

**CITY OF SEDRO-WOOLLEY**  
**PLANNING COMMISSION MEETING MINUTES**  
**July 21, 2020**  
**Virtual Meeting Held via Zoom Webinar**

**CALL TO ORDER:** Chair Pro-tem Joe Fattizzi called the meeting to order at 6:32 PM.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

Planning Commissioners Present: Danielle Freiberger, Pat Huggins, Stacy Penno, Joe Fattizzi, Silas Maddox and Joe Franett

Planning Commissioners Absent: Eric Johnson

Staff Present: John Coleman, Michelle Grace, Katherine Weir, Mark Freiberger

**APPROVAL OF CONSENT AGENDA/MINUTES:** Minutes of June 16, 2020 meeting were approved.

**GENERAL PUBLIC COMMENTS:** There is no comment period during the virtual meeting. Comments may be submitted via email or mail in advance of the hearing to be read into the record. There were no general public comments submitted for this meeting.

**PUBLIC HEARING:**

- 1. 2020 Sewer Comprehensive Plan Update:** Mark Freiberger, Director of Public Works gave a detailed overview of the proposed updates to the 2020 Sewer Comprehensive Plan to include, but are limited to future growth calculations, upgrading pump stations, completing a collection system analysis for sewer pipe upgrades, maintain compliance with Department of Ecology regulations. Mr. Freiberger continued to discuss costs and funding of the comprehensive plan.

After Mr. Freiberger's overview of the 2020 Sewer Comprehensive Plan Update the Chair Pro-tem Joe Fattizzi opened the public comment at 7:23 p.m. With no public comment, the Chair Pro-tem closed the public comment at 7:24 p.m. With that, the Commission made a motion to recommend to City Council to approve the 2020 Sewer Comprehensive Plan Update as submitted. Commissioner Maddox made a motion, seconded by Commissioner Huggins. Motion passed unanimously.

- 2. Rezone Request #2020-010 – Quam request to rezone roughly 2.5 acres from Industrial to Residential 7:** John Coleman, Planning Director presented the proposed rezone request approximately 2.5 acres of land from Industrial to Residential 7 located on State Route 20 and Pinto Lane. Mr. Coleman explained that the rezone would increase

population by five residents, and the City can in future Comprehensive Plan updates, look at rezoning 2.5 acres of Industrial land in another location. The Chair Pro-tem Joe Fattizzi opened the public comment at 7:37 p.m. Commissioners Freiburger, Huggins and Maddox spoke in favor of the rezone because of the location of this particular site, and keeping in mind that in future comp plans 2.5 acres of industrial zoning might be regained in another more compatible location in the City. The Chair Pro-tem closed the hearing for oral comment at 7:47 p.m. Written comments will remain open until July 24, 2020 at 4:30 p.m. The Commission will make a recommendation at the scheduled August meeting.

3. **Rezone Request #2020-012 – Ruby request to change the zoning designation of roughly 3 acres of land from Mixed Commercial to Residential 5:** Mr. John Coleman presented the proposed rezone request. He explained that this property is one county parcel but has two zoning designations, which is referred to as a split zone. The rezone property is 3 acres in size, with a gas line easement on the south end and a creek located at the west side of the parcel. The 3-acre rezone area is part of a larger 23.9 acre parcel that makes up a large portion of the existing golf course. Mr. Coleman went on to explain that the owner would like to develop single-family homes on the whole parcel. With that, the Chair Pro-tem Fattizzi opened the public hearing for oral comments at 7:58 p.m. Mr. Fattizzi read into the record an email from Doug Hartfield in which he asked if the proposed single-family homes would be required to be part of the adjacent Sauk Mountain Home Owner’s Association (HOA) or if a new HOA would be created.

Mr. Bob Ruby, Applicant, explained that the property is located at the Southwest corner of Portobello and Fruitdale Road. Mr. Ruby explained that they would like to apply for a PRD R5 zoning to construct single-family homes. He went on to explain that several studies have been done and there is nothing that indicates Mixed Commercial zoning would be the best use for the land.

Ms. Katherine Weir, Assistant Planner, read comments from Les and Susy Williams submitted July 19, 2020, they wrote their objection to this proposal and expressed concern relative to water runoff and protecting existing homes from future flooding. Weir then read a letter received from Terry Judd on July 21, 2020 expressing concern relative to water runoff.

Commissioner Huggins requested clarification on the status of this site as to if the golf course is a conditional use or permitted use. He recalls that if the golf course was eliminated the property would remain in a wetland status. Mr. Coleman, Planning Director, has researched the files and has not come up with anything regarding the golf course being issued a conditional use. The property may have been in the County at the time the conditional use was issued. Commissioner Huggins requested that staff research possible past requirements of this site.

In closing, Mr. Coleman explained that storm water runoff would be dealt with during the development process. As part of building a Planned Residential Development, a homeowners association is required per plat approval. With no further comments, the Chair Pro-tem closed the hearing for oral comments at 8:28 p.m.

**PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:** Discussion of effects of COVID-19 related issues on the Planning Commission procedures. Mr. Coleman, Planning Director noted that we are still in Phase II and will continue to have meetings via Zoom Webinar.

**NEW BUSINESS:** None on agenda

With no further business, the Planning Commission adjourned at 8:28 PM.

**ADJOURNMENT:** (Time: 8:28 PM)

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PLANNING COMMISSION CHAIRMAN

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PLANNING COMMISSION SECRETARY

Attendance: 6