

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
December 19, 2023**

CALL TO ORDER: Planning Commission Chair, Joe Fattizzi, called the meeting to order at (6:30 pm.)

PLEDGE OF ALLEGIANCE

ROLL CALL:

- Present Commissioners: Danielle Freiburger (virtual), Paul Cocke, Eric Johnson, Joe Franett, Joe Fattizzi, Pat Huggins and Silas Maddox (virtual)
- Absent Commissioners: None
- Present Staff: Nicole McGowan
- Members of public in attendance: 2

APPROVAL OF CONSENT AGENDA/MINUTES: Minutes from November 20, 2023 meeting was approved with minor edits.

GENERAL PUBLIC COMMENTS: (Opened at 6:33 p.m.) There were no written comments to be entered into the record. The first public comment came from Paul Hieb (8643 Westerman Road). Mr. Hieb came in tonight to discuss the Boundary Line Adjustment he had asked for at the last meeting in November. He would like to sell his house at 804 Jones Road and keep the remaining land for farming. Public comments closed at 6:36 p.m.

PUBLIC HEARING: None

PUBLIC HEARING COMMENTS: None

UNFINISHED BUSINESS:

1. Proposed amendments to Ch. 16.04 SWMC to add a definition for shadow plat, and to allow shadow platting as a method of satisfying the minimum density requirement of four dwelling units per acre.

Assistant Planner, Nicole McGowan, gave a brief overview of the current regulations. Applicants that wish to subdivide their property have to meet the minimum requirements of the four dwelling units per acre. This requirement was put together by the Growth Management hearings board under the Growth Management Act to prevent urban sprawl within cities. Many Sedro-Woolley residents have requested to perform subdivisions of their property at less than four units per acre with the intention of selling the remaining property or developing the remaining property to that density in the future. Currently, there are no provisions in the code that allow for the eventual satisfaction of the minimum density requirement. Applicants have to develop to four units per acre at minimum otherwise the subdivision application cannot be processed. At the last Planning Commission meeting held in November, staff and the Planning Commission discussed

methods of how other jurisdictions have allowed development at under four units per acre density in code. The Planning Commission voiced shadow platting as the preferred method for Sedro-Woolley, as this would be in line with the requirements of the GMA and allows for some flexibility for applicants to subdivide within their means and desires. The definition of shadow platting included under SWMC 16.04.030 reads “Shadow plat is the non-binding map or representation demonstrating that a property is capable of future subdivision according to current development regulations at minimum residential density.” Also, under SWMC 16.04.060 is the explanation of how shadow platting can be used to meet the four units per acre requirement. This language was modeled off of the Mount Vernon code and reads “Shadow platting may be used to satisfy the minimum density requirements if the applicant can demonstrate that the proposed techniques would allow the eventual satisfaction of minimum density requirements through future development. The applicant must demonstrate that the current and proposed development will not preclude the provision of adequate access and infrastructure necessary for future development. A property owner subdividing property shall submit to the city a shadow plat with the subdivision application materials demonstrating that said property is capable of further subdivision according to current development regulations at minimum residential density. The submitted shadow plat need only identify proposed right-of-way and lot sizes yielding the required density. Said shadow plat is non-binding and need not be recorded provided that any proposal seeking to further develop the property in a manner which differs from the original shadow plat shall demonstrate that said development accommodates appropriate rights of way and continues to yield the minimum residential density required. Amending a shadow plat shall be an administrative process.”

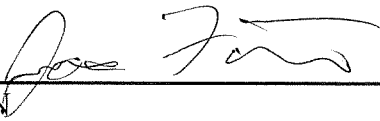
Commissioner, Paul Cocke, favors this kind of approach when dealing with situations as Mr. Hieb described, if it's on a case-by-case basis. Commissioner, Eric Johnson, agrees this is a great idea, and a nice way to find a middle ground for not only the city but the property owners as well. Commissioner, Danielle Freiburger, likes this idea and how simple it is. She mentioned when she was looking at Mount Vernon's code (Ch. 17.118 MVMC), it seems to indicate that it's a standard for urban residential density in the urban growth area and does not specifically say that applies outside of that. Assistant Planner, Nicole McGowan, thinks that may be just how Mount Vernon handles this situation. She states for the city most of the vacant parcels within the city are going to be larger ones on the periphery and does not see any issue with allowing this in residential zones throughout the city. Commissioner, Silas Maddox, agrees this is a good solution. Commissioner, Joe Franett, also agrees this is a great idea and he too would vote in favor of this new amendment. Commissioner, Pat Huggins, agrees with his fellow commissioners. Shadow platting is a great idea, he likes that the process allows property owners, developers, and builders to have flexibility in their design while also having the Planning Director's supervision. Chair commissioner, Joe Fattizzi, likes the definition and explanation of shadow platting and believes this is an easy way to accommodate.

NEW BUSINESS: None

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

Commissioner, Eric Johnson and Commissioner, Paul Cocke, thank you both for your outstanding years of service. We wish you both the best of luck in your next adventures.

ADJOURNMENT: (Time: 7:09 p.m.)

 2-21-2024

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY