

**CITY OF SEDRO-WOOLLEY**  
**DRAFT - PLANNING COMMISSION MEETING**  
**MINUTES**  
**November 16, 2021**

**CALL TO ORDER:** Chair Joe Fattizzi called the meeting to order at (6:34 pm).

**PLEDGE OF ALLEGIANCE:**

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

**ABSENT:** Pat Huggins

**STAFF:** John Coleman

**APPROVAL OF CONSENT AGENDA/MINUTES:** Minutes from October 19, 2021 will be reviewed at the next scheduled hearing.

**GENERAL PUBLIC COMMENTS:** No comments were made

**PUBLIC HEARING:**

Mr. John Coleman, Planning Director, introduced draft Rules of Procedures for the Planning Commission that describe the process for public hearings. The draft Rules of Procedures have provide to the Commissioners and the Planning Commission will have the opportunity to review and possibly adopt these procedures at their next meeting.

**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 to Residential 5.**

Mr. John Coleman, introduced the application. He explained that Mr. Robert Ruby is the representative of the LLC Granite Holdings and owns the entire golf course. The rezone request is to change roughly three acres of parcel P39361, which is part of the golf course, from Mixed Commercial to Residential 5. Mr. Ruby has an active application for a residential land subdivision on the remainder of the golf course property (the property not zoned Mixed Commercial). If the rezone request is approved, the area currently zoned Mixed Commercial could then be developed into residential housing per zoning code regulations in the same manner that Granite Holdings, LLC intends to develop the rest of their adjacent property. The property is located at the southwest corner of the intersection of Portobello Avenue and North Fruitdale Road. In closing, Mr. Coleman noted that staff does not recommend this rezone due to there are concerns about the impacts of the proposal on the balance of commercial and residential land. The proposal will result in a loss of commercial land and create additional residential land that is not accounted for in the City's Land Use Element of the Comprehensive plan. There have been

no additional comments submit regarding this application. With that, the Chair open the hearing for public comment.

Mr. Bob Ruby, 801 Metcalf Street, member of Granite Holdings, LLC, explained that this application is for the best use of the property in question. He encouraged the Planning Commission to look at what the disadvantage would be to not approve the rezone. He explained that the rezone does match the use in the surrounding areas currently zoned R-5.

Mr. Rick Judd, 1310 N. Fruitdale Road spoke against the rezone.

Mr. William Stevens, 1259 Arrezo Drive spoke against the rezone.

Mrs. Monnette Stevens, 1259 Arrezo Drive spoke against the rezone. Mrs. Stevens suggested making the proposed site into a park.

Mr. Paul Cocke, 975 Wedmore Place, spoke against the rezone.

Mr. Tim Woodmansee, BYK Construction, 702 Metcalf Street, spoke to the neighborhood comments that should be addressed by a civil engineer. Mr. Woodmansee spoke in favor of the rezone to accommodate more residential housing.

Mrs. Terri Judd, 1310 N. Fruitdale, spoke in opposition of the rezone.

Ms. Susie Williams, 1058 Wedmore Place, spoke against the rezone. She suggested that the proposed land would be better used as a park. There were no further comments from the public, so the Chair closed the public hearing.

After discussion, the consensus of Commissioners is to maintain the Mixed Commercial Zoning for the property in question. Commissioner Maddox stands in favor of the proposed request to rezone the existing property to R-5 residential. With that, a motion was made to recommend to City Council to deny rezone request #RZ-2020-012. The motion was made by Commissioner Johnson and seconded by Commissioner Penno. The motion to recommend to City Council to deny the rezone passed. Vote: No: 1 Yes: 5.

## **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.**

Commissioner Johnson recused himself from this rezone due to a potential conflict of interest.

Mr. John Coleman, Planning Director, pointed out that an updated request has been submitted by the applicant along with a letter from BYK Construction. Mr. Coleman gave a brief overview of the project. He explained that this is the second hearing for this project. The proposed application is to rezone roughly 5.21 acres Parcels P37256 and P37151 from Mixed Commercial to R-15 zoning. A letter from the applicant was forwarded to the Planning Commission via email earlier today, as was a letter in support from BYK Construction. Mr. Coleman noted that staff does not

recommend approving the rezone from Mixed Commercial to R15 zoning because it is not consistent with the City's Comprehensive Plan.

Ms. Laura Bucko, 41 Pacific Mist, Newport, CA, owner/applicant, addressed comments that were submitted regarding the rezone. She feels that by changing the zoning from Mixed Commercial to R-15 would allow for more affordable housing within the City of Sedro-Woolley. Ms. Bucko also feels that the R-15 zoning would create a nice transition from their proposed residential development to the North and the Mixed Commercial parcels to the south.

Ms. Sarah Bucko, owner/applicant, also spoke to the necessity of more affordable housing needed within the City of Sedro-Woolley and Skagit County. If the rezone is approved this project will provide a walk up apartment/townhome style with affordable pricing. With that, the Chair opened the public hearing to take comment.

Mr. Tim Woodmansee, 702 Metcalf Street, BYK, spoke in support of the rezone from Mixed Commercial to R-15. Mr. Woodmansee, feels if this property is not rezoned it will sit vacant for years. He also spoke to the importance of transitional zoning and how mixed commercial zones mix well with residential zones. In closing, Mr. Woodmansee spoke in support of the rezone. There were no further comments, so the Chair closed the public hearing at 8:22 p.m.

Commissioners Penno, Huggins, Maddox and Freiberger all thanked the applicant for their presentation. Further discussion of potential amendments to the Mixed Commercial zoning regulations could take place at a later Planning Commission meeting. The Commissioners concur that there is a need for affordable housing.

With that, Commissioner Penno made a motion, seconded by Commissioner Freiberger, to recommend to City Council to deny rezone file No. 2021-038. The motion to recommend to City Council to deny the rezone passed. Vote Yes: 3 No: 2.

**UNFINISHED BUSINESS:** None on the agenda

**NEW BUSINESS:** None on the agenda

**PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:** None on agenda

**DISCUSSION ITEMS:** None

**ADJOURNMENT:** (Time: 8:40 p.m.)

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PLANNING COMMISSION CHAIRMAN

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PLANNING COMMISSION SECRETARY

Members of public in attendance: 9