

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
May 15, 2018**

CALL TO ORDER: Chairman Eric Johnson called the meeting to order at (6:36 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners-Pat Huggins, Joe Fattizzi, Silas Maddox, Joe Franett, Lynda Tilley, Stacy Penno

Absent: Silas Maddox

STAFF: John Coleman, JoAnn Lazon

APPROVAL OF CONSENT AGENDA/MINUTES: Approved

GENERAL PUBLIC COMMENTS: None

PUBLIC HEARING: Open: 6:37 pm

1. Proposed 2019-2024 Six Year Transportation Improvement Program

City Planner John advised that each year all agencies who are eligible for federal and state funding programs must submit a Six-Year Transportation Improvement Program documents to the state for inclusion in the statewide Transportation Improvement Program. Because of these requirements, the City updates the TIP each year and coordinates this with the Comprehensive Plan and Transportation Plan. A public hearing regarding the TIP and adoption of the TIP by council resolution is required.

A discussion ensued to include the following:

- Discussion of 2019-2024 TIP project list C9A- Trail Road Arterial extension (Cook Rd to F and S Grade Rd).

PUBLIC HEARING: Closed: 6:45 pm

Commissioner Joe Franett made a motion to recommend that the City Council adopt Resolution __-18, a resolution adopting the Six-Year Transportation Improvement Program for the City of Sedro-Woolley, Washington, 2019-2024.

Commissioner Joe Fattizzi seconded the motion.

Vote taken.

5-0

Motion passed.

UNFINISHED BUSINESS:

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

City Planner John advised that the Planning Commission is continuing with its detailed discussion of possible amendments to the Planned Residential Development (PRD) regulation in Chapter 17.43 of the Sedro-Woolley Municipal Code. At the last regular Planning Commission meeting, the commissioners studied the PRD regulations adopted by several other cities in western Washington and discussed which elements of those that may be incorporated in the Sedro-Woolley PRD regulations.

A discussion ensued to include the following:

- Discussion of density determination and minimum lot sizes in residential zones.
- Discussion of possible density bonuses.
- Discussion of not allowing private streets in the Planned Residential Developments.
- Discussion of the commercial lot sizes in 17.43.040. Commercial lots shall not exceed twenty thousand square feet in area per twenty acres of land within the PRD.
- Discussion of adding Assistance Living Facilities and Adult Family Day Care Facilities to 17.43.040 (Commercial Uses).
- Discussion of adding design standards back into the PRD regulations.
- Discussion of adding a conditions or requirements into the homeowner's association agreements reference:
 1. Storage and parking of RV's, trailers, boats and ATVs etc.
 2. Parking requirements for such vehicles shall not be stored on city streets, right of ways, driveways or side yards.
 3. Screening requirements
 4. Idea of having the homeowners provide a community owned storage areas for such vehicles.
 5. There was a suggestion on adding commercial vehicles to this requirement.
- Commissioners suggested of having a round-table exercise at the next regular Planning Commission meeting.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

- City Planner John Coleman advised that City Councilmember Karl de Jong has expressed his appreciation to the Planning Commission for all their work on the 2017 Comprehensive Plan. City Planner Coleman also advised of some recent changes that were made to the Parks and Recreation portion of the Comprehensive Plan due to modifications up at the Port of Skagit property (SWIFT Center).

ADJOURNMENT- (Time: 7:57)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 0