

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
November 15, 2022**

CALL TO ORDER: Commissioner Johnson called the meeting to order at (6:33 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL:

- Present Commissioners: Eric Johnson, Silas Maddox, Eric Johnson, Pat Huggins and Danielle Freiburger
- Absent Commissioners: Stacy Penno and Joe Fattizzi (Joe Fattizzi arrived at 7:05 pm)
- Present Staff: John Coleman, Nicole McGowan and Katie Quinn

APPROVAL OF CONSENT AGENDA/MINUTES: Minutes from September 2022 were approved and signed.

GENERAL PUBLIC COMMENTS: There were no general comments submitted and there was no one in the audience physically or virtually that had any public comments for the commission.

PUBLIC HEARING:

1. Possible amendments to create a new chapter in Title 17 SWMC to address state requirements for homeless encampments operated by religious organizations.

Mr. John Coleman gave a very brief description and requested the city attorney staff Tara Kalar to give a more detailed outline of the intent and what the current statutes required. Mr. Coleman verified how the public was notified of the hearing via online and the local newspaper. The public hearing was opened at 6:44. Mr. Phillip Murray a resident of the city took this opportunity to express to the commissioners that he felt someone needed to be representing the homeless and that the city needed a better understanding the types of homelessness and expect to see more of it. The public comment closed at 6:47 as no other comments were presented. The commissioners began a discussion on time limitations and requirements for obtaining permits and enforcing the code requirements. The commissioners agreed that there was a need for regulations to be put in to place and that this topic was a very serious issue that needed to be addressed. Mr. Coleman pointed out a few specific amendments for discussion including the time requirements and enforcement language that would likely need to be addressed and approved prior to adopting the new chapter. The commissioners continued a discussion regarding some possible amendments and code enforcement regulations. It was confirmed enforcement would be handled under Chapter 18. The commissioners ultimately agreed that more time and research was required to make a final decision and requested an additional month. Commissioner Franett motioned that we table the topic until a future meeting and Pat Huggins seconded, the motion carried 6-0. A revised draft ordinance and a new public hearing will be held at the next planning commission meeting.

UNFINISHED BUSINESS:

1. Requested amendments to the Accessory Dwelling Unit (ADU) regulations in Ch 17.100 SWMC to address ADUs for spec-built homes

Mr. John Coleman gave a brief description of what was being requested by BYK a local developer and why they were requesting the code change, Mr. Coleman described some of the benefits and downfalls of the change. The applicant (Paul Woodmansee) gave the commissioners a very detailed explanation of how this change could impact future developments and future home buyers and owners. Lack of inventory and cost of housing were the two main factors. Mr. Woodmansee also broke down several other benefits including the ability to better design the ADU as well as buyers already being aware of potential ADU's moving forward. The commissioners and Mr. Woodmansee began a discussion in regard to enforcement and requirements. The commissioners agreed they would like to move forward and proceed with the public hearing at the next planning commission meeting scheduled for December 20, 2023, if time allows.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS: None

DISCUSSION ITEMS: None

ADJOURNMENT: (Time: 8:44 p.m.)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Members of public in attendance: 3