the community as a residential use. Commissioner Fattizzi is interested in studying the possibility of amending the Mixed Commercial zone at a later date to allow for more residential density in the MC zone. Commissioner Freiberger asked for clarification about the 25% market factor already built into the city's adopted land capacity analysis to account for properties that will not likely develop during the 20-year planning period. Commissioner Penno offered no supportive comments on the proposed rezone.

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, introduced the proposal to rezone approximately 5.2 acres of Mixed Commercial zoned property to the Residential 15 zoning designation. The property is located north of Cook Road, west of Edward R Morrow Road. Mr. Coleman noted that this proposal is not consistent with the City's Comprehensive goals. The Planning Commission Chair, Mr. Joe Fattizzi opened the public hearing at approximately 7:50 p.m. to take comment on the Bucko rezone request.

Ms. Sarah Bucko, applicant, 13315 NW Overton Street, Portland, Oregon, addressed the staff report relative to the allowed amount of residences that are proposed. She disagreed with the staff analysis of how the change from the Mixed Commercial zone to the R-15 zone will negatively affect the city's balance of residential and commercial land. Ms. Bucko explained that they are trying to provide a different kind of housing than is allowed within the Mixed Commercial zone. She stated that they want to provide middle housing, such as apartments that are allowed in the R-15 zone. She believes that Adolf Bucko did not request that the subject property be rezoned to Mixed Commercial in 2009 as stated in the staff memo. Ms. Bucko pointed out that as part of their project on an adjacent parcel to the north, they plan to dedicate the arterial road to go through the west side of the proposed rezone property to accommodate an arterial road from F&S Grade Road to Cook Road.

Ms. Laura Bucko, also applicant, explained that they want to provide affordable housing in the community.

Mr. Paul Woodmansee of BYK Construction, 702A Metcalf Street, explained that they are partnering with the Bucko family on the subdivision project on the adjacent property. He

expresses that R-15 zoning for this area would be a nice transition in this area. He believes that the Mixed Commercial zoning requirements needs to be reviewed and updated to create more flexibility for more residential units.

Mr. Bob Ruby of Rubicon Construction, 802 Metcalf Street, spoke in favor of the rezone.

Mr. Rob Janicki of the RJ Group, 103 N Township, also spoke in favor of the rezone.

The Planning Commission Chair closed the public hearing at 8:22 p.m.

Commissioner Maddox and Commissioner Freiburger thanked Sarah and Laura for their commentary. Commissioner Maddox feels this area would be better fit for residential use.

UNFINISHED BUSINESS:

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

Mr. John Coleman, Planning Director, explained to the Planning Commission that the city has received a request to amend the existing parking regulations for the Urban Village Mixed Use Overlay. The Planning Commission reviewed the request at its September 21 meeting and requested additional information. The purpose of today's presentation is to further review the topic and possibly make recommendations to amend the proposed amendments. A public hearing will be scheduled at a subsequent Planning Commission meeting, at which time the Planning Commission may make a recommendation for the Council to consider. It is not recommended that the Planning Commission make any recommendations at tonight's meeting.

The RJ Group and BYK Construction have submitted a joint request to amend the parking regulations in the UVMU development standards (Chapter 17.21 SWMC). The request includes their proposed changes to the parking regulations. There are two components to the request: an allowance to have shared parking plans in the UVMU; and an allowance for on-street parking to count towards the building's required on-site parking requirement.

The Planning Commission Chair requested that the applicants provide site plans to the commissioners for the next meeting. Commissioner Johnson asked for more details on the parameters of requirements for shared parking. He expressed concern relative to allowing on-street parking to count towards on-site parking requirements for the proposed project.

Ms. Scarlet Ponder, Project Manager for the RJ Group, explained that the code as written requires more parking than the RJ Group feels necessary for UVMU, which is intended to create a friendly pedestrian experience. Ms. Ponder explained that under a shared parking plan, there would be parking stalls marked so that during peak time of commercial use, the parking would be used for commercial and then switch over for peak residential use later in the day. Each shared parking proposal would be reviewed by the Planning Director prior to creating requirements. Ms. Ponder pointed out that shared parking plans are used in other places in the United States.

Chair Fattizzi expressed concern relative to providing shared parking in an urban area such as the City.

Mr. Rob Janicki, RJ Group, explained that Hodgin Street is a half street because he did not own the land to the west when he built the road several years ago. The sidewalks on the east side of the street have been removed as part of a current RG Group development being constructed on Hodgin Street. On-street parking will be provided as part of that project. They are also plan to build a parking lot on the north side of Stendal Street on school district land that could be shared by the development and the school district. Mr. Janicki, pointed out that this proposal would be an isolated agreement for this particular project, it will not be allowed throughout the city.

Mr. Paul Woodmansee, BYK Construction, explained that the parking design for the BYK UVMU project on Stendal Street is so that people will rent their commercial and residential units. Mr. Woodmansee pointed out that in their plan they are widening the road, remove the existing curb line and creating 14 new on-street parking stalls on Stendal Street. Because he could not count on street parking towards his overall parking requirement, Mr. Woodmansee stated he had to remove green space for his future tenants to accommodate the required parking on-site. In closing, he asked the Commissioners to allow for the Planning Director, at his discretion to create new parking regulations for this area.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

ADJOURNMENT: (Time: 9:14 p.m.)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY