

Regular Meeting of the Planning Commission
February 18, 2025 - 6:30 PM

a. Call to Order

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

b. Pledge of Allegiance

c. Roll Call

Commissioners Present:

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

Commissioners Online:

- Commissioner Joe Fattizzi
- Commissioner Cassandra Sexson
- Commissioner Matthew Desvoigne

Staff Present:

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

d. Consent Agenda

1. Minutes from January 21, 2025 Planning Commission Meeting

Minutes from January 21st, 2025 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.

6:35PM Opened General Public Comments.

- No online participants.
- Participants in attendance did not have General Public Comments.
- Staff did not receive any written comments.

6:36PM Closed General Public Comments.

f. Public Hearing(s)

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

Assistant Planner Ashton Sandoval Oaks gave a brief overview of the proposed amendments to Title 17 SWMC to Update Residential Parking Standards.

Planning Commissioner Chair, Joe Franett, opened Public Hearing Comments at (6:39PM).

- Madison Bowman, Project Planner with BYK Construction, summarized their submittal for Public Hearing comment regarding the proposed updates to residential parking standards.
- No Public Hearing Comment letters were received.
- No online participants.

Planning Commissioner Chair, Joe Franett, closed Public Hearing Comments at (6:44PM).

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

Planning Commissioners suggest that staff make changes to the following:

1. To strike 17.36.050 SWMC subsection E.
2. Defining loading facility in 17.04.030 SWMC.
3. 17.36.030 SWMC subsection C.4.b to both read 'See table above'.
4. Corrections to 17.04.030 SWMC for the definition of "Central Business District Core" to read, to the 'west' by Puget Avenue.

Commissioner Danielle Freiburger moved to recommend the Proposed Amendments to Title 17

SWMC to Update Parking Standards with the stated changes for approval by City Counsel.
Seconded by Commissioner Jessica Jasper.
Motion carried 7-0.

g. Unfinished Business

1. 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 to add regulations for Cottage Clusters. Summarizing changes to strike the last sentence from 17.120.060(A), as well as making affordability changes such as making traffic impact fees exempt and expanding plan review exemption for projects that are 100% affordable.

- After reviewing proposed amendments to Chapter 2.90 and Title 17 SWMC to Add Regulations for Cottage Clusters, Staff and Planning Commissioners, propose 4 changes prior to Public Hearing.
 1. Paragraph 2 of 17.120.040 to add Chapter 2.90 SWMC.
 2. For 17.120.050(C) change verbiage from cottage to dwelling unit as there are multiple types of housing allowed.
 3. 17.120.050(L) to change verbiage 'such as a river' to 'natural barrier'.
- Discussion of moving parking standards for cottage clusters to Title 17 SWMC Parking Standards in the future.

2. Draft Vision Statement for 2025 Comprehensive Plan Update

- Staff and Planning Commissioners review the most updated 2025 Comprehensive Plan Vision Statement after changes were made following City Council review.
- Planning Commissioners were tasked with reviewing and drafting suggested changes to the current draft of the vision statement, emailing suggestions to Planner Nicole McGowan in preparation for the Vision Statement Workshop the following week at a Special Planning Commission Meeting.

h. New Business

i. Information/Discussion Items

1. Importance of Checking Email Regularly & Meeting Attendance

- Planning Commissioners Ipads are being replaced with Laptops.
- Planning Commissioners feel that if there are communications attempted outside the

ordinary timeframe, they should receive additional communications to their work or private emails so as not to miss any unexpected communication.

j. Adjournment

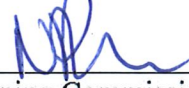
(Time 8:50PM)

ATTEST:



Planning Commission Chair

APPROVED:



Planning Commission Secretary