



Regular Meeting of the Planning Commission
June 18, 2024 - 6:30 PM

a. Call to Order

Planning Commission Chair, Joe Franett, called the meeting to order at (6:32 pm).

b. Pledge of Allegiance

c. Roll Call

- Present Commissioners: Pat Huggins, Matthew Desvoigne, Danielle Freiburger, Joe Fattizzi, Joe Franett, Cassandra Sexson
- Absent Commissioners: Silas Maddox
- Present Staff: Nicole McGowan and Tom Glover
- Members of public in attendance: 4

d. Consent Agenda

1. Minutes from May 21, 2024 Planning Commission Meeting

Minutes from May 21, 2024, meeting were approved.

e. General Public Comments

Please keep comments to three minutes or less. Because State law prohibits the use of city facilities for the purpose of supporting or opposing a campaign or ballot proposition, we respectfully request that public comment not make reference to such matters.

Written comments will be accepted by letter or via email at nmcgowan@sedro-woolley.gov Attn: 'Public Comment.'

Opened at 6:34 pm, there were no participants online. Staff received one written comment to be entered into the record from Katherine Olson with Family Promise of Skagit Valley. In her letter she talks about purchasing a portion of the property at 1006 Wicker Road and possibly doing a Boundary Line Adjustment to create a larger site between the two churches to accommodate cottage living spaces. She has been in contact with West Coast Construction about their tiny houses. Currently, the property is zoned R7, which has a 6,000 square foot minimum lot size. Katherine is wondering if the city would allow a cluster scenario or an R17 zoning to increase the density as the building footprint of the cottages would be under 400 square feet. Cottage housing is a great way to provide more

stable housing for homeless families. Public comments closed at 6:37pm.

f. Public Hearing(s)

None

g. Unfinished Business

1. Proposed Amendments to Chapter 2.90 and Title 17 SWMC to Add Regulations for Cottage Clusters

Planner, Nicole McGowan, invited members of the community to tonight's meeting that have interest and or knowledge of cottage clusters, tiny homes, or low to middle income housing. Raymond Faber of Faber Construction was in attendance. He played a huge part in the Wildwood Cottages project, located at Lake Whatcom. Donna Keeler was also in attendance. She is on the consultant team for the Sedro-Woolley comprehensive plan update with an interest in affordable housing. Debra Stewart and Margerie Height were also in attendance. They are from Indivisible Skagit with roughly 1,400 members that live in Skagit County, with the majority of them within the city limits. They also have an interest in affordable housing. The draft amendment has been rebranded to allow for "cottage clusters" in the city's residential zones. It has been rewritten with a focus on allowing small homes between 205 and 1,200 square feet on sites at least 0.5 acres and up to 1 acre in size. Some major changes were made to the draft, including but not limited to:

- Permitting procedures. The goal is to make permitting of affordable housing quick, easy and not excessively costly. Applicants must hold a pre-application meeting with staff, then apply for a Cottage Cluster Application.
- A definition for "cottage home" was added and modifications were made to the definition for tiny home to remove confusion. Park models were specifically excluded from the tiny home definition.
- "Permits required" section was added to the proposed new chapter of the zoning code.
- Phased development was removed from the amendment.
- The density table was rewritten to eliminate guesswork. The maximum allowable units allowed in any of the residential zones is four, the maximum units allowed for the R5 zone is eight, the R7 zone is 10 and for the R15 zone it is 12. The maximum allowable units has been capped at 12, regardless of the implementation of density bonuses.
- The energy efficiency density bonus was removed because it takes away from the affordability of homes if implemented.
- Parking requirements have been updated. One space is required for homes between 205 and up to 800 square feet. For homes over 800 square feet and up to 1,200 square feet, two parking spaces are required. Parking requirements can be achieved by providing community parking within the development boundaries, immediately adjacent to the home they are serving, or within private garages. A combination of these methods may be allowed to achieve the parking requirements.

- Open space requirements have been updated. Seventy-five percent of the open space must be considered usable and fifty percent of the homes must be oriented around the usable open space area(s).

Open table discussion

Commissioner, Joe Fatizzi started off the round table discussion with a question directed towards Raymond Faber. He would like to discuss the design guidelines in more detail tonight and the affordability standpoint that park models have. Raymond recommended that the Commissioners consider park models as they do not have to follow Washington State energy codes. However, he agrees some design standards need to be implemented. The construction of park models is regulated by the ANSI 119.5 park model code. Commissioner, Danielle Freiburger, asked if you could tell the difference at different times of year between heating the park models. Raymond has not completed an energy code analysis. However, not much heat will be lost by heating 400 square feet. After further discussion, it was decided that park models would be added to the amendment for permitted use. They will be separately defined in Ch 17.04 SWMC with the same guidelines as before. Also added to the section will be the removal of the hitch, a permanently mounted structure will be required, R15 wall with a minimum of R30 floor and ceiling, and skirting will also be required. Chair Commissioner, Joe Franett, shared a visual plan with the participants at the open table discussion. The plan showed what the Cottage Cluster community could potentially look like. The drawing was a plan on one acre, which is the maximum allowed. It's 132 feet by 360, with a driveway and 12 houses or 11 houses and a clubhouse. In the middle of the plan is 6,000 square feet of open space. Each home takes up about 24% of the lot. Setbacks are 20 feet in the front, 10 feet in the back and 5 feet on each side. It was decided to table the rest of the conversation until the following meeting in July.

2. Proposed Amendments to Chapters 12.40 and 17.50 SWMC to Update Tree Standards

A motion 6-0 was made to table the proposed amendment to Chapters 12.40 and 17.50 SWMC until the next meeting on July 16, 2024.

h. New Business

None

i. Adjournment

(Time 8:44 p.m.)

ATTEST:



Joe Franett, Planning Commission Chair

APPROVED:

Planning Commission Secretary