

Regular Meeting of the Planning Commission
January 21, 2025 - 6:30 PM

a. Call to Order

Planning Commission Chair, Joe Franett, called the meeting to order at (6:31PM).

b. Pledge of Allegiance

c. Roll Call

Present Commissioners:

- Commissioner Joe Franett
- Commissioner Jessica Jasper
- Commissioner Pat Huggins
- Commissioner Danielle Freiburger
- Commissioner Matthew Desvoigne

Commissioners Attended Online:

- Commissioner Joe Fattizzi
- Commissioner Cassandra Sexson

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 December 17, 2024 Planning Commission Meeting

Minutes from December 17, 2024, Planning Commission Meeting approved as written.

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.' until 4:30pm the day before the meeting.

Public Comment received from BYK Construction. Madison Bowman summarized their submittal for public comment regarding the proposed regulations for cottage cluster development and proposed updates to residential parking standards.

f. Public Hearing(s)

g. Unfinished Business

1. Proposed Amendments to Title 17 SWMC to Update Parking Standards

Assistant Planner Ashton Sandoval Oaks summarized the revisions made to the proposed amendments to Title 17 SWMC to Update Residential Parking Standards.

- Discussion to reduce from sixty years of age to fifty-five years of age for parking standards 17.36.030 (A).
- 17.36.035 (B) to lower required structured parking stalls from 50% to 40% for larger multi family developments seeking a parking reduction. It was mentioned by BYK in their public comment that this would make underground or structural parking more feasible.
- 17.36.030 (C) Table for parking standard requirements was reviewed by Staff and Commissioners. Commissioner Danielle Freiburger suggests a potential compromise with parking to allow CBD and UVMU to remain as is and make adjustments elsewhere. She also voiced concerns of visibility of the red color choice and suggested to change to black bar with white 'Not Permitted'.
- Commissioners and Staff discussed loading zone standards. Commissioner Pat Huggins suggests time slots for loading zones; for example 8am-6pm are loading zones and outside of that time it can be used as guest parking.
- Proposed amendments to Title 17 SWMC to Update Residential Parking Standards will be ready for Public Hearing in February.

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

Planner Nicole McGowan covered the requested changes to the proposed amendments to Chapter 2.90 and Title 17 SWMC to add regulations for Cottage Clusters. The first change was for density calculations of smaller units; 205 - 799 square feet, would count as one-half of a dwelling unit. Units 800 square feet or larger would count as 1 dwelling unit. The second was that the footprint of an ADU associated with a shared community building does not count towards the 1,200 square foot maximum ground floor area of the shared community building.

- 17.120.060 (A) and (E) Unit lot subdivision was discussed. Planner Nicole McGowan provided clarification of these requirements.
- The last sentence of 17.120.060 (A) was suggested to be removed. Commissioners expressed concern with verbiage allowing encroachments.
- Staff was tasked with confirming the possibilities of making school impact fees exempt for cottage clusters.
- Commissioner Joe Fattizzi praised Planner Nicole McGowan for doing a great job on

researching and drafting the proposed amendments to add regulations for cottage clusters.

h. New Business

1. Election of 2025 Planning Commission Chairperson and Vice-Chairperson

- Commissioner Joe Franett was voted to remain Chairperson for 2025 (7-0)
- Commissioner Joe Fattizzi was voted to remain Vice Chairperson for 2025 (7-0)

i. Adjournment

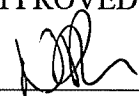
(Time 8:40PM)

ATTEST:



Planning Commission Chair

APPROVED:



Planning Commission Secretary