

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

November 15, 2016

CALL TO ORDER: Chairman Pat Huggins called the meeting to order at (6:41 pm).

PLEDGE OF ALLEGIANCE:

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

Absent: Joe Franett

STAFF: John Coleman, JoAnn Lazonon

APPROVAL OF AGENDA: Minutes from the October 18, 2016 meeting.

CONSENT AGENDA:

GENERAL PUBLIC COMMENTS: None

NEW BUSINESS:

- 1. Review and update definition of building height in the zoning code-Chapter 17.04 SWMC.**

City Planner John Coleman summarized the proposed amendments to the building height definition in the Sedro-Woolley Zoning code. A discussion ensues to include the following:

- The inconsistency between the height definition in the Sedro-Woolley code and the IRC (International Residential Code) and IBC (International Building Code).
- Proposed amendment to the “Height” definition.
- Discussion of the administrative zoning waiver process.
- Discussion of top of the roof and average height of the roof wording and meaning.

A public hearing may be scheduled for next month’s meeting on the proposed changes.

UNFINISHED BUSINESS:

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

City Planner John Coleman summarized the second draft of the proposed updated PRD (Planned Residential Development) regulations.

A discussion ensues to include the following:

- Discussion about whether PRDs should continue to be allowed in the R-1 zone. The PC determined that PRDs should continue to be allowed in this zone.
- Discussion of the uses that are allowed in planned residential developments. “Permitted uses” section 17.43.030 SWMC.
- Maximum building height discussion – straight commercial and commercial with residential above.
- Property development standards.
- On-street and off-street parking requirements for residential and commercial properties.
- Discussion of homeowner’s associations (HOAs) and requirements for HOAs to maintain stormwater facilities and open space areas.
- Amenities in public right of way shall not be counted towards open space calculations.
- Upcoming Low Impact Developments (LID) requirements and how these requirements will affect stormwater retention methods.
- Discussion of the R-15 zone (Residential 15 zone). A discussion about whether PRDs should continue to be allowed in the R-15 zone. The PC determined that PRDs should continue to be allowed in the R-15 zone.
- Discussion of the design review standards and design criteria in the PRD regulations.
- Review of 17.43.090 SWMC - Design evaluation checklist.
- Suggestion to add wildlife to the section of 2.1 (Respect for natural features/constraints).

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

- Invitation to everyone to attend the annual Community Thanksgiving Dinner held at the Cascade Middle School.

ADJOURNMENT-(Time: 8:34 pm)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 1