

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

March 21, 2017

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

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners-Joe Franett, Eric Johnson, Lynda Tilley, Joe Fattizzi

Absent: Silas Maddox, Stephanie Lokkebo

STAFF: John Coleman, JoAnn Lazon

APPROVAL OF CONSENT AGENDA:

GENERAL PUBLIC COMMENTS: None

PUBLIC HEARING: None

NEW BUSINESS:

1. Updates to the Consolidated Planning Procedures - Chapter 2.90 SWMC
City Planner John Coleman summarized the inconsistencies and omissions in Chapter 2.90 SWMC - Consolidated Planning Procedures. This chapter sets forth the procedures that the Planning Department uses to process permits. Planner Coleman went over the proposed amendments to the Land Use Permit Classification table. This list specifies that type of permit classification each land use is – and therefore defines how each land use permit type will be processed. Planner Coleman summarized the proposed amendments that would be corrected:

- Zoning Waivers
- The Shoreline Substantial Development Permits
- Planned Action applications
- Removing impact fees in Table 2.90.100B

A discussion ensued to include the following:

- Discussion of submittal requirements in Attachment B-Table 2.90.100 (B)

There will be a public hearing on the final proposed amendments.

UNFINISHED BUSINESS:

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

A discussion ensued to include the following:

- Discussion of the roundtable exercise that was done at the February regular meeting. The Planning Commission members and the City Planner summarized the information they gained by doing this exercise.
- Leaning towards more holistic approach that covers all the details at the beginning.
- Looking for higher criteria and standards to encourage nicer quality than a standard subdivision.
- Discussion on density requirements
- Possible requirements for uniform fences, trees, house plans, lighting etc.
- Better definition for useable and non-useable, gross/net, architectural standards for a higher quality development.
- May a portion of a lot or tract be within a protective critical area?
- Planning Commission members requested another roundtable exercise.

Planner Coleman John will put together a revised draft of all the items to discuss and bring it back to the Planning Commission for review.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

- Discussion on the recent City Council/Planning Commission work session.
 1. Comprehensive plan updates - 2017
 2. Rezoning of some property south of the Sedro-Woolley High School along with the possibly of a city area wide rezone.

ADJOURNMENT - (Time: 7:37 pm)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 0