

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
June 21, 2022**

CALL TO ORDER: Chair Joe Fattizzi called the meeting to order at (6:30 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL:

- Present Commissioners: Danielle Freiberger, Joe Franett, Joe Fattizzi, Pat Huggins, and Eric Johnson
- Absent Commissioners: Stacy Penno, Silas Maddox
- Present Staff: John Coleman, Nicole McGowan and Katie Quinn

APPROVAL OF CONSENT AGENDA/MINUTES: Minutes from May 1, 2022 were approved with one minor correction changing “interesting” to “interested” on item #2 first paragraph. April and May corrections were also approved.

GENERAL PUBLIC COMMENTS: There were no general comments submitted and no one in the audience physically or virtually. General Public Comments closed at 6:36.

PUBLIC HEARING:

1. Updates to the Capital Facilities Element of the Sedro-Woolley Comprehensive Plan and Title 13 SWMC to address state stormwater regulations. File #CPA-3-22

Mr. Coleman gave a brief overview of the suggested updates as stated in the staff report created by the planning and engineering staff. The planning commissioners began a brief discussion. There were no public comments submitted prior to the meeting, the chair opened for public comment and there was none. Commissioner Freiberger made a motion to recommend the amendments as suggested by the city staff to the City Council and Commissioner Johnson seconded, the vote was taken and the motion carried 5-0.

2. Updates to the Parks and Recreation Element of the Sedro-Woolley Comprehensive Plan and Chapter 15.60 SWMC to address Parks Impact Fees. File #CPA-4-22

Mr. Coleman gave a brief description of the proposal to increase Parks Impact Fees and the planning staffs suggestion was to increase the fee to \$2000.00 and update the ADU fees to be 61% for over 400 sq. ft and 30% for under 400 sq. ft. The Commissioners discussed the \$1500.00 to \$2000.00 increase and there was some concern that was not enough for the city to catch up on fees to cover what may be needed in the future. There was discussion on how we would continue to monitor this impact fee and inflation to ensure that the rates were increased as required and what indicators would be used, the ENR (Engineering News Record) or the CPI (Consumer Price Index) Mr. Colemans suggestion was to use the CPI as he felt the ENS was less indicative to the real market and the city currently uses the CPI for other fees (Potentially impact

fees and utilities). There have been no additional comments submitted regarding this change with that, the chair opened for public comment and there was none. Commissioner Johnson made a motion to recommend to the City Council to adopt the proposed amendments to the Parks Impact fees as staff has suggested and Commissioner Freiberger seconded the motion. Vote taken, 5-0 and motion passed.

3. Proposed updates to Chapter 3 – Additional Standards for the Central Business District and Chapter 11- Definitions of the Sedro-Woolley Design Review Standards and Guidelines manual.

Ms. McGowen gave a brief description of the of the proposed changes as discussed in the April 19th Planning Commission Meeting and defined the 3 sectors as described in the staff report. The chair opened for comment and there was none. The Commissioners reviewed the proposed changes and began a brief discussion. A few minor suggestions were made as follows:

1. For #10 add “Except” Historic District.
2. Under definition for the Outer CBD add “other than”
3. Page 6, It was suggested that we re-word the first paragraph for the general store front.

Commissioner Freiberger made a motion to recommend the proposed changes to the City Council with the amendments listed above, Commissioner Franett seconded the motion, vote taken and the motion carried 5-0.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS: None

DISCUSSION ITEMS: None

ADJOURNMENT: (Time: 8:06 p.m.)



PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Members of public in attendance: 0