

Regular Meeting of the Planning Commission
November 19, 2024 - 6:30 PM

a. Call to Order

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

b. Pledge of Allegiance

c. Roll Call

Present Commissioners:

- Commissioner Joe Franett
- Commissioner Jessica Jasper
- Commissioner Cassandra Sexson
- Commissioner Danielle Freiburger
- Commissioner Joe Fattizzi
- Commissioner Matthew Desvoigne (Attended Online)

Absent Commissioners:

- Commissioner Pat Huggins

Present Staff:

- Planner Nicole McGowan
- Assistant Planner Ashton Sandoval Oaks
- Community Development Director Tom Glover
- Permit Technician Nicole Pfluger

d. Consent Agenda

1. Minutes from October 15, 2024 Planning Commission Meeting

Minutes from the October 15, 2024, meeting were approved with minor edits.

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.

(Opened at 6:45pm)

Assistant Planner Ashton Sandoval Oaks covered several proposed amendments to Title 17 SWMC to Update Residential Parking Standards. Including a new parking requirements table, consolidating all the parking requirements under Chapter 17.36, proposing to repeal the parking section in the UVMU and CBD code, and the addition of Section 17.36.035, as well as parking stall dimensional requirements, and design standards.

- Commissioner Joe Franett inquired about angled parking.
- Commissioner Danielle Freiburger discussed the definition of CBD core.
- Commissioner Matthew Desvoigne requested clarification of parking for churches and funeral homes. Assistant Planner Ashton Sandoval Oaks will look into it and stated that the amendment title would need to change from "residential parking standards" to "parking standards".
- Commissioner Danielle Freiburger recommended removing the blank space in the table for Chapter 17.36 as well as a clarification of the work/live units standards within industrial zones.
- Commissioner Joe Fattizzi recommended to take another look at industrial zones and what can be built in those areas. He explained that other jurisdictions use different classifications within the industrial zones.
- Commissioner Danielle Freiburger voiced concern for WA house bill 6015 (F).
- The Commissioners discussed loading zones. Commissioner Joe Fattizzi suggested looking at Bothell and Bellevue loading zone standards as a guide.

Further discussion in January, 2025.

(Closed at 7:28pm)

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

(Opened at 7:28pm)

Planner Nicole McGowan shared the re-write of the proposed Chapter 17.120 which generally mirrors Anacortes' cottage housing regulations.

- Commissioners and Planner Nicole McGowan discussed building height regulations and roof pitches.
- Density calculations and cottage size regulations were discussed.
- Lot coverage, setbacks, curb cuts and tandem parking for cottages were discussed.
- Affordability is discussed as being the focus, not the density.
- Commissioners discussed allowing one ADU in association with a shared community building, but not permitting ADU's in association with cottage homes.

- Commissioners discussed the affordability incentive of allowing duplex models of cottage homes.
- Commissioner Joe Franett suggested looking at the Home trust of Skagit, and is to send pictures from his visit there to Planner Nicole McGowan to share with the Planning Commission during a future meeting.

(Closed at 8:16pm)

h. New Business

1. Planning Commission Tour of Recently Developed Accessory Dwelling Unit
5:30 PM, Bucko Estates, Sedro-Woolley, WA 98284

Present Planning Commissioners:

- Danielle Freiburger
- Joe Franett
- Cassandra Sexson
- Jessica Jasper
- Joe Fattizzi

Present Staff:

- Community Development Director Tom Glover
- Planner Nicole McGowan
- Assistant Planner Ashton Sandoval Oaks
- Permit Technician Nicole Pfluger

Host:

- Paul Woodmansee, BYK Construction Inc.

Paul Woodmansee gave commissioners and staff a tour of the Bucko Estates ADU, answering questions and sharing their vision.

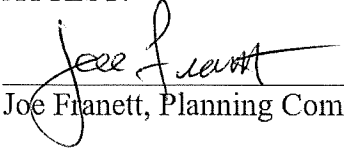
2. Notice to Commissioners - December 17, 2024 Comprehensive Plan Vision Statement Workshop

Community Development Director Tom Glover informed the commissioners that the December 17th meeting would be held at 5:30pm and will be conducted in a charrette style. This workshop format will be to refine the Comprehensive Plan vision statement.

i. Adjournment

(Time 8:26pm)

ATTEST:



Joe Franett, Planning Commission Chair

APPROVED:

Planning Commission Secretary