

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

**October 18, 2016**

## **MINUTES**

**CALL TO ORDER:** Chairman Pat Huggins called the meeting to order at (6:35 pm).

**PLEDGE OF ALLEGIANCE:**

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

**Absent:**

**STAFF:** John Coleman, JoAnn Lazonon

**APPROVAL OF AGENDA:** Minutes from the September 20, 2016 meeting were approved as corrected.

**CONSENT AGENDA:**

**GENERAL PUBLIC COMMENTS:** None

**UNFINISHED BUSINESS/ROUNDTABLE DISCUSSION:**

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

City Planner John Coleman and the Planning Commission reviewed the draft amendments to the Sedro-Woolley PRD regulations as well as the regulations from other jurisdictions. A discussion ensued to include the following:

- Location of the bonuses for developers for over and beyond plat improvements. Request for more specific language and make a list of criteria for developers to achieve bonuses.
- 17.43.060-20 % percent reduction in lot size.
- Useable Open Space and Stormwater Detention Facilities (Dry ponds & Wet ponds).
- Review, clarification changes to the Stormwater Detention Facilities section.
- List or checklist of what important elements that the Planning Commission would like to see in a PRD (Planned Residential Development).
- 17.43.010- Purpose
- Design Guidelines and Standards

- Add a disclaimer in the checklist
- Multi-family housing discussion (History of multi-family and upcoming multi-family projects).
- Current requirement for recreational space and design standards.
- Off-street parking requirements in PRD's and current zoning.
- Sedro-Woolley Public Works Design Standards for street requirements.
- LID developments-smaller streets, rain gardens etc.
- PRD with a mixed-use combination.
- Change maximum building height to 35 feet if residential use is above commercial use.
- Discussion on the need for a criteria checklist.
- Look at the design standards for PRD's and subdivisions.

**NEW BUSINESS: None**

**PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:**

Commissioner Lokkebo shared information on the upcoming Thanksgiving Event on Thanksgiving Day being held at the Cascade Middle School. She advised that at this time they still are in the need of a good cook. She requests if anyone knows of anyone please send them her way.

**ADJOURNMENT**-(Time: 8:14pm)

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PLANNING COMMISSION CHAIRMAN

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PLANNING COMMISSION SECRETARY

Attendance: 0