

**CITY OF SEDRO-WOOLLEY  
PLANNING COMMISSION MEETING  
MINUTES  
December 20, 2022**

**CALL TO ORDER:** Planning Commission Chair Fattizzi called the meeting to order at (6:35 pm).

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

- Present Commissioners: Joe Fattizzi Eric Johnson, Danielle Freiberger and Silas Maddox and Pat Huggins were present virtually.
- Absent Commissioners: Stacy Penno, Joe Franett
- Present Staff: Nicole McGowan and John Coleman and Katie Quinn present virtually.

**APPROVAL OF CONSENT AGENDA/MINUTES:** Minutes from November 2022 were approved with a minor correction of the date and signed.

**GENERAL PUBLIC COMMENTS:** Opened at 6:39 no participants online or in person came forward with any general comments.

**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 detailed description of the purpose of the amendments and state requirements. Mr. Coleman also addressed previous comments from the planning commission and explained the processes that staff had gone through to get additional information and feedback and information from existing religious agencies. Commissioner Fattizzi opened public comments at 6:47. Mr. Phil Murray took the opportunity to make a statement that he really hoped that someone would help these people and wondered if churches would actually go through this process or if the city was “just spinning its wheels”. There were no other general public comments, and the public hearing was closed at 6:49 pm. The commissioners then began a discussion regarding the importance of the issue and the need for regulations. Enforcement was a major area of concern and a long discussion ensued on how and who would enforce the regulations. The City attorney Tara Kalar assisted the commissioners in navigating what the city can and can not regulate and gave suggestions one verbiage and requirements. Ultimately the commissioners agreed to move forward with the amendments. Commissioner Freiberger motioned to approve and was seconded by commissioner Maddox and the motion carried 5/0.

2. Possible amendments to Title 17 SWMC to address retail uses associated with breweries, distilleries and wineries in the industrial and commercial zone.

Mr. John Coleman gave a brief description of intent and a breakdown of the feedback they had received from existing breweries and distilleries in other jurisdictions. Commissioner Fattizzi opened for public comment at 7:22. Mr. Terry Sapp took this opportunity to make a comment regarding what other jurisdictions have done and the impact it has had on agriculture zones and as a farmer his it would be preferred to have them in the cities where services are available and not randomly in all zones. Mr. Phil Murray also took the opportunity to make a comment that he personally would prefer these establishments in the industrial zone as the city already has enough bars. He also questioned if these amendments were a result of an existing application. The commissioners began a brief discussion and had a few questions for staff. Commissioner Maddox motioned to approved and Commissioner Freiburger seconded, the motion carried 5-0.

3. 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 description of the proposal and the purpose of the request along with brief breakdown of previous discussions. The commissioners had some suggestions for minor re-wording the section referencing recording of the document. Commissioner Fattizzi opened for public comment at 7:47, there were no comments from the audience virtually or in person. The commissioners had a brief discussion. Enforcement and density control were an area of concern. Commissioner Maddox motion to approve and Commissioner Johnson seconded the motion carried 5-0.

**UNFINISHED BUSINESS:** None on the agenda

**NEW BUSINESS:**

1. Planning Commission action as Local Review Board for Historic Preservation:
  - a. Request for approval of Special Valuation from Jean Eagleston & Terry Sapp.

Mr. John Coleman gave a description of the requirements roles of a Local Review Board for Historic Preservation. He also explained the benefits to both the home owners and the City. Mr. Coleman requested from the planning commission the following:

1. Add the home 804 Ferry Street to the inventory on the register of historic places.
2. Enter into a Historical Preservation agreement with the applicants at 804 Ferry Street.
3. Approve and sign the Certification of Approval for Special Valuation on Historical Property for 804 Ferry Street.

Jean Eagleston asked to make a comment. Jean explained the reasoning for the applicant's desire and the benefits to the city to maintain the historical integrity of the home. Jean also gave additional explanation of the RCW and the how improvements and or changes to historic property. A discussion ensued regarding the lack of other jurisdictions that have put this review board in place and Sedro-Woolley would be one of the first to implement a Review Board for Historic Preservation. Jean also gave the commissioners a detailed history of the 804 Ferry Street property and the preservation work that had been done. The commissioners discussed the value of putting this in place and the historic importance to the community. Commissioner

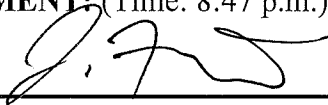
Maddox made a motion to add the home to the inventory of historic places and Commissioner Freiberger seconded and the motion carried 5-0. Commissioner Johnson made a motion to add the 804 Ferry Street home as the first home on the Sedro-Woolley register of historic places, Commissioner Maddox seconded, and the motion carried 5-0. Commissioner Maddox made a motion to enter into a Historic Preservation Agreement with the applicants JE and TS as stated in attachment 4 to the memo Commissioner Johnson seconded and the motion carried 5-0. Commissioner Freiberger made a motion to approve and sign the certification of approval for special evaluation of historical property at 804 Ferry Street as stated on page 5 of the memo, Commissioner Maddox seconded, and the motion carried 5-0

**PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:**

1. Mr. John Coleman announced that the mayor recommended, and the council appointed a new Planning Commissioner Paul Cocke to start January of 2023 for a six-year term.

**DISCUSSION ITEMS:** None

**ADJOURNMENT:** (Time: 8:47 p.m.)



1-17-2023

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PLANNING COMMISSION CHAIRMAN

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PLANNING COMMISSION SECRETARY

Members of public in attendance: 3

\* with modifications  
per Katie Quinn / SW Permit  
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