

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
March 20, 2018**

CALL TO ORDER: Chairman Eric Johnson called the meeting to order at (6:33 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners-Pat Huggins, Joe Fattizzi, Silas Maddox, Joe Franett,

Absent: Lynda Tilley, Stephanie Lokkebo

STAFF: John Coleman, JoAnn Lazaron

APPROVAL OF CONSENT AGENDA/MINUTES: Approved

GENERAL PUBLIC COMMENTS: None

NEW BUSINESS:

1. **Proposed City-initiated zoning map and Comprehensive Plan map amendments-part of the 2018 Comprehensive Plan Updates process.**

City Planner John Coleman advised that the City Council had recently requested that the Planning Commission study the possibility of changing the zoning and comprehensive plan map designation of several parcels throughout the city. There are several zoning amendments proposed under file CPA-1-18. All of the proposed zoning amendments are city-initiated. Planner Coleman gave background information on the parcels for which zoning changes are being recommended. City Planner Coleman advised that there were several parcels own by the Sedro-Woolley School District and the City of Sedro-Woolley that are either zoned residential seven (R-7) or residential five (R-5) and the preferred zoning for these parcels would be Public (P). The Sedro-Woolley School District has been contacted on this zoning matter.

A discussion ensued to include the following:

- Chairman Eric Johnson and Commissioner Pat Huggins wanted to disclose and be placed on record that they are both associated with the Sedro-Woolley School District. There was a brief discussion between Planner Coleman and the other Planning Commission members and it was determined that there were no objections to have either Commissioner Huggins or Chairman Johnson to be part of tonight's zoning discussion.
- Discussion on the proposed amendments and the recommendation of scheduling a public hearing for proposed amendments at the April Planning Commission meeting.

2. Possible amendments to Ch. 17.38 SWMC-Requirements for Residential Recreation Areas in subdivisions and multi-family developments.

City Planner John Coleman summarized the requirements in Chapter 17.38 SWMC regarding new developments of more than four dwelling units (including but not limited to new subdivisions, planned developments, mobile home parks, and multifamily residential developments). A local developer/builder requested that the city look at amending its regulations for small privately owned parks.

PUBLIC COMMENT:

Paul Woodmansee (BYK Construction) - PO Box 619, Sedro-Woolley, WA. 98284

Tim Woodmansee- (BYK Construction) - PO Box 619, Sedro-Woolley, WA. 98284

Garrick Sager- (Alliance Construction) -1315 North Township St, Sedro-Woolley, WA. 98284

Paul Woodmansee addressed the Planning Commission reference his request for the proposed changes to the required recreation area chapter. Paul pointed out the following discussion items in his letter submitted in the Planning Commission's staff report.

A discussion ensued with Paul Woodmansee, Tim Woodmansee and Garrick Sager to include the following:

- Developer may elect to pay \$15,000 into a Parks Reserve fund in-lieu of providing an eight-thousand square foot recreation area.
- The observations of poorly maintain parks within developments due to the requirements of homeowner's responsibility to maintain them.
- Discussion on how the \$15,000 fee was calculated.
- Discussion on that in multi-family and or mixed-use development, if the proposed development requires more parking than available and the required recreation area eliminates area that can be used to accommodate required parking spaces.
- Consideration of installing the new park in the vicinity where the new housing development would be built. This consideration was not incorporated.
- Commission Huggins summarized the of the history requirement of parks within developments.
- Discussion of the housing shortage and affordability-housing crisis within Skagit County.
- Suggestion to leave multi-family developments and any subdivision of 15 units or less out of the Parks Reserve fund.
- When a development has 5 acres or less in size to have a second option instead of building a park on-site.
- Density requirements
- Discussion of finding a balance between affordable housing and green space.
- Changing the wording in 17.38.010-(Required recreation areas). The suggestion was to change the requirement of more than four dwellings units to more than seven units.
- New 5-8 unit development will provide a 4,000 square feet park area.

- New nine units or multi-family development will require an 8,000 square feet park area.

Planner Coleman advised that there would be a public hearing on this proposed changes at the April Planning Commission meeting. He will bring back a revised draft staff report with all the suggestions for review and discussion.

UNFINISHED BUSINESS:

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

Commissioner Joe Franett made a motion to continue the Planned Residential Development Regulations discussion to the next regular Planning Commission meeting.

Commissioner Joe Fattizzi seconded the motion.

Vote taken and motion passed.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS: NONE

- Commissioner Franett asked Staff on whom he needs to talk to reference getting a crosswalk at Janicki Fields. Planner Coleman advised Commissioner Franett to contact the Public Works Director Mark Freiburger.

ADJOURNMENT- (Time: 8:23 pm)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 3