

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
January 21, 2020**

CALL TO ORDER: Chair Pro-tem Joe Fattizzi called the meeting to order at (6:33 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners-Danielle Freiberger, Joe Franett, Joe Fattizzi, Pat Huggins, Stacy Penno, Silas Maddox

ABSENT: Eric Johnson

STAFF: John Coleman, Michelle Grace, Katherine Weir

APPROVAL OF CONSENT AGENDA/MINUTES: Minutes from December 17, 2019 were approved as written.

GENERAL PUBLIC COMMENTS: Paul Woodmansee, BYK Construction spoke to their request to create an ordinance to allow for model home permits. He explained that they are planning a large development and being able to construct a model home prior to final plat helps to begin sales. Mr. Woodmansee pointed out that this ordinance would be a benefit to the development community as a whole.

PUBLIC HEARING:

1. Amendments to the Comprehensive Plan and Development regulations to address Accessory Dwelling Units (ADU's): part of the 2019 Comprehensive Plan update process.

Mr. John Coleman gave an overview to the Commissioners and the audience of the proposed amendments to the Housing Element of the Sedro-Woolley Comprehensive Plan and Title 17 SWMC. The Sedro-Woolley City Council directed the Planning Commission to review the city's regulations and policies regarding accessory dwelling units (ADUs). With that, the Chair opened the public hearing at approximately 6:40 p.m.

Kinsey Jarvis, 425 Nelson Street, spoke in favor of the ADU Ordinance, as a builder and a homeowner within the City of Sedro-Woolley.

Paul Woodmansee, BYK, 702 Metcalf Street, spoke in support of the ordinance to increase density and to help create additional income to homeowners. He also feels that this ordinance would help affordable housing crisis. Mr. Woodmansee suggested that strict design standards be in place for Accessory Dwelling Units.

Karl De Jong, 1030 Warner Street, thanked the Commissioners for all their hard work reviewing this ordinance and commended them for working as a team to create this draft ordinance.

Christina Schmidt, 826 Jameson Street, spoke in support of the proposed ADU ordinance. With that, there were no further comments and the public hearing closed at 6:47 p.m.

After little discussion, the Planning Commission recommended to City Council to approve proposed amendments to the Housing Element of the Comprehensive Plan and development regulations as shown respectively in Attachments A and B. Joe Franett made a motion to accept the ADU as written, Seconded Danielle Freiberger. Nay: Huggins. Ayes: Franett, Fattizzi, Maddox, Freiberger and Penno. Motion Passed.

UNFINISHED BUSINESS:

1. Requested amendments to the Sedro-Woolley Municipal Code to create regulations for model homes on lots within subdivisions that have not yet received final plat approval.

Mr. John Coleman, Planning Director, explained that BYK Construction, a local land developer/builder, requested that the City amend the zoning code to allow construction of model homes to prior to final plat approval.

The Commissioners expressed concern relative to the project failing and how the City will the City deal with homes being possibly stranded? Paul Woodmansee, BYK, explained that a demolition bond would be required by the City and in place prior to the model home permit issued. City Ordinance will establish the amount of the bond. He explained that the model home ordinance would allow them to be able to start building at the same time civil work is being done (utilities, curb gutter and sidewalks and paving). In answering a question from Commissioner Franett, Mr. Woodmansee explained that the proposal is to allow for a maximum of nine lots or equal to 20 percent of the total lots proposed.

Commissioner Huggins expressed his concerns regarding the actual benefit to the City. Commissioner Maddox mentioned that this ordinance would be a benefit to all developers. Mr. Woodmansee mentioned that building permit fees would be paid prior to construction beginning of the model home, along with an additional administrative fee.

Mr. Coleman, Planning Director will provide the Public Works Department with the ordinance for review and bring back comments to the Planning Commission.

NEW BUSINESS: None

DISCUSSION ITEMS: None

ADJOURNMENT- (Time: 7:40)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 6