

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
June 19, 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, Silas Maddox, Joe Franett, Lynda Tilley, Stacy Penno

Absent: Joe Fattizzi

STAFF: John Coleman
JoAnn Lazon-Absent

APPROVAL OF CONSENT AGENDA/MINUTES: Approved

GENERAL PUBLIC COMMENTS: None

PUBLIC HEARING: None

UNFINISHED BUSINESS:

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

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. On tonight's agenda, the Planning Commission members and Staff will lay out a PRD (Planned Residential Development) base on the PRD ordinance and apply the draft code the Commission has been working on.

PUBLIC COMMENT:

Matt Remsbecher-RJ Group-1208 Bay St #102, Bellingham WA 98225-Matt made comments on what the RJ Group would like to see for possible changes in the City's PRD regulations. Some of the items discussed:

- Reducing the lot size in the R-5 (Residential 5) zone from 6,000 square feet minimum lot size to around 4,500 to 4,800 square feet minimum lot size. This would assist in the flexibility in building and site design in the PRD but still meet the intent of the PRD ordinance.

A discussion with Staff and the Planning Commission ensued to include the following:

- City Planner John Coleman presented the current lot sizes in the R-5 zone, R-7 zone and how many units per acre for those zones.
- Explanation of the density differences in the R-5 zone and the R-7 zone.
- Discussion of reducing lot sizes in the R-5 zone for more flexibility in building and site design within a PRD.
- Discussion of townhouses in a PRD development.
- 17.43.060-Discussion of minimum lot requirements and percentages.
- Commissioner Joe Franett made a motion to add wording that allows 50 percent of the single-family lots in the R-5 zone to reduce the lot size to 4,800 square feet. Commissioner Tilley seconded the motion.
Vote taken.
4-1
Motion passed
- Recommendation that 50 percent of the single-family lots in the R-7 zone may be reduce to a 4,000 square feet lot size.

Planning Commission members and City Planner John Coleman gather for a roundtable exercise and discussion on Planned Residential Developments.

2. Urban Village Mixed Use (UVMU) Overlay development regulations: Designate new rules to guide development in the UVMU overlay area.

City Planner John summarized the definition of the Urban Village Mixed Use (UVMU) overlay development regulations and then furnished the location of the UVMU area within the city. Development regulations that govern the UVNM were not completed, nor were the design standards; the UVMU overlay is not useable until these are completed and adopted by the City Council.

PUBLIC COMMENT:

Matt Remsbecher-RJ Group-1208 Bay St #102, Bellingham WA 98225-Matt made comments on what the RJ Group would like to see for possible changes in the City's Urban Village Mixed Use (UVMU) Overlay development regulations. Matt made comment on the following topics:

- The increase of residential units within the UVMU overlay.
- Allowing the Planning Director more flexibility to modify requirements if all the criteria are met.
- Modifications to the Use Restrictions section
- Modifications to the Bulk restriction section
- Modifications to the Maximum density requirement section
- Modifications to the Building height section
- Modifications to the Parking section
- Modifications to the Integrated site plan section
- Modifications to the Site Design section, Parking lot landscaping/screening section, Public open spaces section and the Environmental Aspects section.
- Addition and modifications to the Building Design section

- Addition of Multifamily residential with in UVMU
- Modifications to the Mass and Articulation section, building materials section and Weather Protection

A discussion ensued to include the following:

- City Planner John Coleman pointed out some major revisions suggested by the RJ Group and the City's vision for this overlay area.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

ADJOURNMENT- (Time: 9:09 pm)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 2