

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
February 20, 2024**

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

PLEDGE OF ALLEGIANCE

ROLL CALL:

- Present Commissioners: Danielle Freiburger, Cassandra Sexson, Matthew Desvoigne, Joe Franett, Silas Maddox, Joe Fattizzi, Pat Huggins
- Absent Commissioners: None
- Present Staff: Nicole McGowan
- Members of public in attendance: 2

APPROVAL OF CONSENT AGENDA/MINUTES: Minutes from December 19, 2023 meeting was approved.

GENERAL PUBLIC COMMENTS: (Opened at 6:33 p.m.) There were no written comments to be entered into the record, no members of the public in the attendance wishing to speak and no participants online. Public comments closed at 6:36 p.m.

ELECTIONS:

1. Election of Planning Commission Chairperson and Vice-Chairperson

Commissioner, Joe Franett, was nominated and elected for the Chairperson position and Commissioner, Joe Fattizzi, was nominated and elected for the Vice-Chairperson position for the 2024 Planning Commission.

PUBLIC HEARING:

Public Hearing #1 – Proposed Amendments to Chapter 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.

Opened at 6:41 p.m., there were no participants online. Staff also had not received any emails or mail to be entered into the record. Paul Hieb (8643 Westerman Road) was present to provide public comment. Mr. Hieb came tonight to support shadow platting. He would like to sell his rental house, but keep the land for farming. He is not interested in a full subdivision at four units per acre at this time. Public comments closed at 6:44 p.m.

Planner, Nicole McGowan, gave a brief overview of shadow platting and her proposal. At the last Planning Commission meeting in December, no changes were requested to the draft

regulations that were presented. Tonight, Nicole is requesting that the Planning Commission recommend that the City Council approve the proposed amendments to Chapter 16.04 SWMC.

The Commissioners did not have any new comments to make regarding this proposed amendment. Commissioner, Silas Maddox, motioned first to recommend that the City Council approve the proposed amendments. Commissioner, Joe Franett, motioned second. The motion passed 7-0.

Public Hearing #2 – Proposed Changes to the Zoning and Comprehensive Plan Land Use Maps – Bendtsen Rezone Request.

Opened at 7:01 p.m., there were no participants online. Staff also had not received any emails or mail to be entered into the record. John Bendtsen (17885 Sam Bell Road, Bow, WA) was present to provide public comment. Mr. Bendtsen is requesting a rezone on his property located on Ball Street. He is requesting the property be rezoned from R-7 to R-15. The property borders R-15 and, based on the Sedro-Woolley Comprehensive Plan, this would make the most sense. Public comments closed at 7:05 p.m.

Planner, Nicole McGowan, gave a brief overview of the proposed changes to the Zoning and Comprehensive Plan Land Use Maps. The Bendtsen rezone has carried over from the 2023 Comp Plan Docket due to the issue statement found in the R-15 intent section. Ordinance 2058-23 removed the statement of issue. Mr. Bendtsen requested to change the zoning of 406 Ball Street from the current zoning of R-7 to R-15. The future development of this property would be appropriate per the zoning regulations. The rezone application stated Home of the Brave will provide housing for the disabled and retired veterans community. If the rezone to R-15 were approved, the property would likely be able to accommodate roughly 12 housing units as opposed to the four or five housing units that could be accommodated under the current R-7 zoning. Planning staff finds the rezoning of this 0.85-acre property to be consistent with the Comprehensive Plan and consistent with the existing land uses in the area. Planning staff would like the Planning Commission to recommend that the City Council approve this rezone.

Commissioner, Matthew Desvoigne, was curious how the city's impact fees would impact this property. Planner, Nicole McGowan, stated the city does have impact fees for multifamily development at a reduced rate. Commissioner, Cassandra Sexson, had no comment. Commissioner, Joe Franett, had no comment. Commissioner, Silas Maddox, was in favor of the rezone. Commissioner, Danielle Freiberger, was in favor of the rezone. Commissioner, Pat Huggins, had no comment. Commissioner, Joe Fattizzi, did not have an issue with this rezone due to the properties surrounding this parcel. Commissioner, Danielle Freiberger, motioned first to recommend that the City Council approve the rezone. Commissioner, Matthew Desvoigne, motioned second. The motion passed 7-0.

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Proposed Amendments to Chapters 2.90, 17.08, 17.12 and 17.16 SWMC and the Addition of Chapter 17.120 SWMC to Add Regulations for Tiny Home Communities

Planner, Nicole McGowan, gave a brief background and overview of the proposed amendments. She was contacted by the organization Family Promise – a self-help housing program that helps community members get on their feet – about tiny home community regulations. The city has no such regulations, so the proposed amendments were created to provide this option for housing development to the community. The regulations for tiny home communities are modeled off the planned residential development regulations but tweaked to the smaller scale.

Commissioner, Pat Huggins, questioned if the tiny homes would be built on a chassis with wheels. Planner, Nicole McGowan, informed him that would be a park model home. A tiny home is different, as it is permanently constructed on a foundation. Commissioner, Danielle Freiburger, would like to continue the conversation and see this proposed amendment at 100% tiny homes, removing the 25% park model proposal. Commissioner, Silas Maddox, believes creating regulations that would allow a variety of different housing types to meet a variety of different needs would be in the city's best interest. Commissioner, Joe Franett, has concerns about how truly affordable tiny homes will be, along with lot size and setback concerns. Commissioner, Cassandra Sexson, states that most of her concerns have already been addressed. She likes the HOA idea, the parks, walkways and setbacks in the regulations. She would like to see stick-frame built homes versus park models and has major concerns about the multi-tenant property feel. Commissioner, Matthew Desvoigne, has concerns about the maximum density allowable as proposed. Planner, Nicole McGowan, states that after basic calculations, the housing density does seem quite high and this can always be reduced.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

1. Chair Commissioner, Joe Fattizzi, welcomed new Commissioners Cassandra Sexson and Matthew Desvoigne.

ADJOURNMENT: (Time: 7:47 p.m.)



PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY