

**CITY OF SEDRO-WOOLLEY**  
**PLANNING COMMISSION MEETING MINUTES**  
**August 18, 2020**  
**Virtual Meeting Held via Zoom Webinar**

**CALL TO ORDER:** Chair Eric Johnson called the meeting to order at 6:35 PM.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

Planning Commissioners Present: Danielle Freiburger, Pat Huggins, Silas Maddox (10 Minutes Late) and Joe Franett

Planning Commissioners Absent: Joe Fattizzi and Stacy Penno

Staff Present: John Coleman, Michelle Grace, Katherine Weir

**APPROVAL OF CONSENT AGENDA/MINUTES:** Minutes of July 21, 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.

**UNFINISHED BUSINESS:**

1. **Rezone request #2020-010 – Quam – request to change zoning designation of one roughly 2.5 acre parcel from Industrial to Residential:** John Coleman, Planning Director presented the proposed rezone request of approximately 2.5 acres of land from Industrial to Residential 7 located on State Route 20 and Pinto Lane. The Council made a motion to include the Quam rezone request on the 2020 Comprehensive Plan Docket at their March 11, 2020 meeting.

The Planning Commission discussed the site location, which is adjacent to Hart Slough. The Planning Commission discussed the likely challenges of developing the site to accommodate industrial uses. Commissioner Franett made a motion to recommend to the City Council amending the 2020 Comprehensive Plan and Zoning Maps to change the zoning designation of approximately 3-acre portion of Assessor's Parcel P39361 that is currently designated Mixed Commercial to the Residential 5 zoning designation. The motion was seconded by Commissioner Huggins and passed unanimously.

2. **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 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.

As requested by the Commissioners, staff did some research of the property and it was determined that the property was originally annexed in 1977. The Gateway Golf Course and developed in 1972, before the property was annexed into City Limits. The Golf Course was permitted by a conditional use permit issued by the Skagit County Board of Adjustments in 1971. One comment was received and distributed to the Commissions from Matt and Lisa Howry. They wrote in opposition of the proposed rezone.

After extensive discussion, the Planning Commission requested that this item be continued to the next Planning Commission meeting for more public input. The Commissioners also asked Mr. Coleman, Planning Director to look into the possibility of the Commission being able to recommend a different zoning designation.

Commissioner Maddox made a motion to table this application until September 15, 2020. At that time, the meeting will be reopened for public comment, seconded by Commissioner Huggins, and passed unanimously. Motion carried.

#### **PUBLIC HEARING:**

1. **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 for the Planning Commissions review to create more flexibility for smaller commercial lots. The Chair opened the public hearing at 7:29 p.m. There were no public comments; the Chair closed the public hearing at 7:30 p.m.

Ms. Katherine Weir, Assistant Planner, explained the parking analysis. It was found that a three-tiered approach for a parking ordinance in the Central Business District zone maybe more compatible for this area. Staff requested that the Commissioners provide feedback.

Commissioner Maddox suggested that parking requirements be based on building size not the lot size. This would allow for more flexibility for developers. Ms. Weir, Assistant Planner, pointed out that the proposed ordinance does consider building sizes in considering parking requirements. After extensive Commission discussion, staff will update the proposed parking ordinance to reflect the discussion.

**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. He also informed the Commissions that Council has adopted ADU fees.

**NEW BUSINESS:** None on agenda

With no further business, the Planning Commission adjourned at 8:25 PM.

**ADJOURNMENT:** (Time: 8:25 PM)



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PLANNING COMMISSION CHAIRMAN

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PLANNING COMMISSION SECRETARY

Attendance: 5