

**CITY OF SEDRO-WOOLLEY  
PLANNING COMMISSION MEETING  
MINUTES  
September 19, 2017**

**CALL TO ORDER:** Chairman Pat Huggins called the meeting to order at (6:35 pm).

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:** Present: Commissioners-Joe Fattizzi, Silas Maddox, Joe Franett, Eric Johnson

**Absent:** Stephanie Lokkebo, Lynda Tilley

**STAFF:** John Coleman, JoAnn Lazon

**APPROVAL OF CONSENT AGENDA/MINUTES:** Approved

**GENERAL PUBLIC COMMENTS:** None

**PUBLIC HEARING: Open: 6:40 pm**

**1. Possible amendments to the Comprehensive Land Use and Zoning map:**

- **Proposed adjustment of the zoning map to match the revised property lines at 665 Cook Road to reflect a short plat that changed the location of lot lines. #CPA-2-17.**

City Planner John Coleman pointed out to the Planning Commission Exhibit A in the staff report which is the proposed updates to the City of Sedro-Woolley Zoning Map (2017 Docket).

City Planner John Coleman summarized the proposed changes for CPA-2-17. This is a large parcel that is split-zoned; it is zoned Residential 15 (R-15) on the southern portion and zoned Mixed Commercial (MC) on the northern 120 feet. The property owner has applied for a short plat that would create two parcels. This is a minor zoning change but is necessary to make sure the zoning map conforms to the new property lines created as result of the short plat.

Staff is recommending approval for the proposed change in CPA-2-17.

**PUBLIC COMMENT:**

Bob Ruby-802 Metcalf Street/ PO Box 208, Sedro-Woolley. Bob Ruby summarized his project at 665 Cook Rd and is in support of the zoning adjustment.

**1. Amendments to the map showing the accurate urban growth area designated by the Skagit County Board of Commissioners as part of the Skagit County's 2016 Comprehensive Plan update. #CPA-3-17.**

City Planner John Coleman pointed out that in May 2016 the City completed a full update of its Comprehensive Plan. As part of that update, the city council passed recommended updates to the urban growth area (UGA). The UGA changes needed to be approved by the Skagit Board of County Commissioners (BOCC). In June, the BOCC approved the city's recommended UGA boundary changes, with a minor change; approximately 11 acres of city-owned land south of the existing city limits were not included in the UGA by the BOCC. Therefore, the official UGA boundaries (as designated by the BOCC) are slightly different from the UGA boundaries shown in the Sedro-Woolley Comprehensive plan and Zoning Map. CPA-3-17 is intended to make the county and city maps conform.

Staff is recommending approval for the proposed change in CPA-3-17.

**PUBLIC COMMENT:** None

**2. Review of the zoning designation of several properties on the south side of the 100 and 200 blocks of Jameson Street. #CPA-4-17.**

City Planner John Coleman briefed the Planning Commission on the recent City Council/Planning Commission worksession in March 2017. The City Council requested that the Planning Commission review possible zoning amendments for the properties south of Jameson Street, east of the County-owned parcel and west of Third St. The approximately 27 acre property is currently zoned Industrial and is privately owned. Currently there is no specific proposal to change the zoning in this area. The council has asked for a public review process to determine if there may be another possible land use for the area besides than the current industrial designation. The property owner was notified of the proposed zoning review and was invited to participate in the process.

**PUBLIC COMMENT:**

Jim Reckers- POB 604 Gold Bar, WA for Barb Reyers-6829-122 Ave NE, Kirkland, WA- Mr. Reckers advised that Barb Reyers is the current property owner and she has had ownership for the last two year. Mr. Reckers presented the current zoning for the total 43 acres that Barb Reyers owns. The 43 acres have three different zonings and they are located within and out of the city limits.

The owner is in favor of an overlay but is open to all suggestions.

**PLANNING COMMISSION DISCUSSION:**

A discussion ensued to include the following:

- Planning Commission's recommendation for owner to share their documents on property to assist in the Phase I environmental study.

- Planning Commissioners mentioned what they received from citizens around town on what they would like to see be proposed on that parcel. Some comment are listed:
  - a. Public uses (Indoor recreation area, pool)
  - b. Sedro-Woolley School District Student Center
- Discussion on the public notifications for tonight's meeting.
- Questions on the Phase 1 and Phase 2 Environmental Assessment results and what could or could not be done on the parcel. Results from this assessment will be available in October and November 2017)
- Discussion on the overlay proposal on industrial land and discussion of industrial uses that would be or would not be reasonable in this area.
- The City's process of balancing commercial and industrial land when zoning is changed.
- Discussion on what land is available for Industrial zoning.
- Commissioners recommended finding out what comes out of the Environmental Assessment and then hold another public hearing.
- Discussion on what is or is not allowed in the Industrial Zone.

Commissioner Joe Fattizzi made a motion to table the discussion until the research is complete on the Phase 1 Environmental Study.

Commissioner Joe Franett seconded the motion

Vote Taken

5-0

**Public Hearing Closed: 7:20 pm**

Commissioner Joe Fattizzi made a motion to recommend that the City Council approve amendments to the Comprehensive Plan and Zoning Maps to match the zoning boundaries at 665 Cook Road to the proposed property lines in Short Plat #2015-246.

Commissioner Eric Johnson seconded the motion.

Vote taken

5-0

Motion passes

Commissioner Joe Franett made a motion to recommend that the City Council approve the amendments to the Comprehensive Plan and Zoning Maps to redraw the maps to exclude approximately 11 acres of city-owned land from the (Urban Growth Area) UGA to match the adopted UGA adopted by the Skagit County Board of County

Commissioners. #CPA-3-17.

Commissioner Eric Johnson seconded the motion.

Vote taken

5-0

Motion passes

**UNFINISHED BUSINESS:**

**1. Modifications to Title 17 SWMC to create a definition and define which zoning designation assisted living facilities for senior citizens may be located.**

City Planner John Coleman summarized the recent review and modification made to Title 17 SWMC.

- Discussion of the “Elderly and Non-Elderly” definition in assisted care facility.
- Modifications to 17.20.010 #6. (Assisted living facilities in the mixed commercial zone.
- Discussion of the definition of “Assisted Living Facility” in Ellen Bynum (Friends of Skagit County) letter.
- Commissioner Joe Fattizzi proposed to put together a visual presentation of the recent City Council/Planning Commission visit to Bryce Park and Lynden Manor in the City of Lynden.
- Discussion on setbacks for R-15 and design standards for (Planned Residential Developments) PRD’s and the multifamily standards. Create similar setbacks like the R-15 zone for this section.
- Discussion of parking regulations and guidelines -17.36.030
- Modifications to the design standards manual.
- Modifications to the mixed commercial zone.
- Discussion on the Ownership definition in the zoning chapters.

Commissioner Joe Franett made a motion to hold a public hearing on Title 17 SWMC at the next regular meeting.

**NEW BUSINESS: None**

**PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:**

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**ADJOURNMENT-** (Time: 8:55 pm)

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PLANNING COMMISSION CHAIRMAN

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PLANNING COMMISSION SECRETARY

Attendance: 3