

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING**

July 19, 2016

MINUTES

CALL TO ORDER: Chairman Pat Huggins called the meeting to order at (6:34 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners- Silas Maddox, Joe Fattizzi, Stephanie Lokkebo, Lynda Tilley, Eric Johnson, Joe Franett

Absent:

STAFF: John Coleman, JoAnn Lazon

APPROVAL OF AGENDA:

CONSENT AGENDA: Approved April 19, 2016 Planning Commission minutes.

GENERAL PUBLIC COMMENTS: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

**1. Review and update of Planned Residential Development Regulations-
Chapter 17.43 SWMC**

City Planner John Coleman gave a Power Point presentation on Planned Residential Developments (PRDs) to give some background to the PRD regulation update that the Planning Commission will be undertaking over the next few months. The Planning Commission ensued in a discussion about PRD regulations. Some of the topics discussed:

- Flexibility in design from typical residential developments.
- Common Elements of a PRD.
- More space and recreational amenities.
- Mixture of housing types.
- Allowance for several types of zoning.
- Examples of Planned Residential Developments within the city.
- Smaller lots in exchange for areas of open space around the lots versus traditional plats.
- Population projections (20 years).
- Homeowners Associations and residential developments.
- Gross Versus Net site area differences.

- Current PRD problems in chapter 17.43 SWMC-Lack of incentive to create open space that is usable and interesting for neighborhood residents, Variety of housing types not enabled, Lack of details necessary to allow staff to ensure well designed PRD.
- Issues to keep in mind-Usable open space, strong maintenance requirements of open space, allow for condos and townhouses.
- Future review of other city's PRD ordinances.
- Discussion of the development called Skagit Highlands in Mount Vernon. Lack of parking, small streets and children playing in the streets due to no lawns.

Next meeting-There will be a roundtable discussion reference the City's Planned Residential Development purpose and staff will present examples of other cities' planned residential developments. The Planning Commission was asked to review the city's PRD ordinance as well as a handful of other cities' regulations in advance of the PRD update discussion. The Planning Commissioners were asked to think about what their vision for future PRDs in the city may look like and find elements of the various PRD ordinances that may influence the Sedro-Woolley PRD regulations update.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

- Introduction of Planning Commissioner Joe Franett.
- Announcement – No August Planning Commission meeting
- City Council recently approved the 2014-2016 Comprehensive Plan update and the Shoreline Management Program update. The Board of County Commissioners approved the city's requested Urban Growth Area expansion.

ADJOURNMENT-(Time: 8:10 pm)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 0