

CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING

April 20, 2010

Minutes

CALL TO ORDER: Chairman Rick Judd called the meeting to order at [6:36 p.m.]

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners, Rick Judd, Pat Huggins, Jim Johnson, Tracey Donovan, Stephanie Lokkebo, Jennifer Eldred

Terry Carter-Absent-Excused

Introduction of the newest Planning Commissioner member Jennifer Eldred.

STAFF: Jack Moore, John Coleman and JoAnn Lazon

APPROVAL OF AGENDA: Approved

CONSENT AGENDA: Minutes from the previous meeting-Approved

GENERAL PUBLIC COMMENTS: None

UNFINISHED BUSINESS:

1. Private park requirements within developments-

City Planner/Building Official Jack Moore summarized last month's Planning Commission meeting and the topic for tonight's discussion reference private park requirements within developments.

Staff and the Planning Commission ensued in discussion to include the following topics:

- Planning Commission comments or suggestions on the memo dated 4-20-2010 from the Planning Staff.
- Discussion of Exhibit #A- Chapter 17.38 Residential Recreation Areas
- Design Review Manual and Municipal Code- Staff to make changes in both the code and design manual.
- In current draft of the Design Review modify the minimum 800 square feet park to 8000 minimum square feet park.

- Discussion on Exhibit #B SWMC 17.38.020 (Additional Standards for Subdivisions)
 - a) Location of residential recreation areas
 - b) What type of material to use and what not to use.
 - c) Square footage
- Discussion on a sliding scales reference additional units and the addition of more parks within the development. Discussion on different ways this could be calculated.
 - Based on units
 - Requirement of a park on each block
 - Fixed square footage per dwelling units not lots
 - To use the base density of the property to begin with.
- Park Bank- For smaller developments to be able to donate to.
- Critical area can be used in a limited way - walking paths, nature trails and not counted as part of the play area. Discussion of the Department of Ecology regulations on critical area versus a local level of use.
- Public Works Standards for drainage ponds
- Discussion of creating community gardens.
- Design Manual- Discussion of adding age requirements for parks within the manual.
- How to write the code for visual encouragement of the location of the park. Draft visual examples of good and bad locations for parks within the development.
- Guidelines-Encouragement of requiring shelters, benches etc.

Next Meeting-

- Staff to bring calculations to show the minimum of square footage of parks (Table)
- Show examples-Fidalgo Commons, Sapp Place etc
- Show examples of the placement of the parks within the development.

PUBLIC HEARING:

1. CPA-1-10- Proposed amendments to the Capital Facilities Element regarding Sedro-Woolley School District facilities and impact fees

PH-7:55pm-Open 7:56pm-Closed

Senior Planner John Coleman summarized the 2010 Comprehensive Plan Work Plan to the newest Planning Commission members.

The Sedro-Woolley School District has requested that the District's 2010 Capital Facilities Plan be adopted as part of the Sedro-Woolley Comprehensive plan. The 2010 CFP which would replace the previously adopted 2007 district CFP includes a decrease in the school impact fee.

The current school impact fee is \$5,239 per single family unit and \$5,254 per unit for multi-family developments. Based on the District's impact fee calculations in the 2010 CFP, the newly recommended impact fees are \$2, 649 per single family unit and \$1,398 per multi-family unit. The

City Council already passed a resolution amending Chapter 15.64 SWMC adopting the lower impact fees in March of 2010.

Commissioner Jim Johnson made a motion to adopt CPA-1-10 the 2010 Sedro-Woolley School District Capital Facilities Plan into Appendix A of the Capital Facilities element of the Sedro-Woolley Comprehensive Plan.

Seconded by Commissioner Tracey Donovan

Discussion

What can school impact fee be use for?

Bonds versus impact fees?

Vote taken

6-0

Motion passed

COMMISSION DISCUSSION/INFORMATION ITEMS:

- Commissioner Pat Huggins asked Jack Moore (City Building Official) if the City had a mechanism in place for building experimental houses within the City. A brief discussion on the building application process, life and safety issues, inspections concerning building permits. Commissioner Huggins also summarized the process for experimental house applications in other states.
- Commissioner Jim Johnson asked if the Bassett Rd land fill was still on the master plan for a City park. Staff related that the area is still being monitored and it is still a long term goal to turn the land fill site into a City park.

ADJOURNMENT – [Time 8:25 p.m.]

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance : 1