

**CITY OF SEDRO-WOOLLEY  
PLANNING COMMISSION MEETING  
MINUTES  
September 17, 2019**

**Call to Order:** Chairman Eric Johnson called the meeting to order at (6:30 pm).

**Pledge of Allegiance:**

**Roll Call:** Present: Chair Eric Johnson, Commissioners-Danielle Freiberger, Joe Franett Pat Huggins, Silas Maddox, Joe Fattizzi and Stacy Penno

**Absent:** None

**Staff:** John Coleman, Michelle Grace, Katherine Weir

**Approval of Consent Agenda/Minutes:** Approved with Corrections

**General Public Comments:** Karl de Jong, 1030 Warner Street, thanked the Commissioners and Planning Staff on their hard work on the draft ordinance. He looks forward to further discussion of the proposed ordinance especially the size limitation of the ADUs.

**Unfinished Business**

**Review of Regulations for Accessory Dwelling Units (ADU's) as Part of the 2019 Comprehensive Plan Update Process**

Planning Director, John Coleman provided updates from comments made at the previous meeting. Assistant Planner, Katherine Weir provided the Commission with a draft ADU ordinance. The Commissioners then began review and discussion.

**Planning Commission Discussion:**

**Topics discussed by Commissioners:**

- Create a requirement that allows the ADU can only be a percentage of the main house.
- Parking requirements
- Building height limit
- Site landscaping requirements
- Limit the number of people living in the ADU
- Location of ADUs, lot size, maximum lot coverage and setbacks
- Maintain one utility connection for both units.
- Allow only one ADU per lot
- Allow for detached and attached ADU's
- A separate ADU permit will be required along with applicable building permits.
- Require that the ADU have a separate access from the main residence.

- Record the ADU and allow the permit to transfer with the land.

**Planning Commission Discussion/Information Items:**

Planning Director, John Coleman will schedule the Commissioners and Council to get together to discuss ADUs. Karl de Jong spoke to the House Bill 1406 that will be coming in front of the Commissioners. He supports a joint Council session with the Commissioners. Mr. Coleman will look into a meeting in December.

**PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:**

**ADJOURNMENT-** (Time: 8:15 p.m.)



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PLANNING COMMISSION CHAIRMAN



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PLANNING COMMISSION SECRETARY

Attendance: 7