



Regular Meeting of the Planning Commission
April 15, 2025 - 6:30 PM

a. Call to Order

Planning Commission Chair, Joe Franett, called the meeting to order at (6:30PM).

b. Pledge of Allegiance

c. Roll Call

Commissioners Present:

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

Commissioners Absent:

- Commissioner Joe Fattizzi

Staff Present:

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

Facet Northwest Consultants Present:

- Senior Planner Donna Keeler
- Senior Planner Matt Covert

d. Consent Agenda

1. Minutes from March 18, 2025 Planning Commission Meeting

Minutes from March 18th, 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.

General Public Comments opened at (6:33PM)

- No online participants.
- No participants were in attendance.
- Staff did not receive any written comments.

General Public Comments closed at (6:33PM)

f. Public Hearing(s)

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

Planner Nicole McGowan summarized the Proposed Amendments to 2.90 and Title 17 SWMC to Add Regulations for Cottage Clusters.

Public Hearing opened at (6:37PM).

- No online participants.
- No participants were in attendance.
- Staff did not receive any written comments.

Public Hearing closed at (6:37PM).

Planning Commissioners suggest a change to add the word 'administrative' to the last sentence of the first paragraph of 17.120.060.

Commissioner Danielle Freiburger moved for City Counsel to adopt Proposed Amendments to Chapter 2.90 and Title 17 SWMC to Add Regulations for Cottage Clusters with minor changes. Seconded by Commissioner Pat Huggins.
Motion Carried 6-0.

g. Unfinished Business

No unfinished business.

h. New Business

1. Proposed Amendments to Chapter 2 of the Comprehensive Plan - *Land Use Element*

Matt Covert, Senior Planner with Facet, summarized the proposed changes to the Land Use Element of the Comprehensive Plan to include new and amended goals and policies, as well as changes to the background information based on the recent land capacity analysis and housing allocations by income level.

Discussions about what to consider updating included LU 8 and LU 9 and the policy for a welcoming committee, Parks and Recreation and the need for more playable sports fields, LU 10.1 gangs in the UGA, and the need for Zoning Code clean up.

i. Discussion Items

1. Housing Strategies Follow-Up Discussion

Matt Covert, Senior Planner with Facet, recapped the previous discussion on Housing Strategies. There were no additional comments.

2. Scheduling Upcoming Special Meetings

Community Development Director, Tom Glover, proposed an updated meeting schedule with additional special meetings to review the Proposed Comprehensive Plan Updates.

j. Adjournment

Time (7:42PM)

ATTEST:



Planning Commission Chair

APPROVED:



Planning Commission Secretary