

**DRAFT**  
**CITY OF SEDRO-WOOLLEY**  
**PLANNING COMMISSION MEETING MINUTES**  
**September 15, 2020**  
**Virtual Meeting Held via Zoom Webinar**

**CALL TO ORDER:** Chair Pro-tem Joe Fattizzi called the meeting to order at 6:37 PM.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

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

Planning Commissioners Absent: Eric Johnson and Joe Franett

Staff Present: John Coleman, Michelle Grace, Katherine Weir

**APPROVAL OF CONSENT AGENDA/MINUTES:** Minutes of August 18, 2020 approved as corrected.

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

**PUBLIC HEARING:**

- 1. 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, Planning Director, presented the proposed rezone request. He explained that this property is one Assessor's parcel but has two zoning designations, which is referred to as a split zone. The area requested to be rezoned is approximately 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 noted that the public comments are largely related to concerns of storm water runoff. The Chair Pro-tem opened the public hearing at 6:46 p.m.

Mr. Bob Ruby, Applicant, spoke to the concerns storm water runoff. He explained that a storm water report will be completed as part of the project by a civil engineer, which could in fact improve the water run off issues.

Mr. Rick Judd, 1310 N Fruitdale Road, spoke in concern relative to water runoff. He asked why a wetland study hasn't been completed.

Mr. Jeffrey Choffel, 1265 Arrezo Drive, expressed concern relative to water runoff and the number of homes that are proposed to be built.

Mr. Mathew Howy, 1275 Arrezo Drive expressed concerns relative to storm water run and flooding.

There were no further comments, so the Co-chair closed the public hearing at 6:57 p.m.

In addressing public comments, Mr. Coleman explained that the site would require a wetland study to be completed prior to approval of the development phase of the project, not at the rezone request. Due to technical difficulties, the Chair Pro-tem reopened the public hearing for comment at 6:59 p.m.

Ms. Cheryl Fletcher, 1263 Arrezo Drive, expressed concerns relative to wetlands and traffic impacts.

The Chair Pro-tem reclosed the public hearing at 7:01 p.m. Mr. Joe Fattizzi explained that the rezone does not have an impact at this time on the wetland and traffic concerns. Mr. Coleman added that Mr. Ruby has submitted an application for development, although the application has not been deemed complete because this portion of the property needs to be rezoned to residential. Mr. Coleman explained that the applicant does have a right to submit a development application to subdivide the rest of the golf course for residential lots. At that time a critical areas study will need to be completed to address possible wetlands and storm water requirements. There will be opportunity for public comment during the subdivision process as well.

Commissioner Maddox made a motion to recommend that the City Council approve Rezone Request RZ-2020-012, a requested amendment to Comprehensive Plan and Zoning Map to change the zoning designation of the approximately 3-acre portion of Assessor's Parcel P39361 from Mixed Commercial designation to the Residential 5 zoning designation. The motion was seconded by Commissioner Freiburger. Commissioners Maddox, Freiburger, and Fattizzi voted to approve. Commissioners Huggins and Penno voted not to approve. Motion Passed 3-2.

## **UNFINISHED BUSINESS:**

**Proposed amendments to Title 17 of the Sedro-Woolley Municipal Code – Zoning –to address parking requirements the Central Business District.** Mr. Coleman, Planning Director explained that the Planning Commission had requested that staff do an analysis of how much parking would be required for potential developments under the current zoning regulations vs. the proposed regulations. The analysis for the new parking requirements determined that it would be almost impossible to development commercial space on small lots. Therefore, staff is working on a tiered parking ordinance to create more flexibility for smaller commercial lots. Ms. Katherine Weir, Assistant Planner pointed out that after collecting feedback from the Commissioners at the previous hearing, edits have been made to the proposed ordinance to simplify the regulations and provide sufficient parking without restricting development on small lots in the downtown area. Mr. Coleman pointed out that currently the City does not have

parking requirements for the downtown area and a parking ordinance would possibly help to promote growth within the downtown corridor. After discussion, the Commissioners decided to continue this item until the next Planning Commission Meeting.

**PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:**

Mr. Coleman, Planning Director, announced that the joint City Council and Planning Commission meeting has been rescheduled to October 7, 2020 at 4:00p.m.

**NEW BUSINESS:** None on agenda

With no further business, the Planning Commission adjourned at 7:37 PM.

**ADJOURNMENT:** (Time: 7:37 PM)

---

PLANNING COMMISSION CHAIRMAN

---

PLANNING COMMISSION SECRETARY

Attendance: five