

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
July 17, 2018**

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

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners-Joe Fattizzi, Silas Maddox, Stacy Penno,

Absent: Lynda Tilley, Joe Franett, Pat Huggins

STAFF: John Coleman, JoAnn Lazon

APPROVAL OF CONSENT AGENDA/MINUTES: Approved

GENERAL PUBLIC COMMENTS: None

PUBLIC HEARING: Open: 6:35 pm

1. Modifications to the Chapter 17.43 SWMC- Planned Residential Developments and associated changes to the Sedro-Woolley Design Standards.

City Planner John Coleman advised that the Planning Commission has been working on proposed PRD (Planned Residential Development) amendments for over a year. The topic has been on twelve previous PC meeting agendas and the Planning Commission substantively reviewed a similar draft of the attached PRD (Planned Residential Developments) regulations at its June meeting and requested additional changes. Those changes have been incorporated into tonight's meeting draft.

A discussion with City Planner John Coleman and the Planning Commission ensued to include the following:

- New updated design review language that has been added. Several additions were made to the building design element.
- The addition of bulb outs and modifications to the guidelines in the driveways and curb cuts in the design review.
- Edits to the open space specifications (17.43.060 (H) were made to address PC concerns about what is usable open space and active open space.
- The removal of all density bonuses in the current draft.
- Edits to 17.43.060(J) were necessary to assure consistency after the references to density bonuses were removed.
- The addition of duplexes to be allow uses in PRDs in the R-1(Residential-1), R-5 (Residential-5) and R-7 (Residential-7) zones.

- Discussion on the removal of 17.43.060 (J) average lot size of 20 percent of a one-acre lot. This would encumber the ability to cluster development in the R-1 zone.
- Several edits to clarify the difference between wet and dry ponds.
- Addition of driveway slope requirements.

PUBLIC COMMENT: None

PUBLIC HEARING: Closed: 7:03 pm

Commissioner Silas Maddox recommended that the Planning Commission table this discussion and continue it at the next regular meeting.

Commissioner Joe Fattizzi seconded the recommendation.

UNFINISHED BUSINESS:

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

City Planner John Colman summarized the review of regulations for the Urban Village Mixed Use overlay from last month's meeting. The Planning Commission was presented a draft that had been worked on last in 2012. The draft also had proposed revisions by the representative of the property owner. Planner Coleman advised that he did list significant revisions that have been proposed. He recommended to the Planning Commission members to review carefully to make sure that they meet the intent and vision of the original Urban Village Mixed Use (UVMU) area, the underlying MC zoning and the Comprehensive Plan. At this time, Chairman Eric Johnson opened the meeting up for any public comments.

PUBLIC COMMENTS:

Matt Remsbecher-1801 Fairhaven Ave, Bellingham WA- Representative for the RJ Group asked the Planning Commission if there were items that they wanted to discuss that the RJ Group had previously recommended in the UVMU overlay area. The RJ Group would like any feedback that the Planning Commission may have from his presentation at the last meeting.

A discussion with City Planner John Coleman and the Planning Commission ensued to include the following:

- RJ Group brought a draft Gateway Village concept site plan. This draft illustration was handed out to staff and the Planning Commission for review and discussion.
- Concerns of the existing Agricultural land that is nearby this proposed concept site plan
- Matt offer to bring in an R-32 density example for the Planning Commission review.
- City Planner summarized the City's intent for the Urban Village Mixed Use Overlay (UVMU) in this location.
- Transportation concerns in this area. Discussion of bike routes, bus routes and pedestrian routes in this area.
- Discussion of existing vacant commercial buildings in town.
- Concern of this draft being more residential uses than commercial uses.
- History of the Urban Village Mixed Use overlay in this area.
- Discussion of not enough parking in this draft due to more residential units.
- Creation of different housing types within the UVMU overlay.

City Planner John Coleman made an offer to incorporate Planning Commission's comments into a revised set of draft UVMU regulations.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

- An upcoming Planning Short Course in September. This course will be held in Anacortes.

ADJOURNMENT- (Time: 8:04 p.m.)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 2