

**CITY OF SEDRO-WOOLLEY  
PLANNING COMMISSION MEETING  
MINUTES  
July 16, 2019**

**Call to Order:** Co-Chairman Eric Johnson called the meeting to order at (6:31 pm).

**Pledge of Allegiance:**

**Roll Call:** Present: Commissioners-Danielle Freiberger, Joe Franett, Pat Huggins, Joe Fattizzi, Stacy Penno and Silas Maddox

**Absent:** None

**Staff:** John Coleman, Michelle Grace, Katherine Weir

**Approval of Consent Agenda/Minutes:** Approved

**General Public Comments:** Councilman Karl de Jong thanked the Commissioner's for all their hard work and dedication. Mr. de Jong spoke in support of implementing an ordinance for Accessory Dwelling Units and looks forward to a robust comprehensive and public transparent process. Additionally, Councilman de Jong made comments about House Bill 1046 in which the county was able to receive grant funding for affordable and supportive housing, along with Anacortes and Mount Vernon are applying for some of the grant money. On July 3, Mr. de Jong attended a public hearing. There were multiple accolades made by the County Council Members, and other City Council Members for Sedro-Woolley is planning process.

**Open Public Hearing: Review of Regulations for Accessory Dwelling Units (ADU's) as Part of the 2019 Comprehensive Plan Update Process**

Open public hearing at 6:36 pm. There was no public comments so the Chair closed the public hearing at 6:39 p.m.

**Planning Commission Discussion:**

Planning Director John Coleman stated that there has not been any public comment received at this time. Mr. Coleman discussed the challenges of keeping track of owner/occupied ADUs.

**Topics discussed by Commissioners:**

- Allowable ADU building square footage.
- Location of ADUs, lot size, maximum lot coverage and setbacks
- Should ADU's be owner/occupied
- How should staff regulate ADUs
- What are the goals of allowing ADU's in the City
- What is in intent of ADUs, to allow affordable housing or extra income for people with mortgages?
- How will ADU's be monitored

In the end, the Commissioners suggested that they review other jurisdictions on their policy and procedures for ADU's to create a draft ordinance.

**Proposed Amendments to Chapter 17.04 – Administrative Provisions**

The Chair, opened the public hearing at 8:03p.m

Planning Director John Coleman gave an overview of the proposed amendments to the Sedro-Woolley Municipal Code Chapter 17.04 Administrative Provisions to address the impacts of transmission line easements and ingress/egress easements on usable lot area requirements for new lots. Currently the zoning code does not specify that land encumbered by power and gas transmission line easements or ingress/egress easements cannot count toward buildable area calculations and lot width at building line requirements. The proposed amendments to the definitions of “area” and “lot” width at building line” are intended to specify that the aforementioned easements may not count towards lot area or lot width at building line. There was no public comment so the Chair closed the public hearing at 8:17 p.m.

Commissioner Johnson expressed concern of people losing buildable lot area of existing properties. Mr. Coleman explained this would only affect new subdivisions.

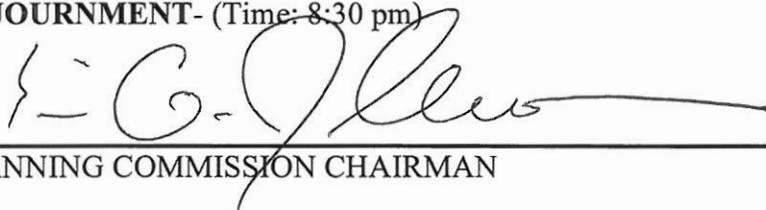
With no further discussion, Commissioner Maddox made a motion to “recommend that the City Council adopt the proposed amendments to Chapter in title 17.04 SWMC to address the impacts of transmission lines and ingress/egress easements on usable lot area requirements for new lots...” Seconded by Commissioner Penno and passed unanimously.

**Planning Commission Discussion/Information Items:**

Mr. Coleman announced a developer is working on purchasing the Joneses property and that final plat has been recorded. Staff is working on annexing across the road also.

The new owner of the bowling alley is remodeling, which will include a restaurant. Katherine has been officially hired as the Assistant Planner. She will begin August 16, 2019. Public Works crew did an awesome job on the paving and possible grass the area near the new library. Library should begin in August

**ADJOURNMENT-** (Time: 8:30 pm)



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PLANNING COMMISSION CHAIRMAN



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PLANNING COMMISSION SECRETARY

Attendance: 6