

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
April 18th 2023**

CALL TO ORDER: Planning Commission Chair Fattizzi called the meeting to order at (6:37 pm).

PLEDGE OF ALLEGIANCE

ROLL CALL:

- Present Commissioners: Joe Fattizzi, Danielle Freiburger and Pat Huggins. Silas Maddox and Paul Cocke were present virtually.
- Absent Commissioners: Eric Johnson and Joe Franett
- Present Staff: Nicole McGowan, John Coleman and Katie Quinn.
- Members of public in attendance: 1

APPROVAL OF CONSENT AGENDA/MINUTES: Minutes from March 2023 were approved with minor corrections.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

1. Mayor Julia Johnson approached the commission and announced the departure of the current Planning Director John Coleman as he is moving on to a new position in the City of Anacortes and announced she would be presenting him with a plaque at the next Council meeting. The Commissioners thanked him for his work in the City of Sedro-Woolley and wished him well.

GENERAL PUBLIC COMMENTS: Opened at 6:52, no participants online or in person had any comments to discuss, staff also had not received any emails or mail to be entered into the record. General Public comment closed at 6:55 pm.

PUBLIC HEARING: None on the Agenda

UNFINISHED BUSINESS: None on the Agenda

NEW BUSINESS:

1. CPA-1-23 – 2023 Comprehensive Plan amendments, including two rezone requests.
 1. Peterson Rezone Request (#RZ-2023-001) – Request to change the zoning designation of a roughly 2.53-acre parcel of land from Residential 5 to Residential 7.

Assistant Planner, Nicole McGowan gave an overview of the rezone request and details on the history and uses of the property and surrounding properties. The applicant's goal is to increase the current density. This applicant, Liz Peterson, was present (virtually). Liz Peterson took this opportunity to explain the reasoning for the request, which is to provide additional housing. She pointed out that surrounding properties were already zoned as the

requested R-7. The applicant plans to have a critical areas review available at the Public Hearing to be held in May.

2. Bendsen Rezone Request (#RZ-2023-004) – Request to change the zoning designation of a roughly 0.85-acre parcel of land from Residential 7 to Residential 15.

Assistant Planner, Nicole McGowan, again gave an overview of the applicants request, property, and surrounding properties. The applicant is looking to provide low-income housing consisting of 2, 6-unit multi-family dwellings. Current zoning would only allow roughly 5 single family residences. The actual number of units will be determined after additional review and critical area determination. The Commissioners had a brief discussion on spot zoning and lot coverage percentages. It was determined that spot zoning was not an issue and that additional discussion, and the Public Hearing were required prior to making a recommendation.

2. Possible Amendments to Chapter 10.44 SWMC to Update Sidewalk Café Regulations and to Add Regulations for “Streateries” and Amendments to Chapter 17.04 SWMC to Define “Stretery”

Assistant Planner, Nicole McGowan, gave an overview of the current criteria and regulations and what was allowed temporarily and permanently as well as how the current regulations evolved and specific regulations that were put in place during the pandemic. Ms. McGowan described the proposed amendments including definition update, parking regulations, location, use, safety, and maintenance. Commissioner Fatizzi requested clarification on where these units would be allowed. Staff recommended only allowing them in the Central Business District.

The Commissioners discussed permitting requirements and what other jurisdictions were allowing and how they were handling these requests. Commissioner Cocke asked what plans were in place to ensure the safety of both drivers and diners. A brief discussion ensued regarding safety concerns amongst the Commissioners. Staff agreed to get input from both Police and Fire to determine the risk and what safety requirements should be put in place. The Commissioners discussed structure requirements and determined that tents should not be allowed and that the requirements should be in line with the current requirements in place for awnings. Staff will review standards from other jurisdictions regarding permitting, safety and design.

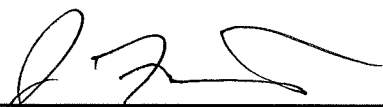
Ultimately the Commissioners liked the idea of continuing to allow the use of “Streateries and Parklets” and felt it was a benefit to the citizens and business owners.

DISCUSSION ITEMS:

1. Legislative Round-Up

Mr. John Coleman advised that it was still a little early to know what changes would be coming and gave a brief description of some of the potential changes anticipated regarding Accessory Dwelling Unit allowance, SEPA requirements and how these may impact current Sedro-Woolley requirements already in place and pointed out that likely additional changes would be made. It is difficult to know for certain what would need to be updated, however, the City of Sedro-Woolley would have one and a half years from the time that our comprehensive update is due to make the required changes, giving the city until December of 2025 to update the regulations.

ADJOURNMENT: (Time: 7:41 p.m.)



7-18-2023

PLANNING COMMISSION CHAIRMAN