

City of Sedro-Woolley
Planning Commission
6:30 p.m., Tue, December 16, 2003
City hall municipal courtroom-220 Woodworth Street

MINUTES

1. Call to Order [time: 6:30 p.m. by Chair Loy]
Present: Jim Johnson, Pat Huggins, Dan Lefeber, Kevin Loy
Absent: Steve Massey, Dick Quam, Karl Shewmaker
2. Agenda Review and Approval (no changes)
3. Consent Agenda
Minutes of November 18, 2003 meeting Approved, signed copy enclosed.
4. General public comment None
5. Public Hearings
None
6. Unfinished Business
 - A. Multifamily zoning code update:
Approved with following edit: Open space and landscaping quantity changed to 20% of the site.
 - B. Neighborhood Commercial zone: *Recommended that the commission obtain more feedback from the business community before moving forward.*
 - C. John Lange's land use map change application. Mr. Lange responded to questions and described his proposal. Following discussion, the commission voted to table until more information is available about the pipeline easement and setback recommendations.
7. New Business
 - A. Residential zoning code Discussion focused on the pairing of allowing small multiplexes in the single family zone with a policy of adding no additional zoning for multifamily. Concern was expressed that it would defeat the purpose if the city zoned

new areas for multifamily, as with the John Ellis rezone, while also allowing small multiplexes in the single family zones. Recommended that the change to allow small multiplexes be tied to changes to the comprehensive plan to allow no additional stand-alone multifamily zoning. It was noted that the proposed mixed commercial zone does allow multifamily housing, either permitted if mixed with commercial development or stand-alone as a conditional use.

- B. Mixed Commercial zoning Approved 4 – 0 with changes as noted to 17.20.15 Design Standards A(8) add “or patterns” to the walking surface paving material requirements. Change A(9) Open Space for Residential to Interior Common Space for Residential and increase amount from 1% to 5% and change table with examples accordingly. Spell out the acronym LID as Low Impact Development under the Landscaping section, 17.20.025. It was noted that the sign section was adopted in the separate Signs chapter and that changes will be necessary because some text was omitted when adopted. Additionally, numerous requests have been received for reader boards and the commission may want to reconsider whether they can reasonably be required to be externally illuminated, or whether to permit them with certain limitations.
 - C. Downtown Committee Trolley Presentation Rescheduled to January 20, 2004
 - D. Commission Chair election Rescheduled to January 20, 2004
8. Commission Discussion/Information Items
Report from subcommittees: *Downtown committee – update rescheduled to next meeting January 20, 2004.*
Commissioner FYI: *Council work session schedule for 2004.*
CBD Design Review: *Planning Commission as approving body. Rescheduled to January 20, 2004*
10. Adjournment [time_____]

Date approved _____

Kevin Loy, Planning Commission Chair

Planning Commission

Kevin Loy Jim Johnson Karl Shewmaker Pat Huggins
Steve Massey Richard Quam Dan Lefebber
Staff: Jeroldine Hallberg Lacy Lahr