CITY OF SEDRO-WOOLLEY

PLANNING COMMISSION MEETING

MINUTES

October 15, 2019

CALL TO ORDER: Chairman Eric Johnson called the meeting to order at 6:33 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners-Danielle Freiberger, Joe Franett, Stacy Penno and Eric Johnson

ABSENT: Joe Fattizzi, Maddox and Huggins

STAFF: John Coleman, Michelle Grace, Katherine Weir

APPROVAL OF CONSENT AGENDA/MINUTES: September minutes were approved as written.

GENERAL PUBLIC COMMENTS:

Karl de Jong, 1030 Warren Street, councilmember and the Chair of the City Council Planning Committee appreciates the process that the commission has been going through working towards creating an ADU ordinance. He thanked staff for putting together the purpose and intent of an accessory dwelling unit. That will create affordable units; provide homeowners with a means of obtaining rental income companionship and/or security while protecting neighborhood stability, property values and the single-family residential appearance of the neighborhood by ensuring that accessory dwelling units are installed under the conditions of this title.

UNFINSHED BUSINESS:

1. Amendments to the Comprehensive Plan and development regulations to address Accessory Dwelling Units (ADU's): part of the 2019 Comprehensive Plan update process.

Mr. John Coleman explained that revisions were made to the latest draft regulations that reflected the Commissioners recommendations. Such as, but not limited to:
• ADU shall not exceed 800 square feet, or nor more than 66 percent of primary
dwelling floor area, whichever is smaller. The maximum height of an ADU shall not exceed 20 feet; except the height of a structure, containing an ADU over a garage
(Carriage House) may be increased to 25 feet to match the existing roof pitch of the primary residence.
• The minimum size of an accessory dwelling unit cannot be less than 205 square feet.
• The ADU must have a separate entrance from the primary unit.

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