

**CITY OF SEDRO-WOOLLEY  
PLANNING COMMISSION MEETING  
MINUTES  
February 20, 2018**

**CALL TO ORDER:** Chairman Pat Huggins called the meeting to order at (6:34 pm).

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:** Present: Commissioners-Eric Johnson, Joe Fattizzi, Lynda Tilley, Silas Maddox, Joe Franett, Pat Huggins

**Absent:** Stephanie Lokkebo

**STAFF:** John Coleman, JoAnn Lazaron

**APPROVAL OF CONSENT AGENDA/MINUTES:** Approved

**GENERAL PUBLIC COMMENTS:** None

**PUBLIC HEARING: Open 6:37 p.m.**

1. Possible amendments to the Parks and Recreation Element of the Comprehensive Plan.

City Planner John Coleman advised that the Washington State Recreation and Conservation Office (RCO) require that the city update its Parks and Recreation Element of the Comprehensive Plan by April 12, 2018 to remain eligible for RCO grants.

City Planner John Coleman suggested that the Planning Commission make a motion to recommend that the city council adopt the proposed amendments to the Sedro-Woolley Parks and Recreation Element and Parks Impact Fee Calculations. The majority of the amendments to the Parks and Recreation element are related to the results of the Parks Impact Fee Calculations updates.

A discussion ensued to include the following:

- Review and discussion of the draft amendments to the Park and Recreation Element.
- Review and discussion of the draft amendments to the Parks Impact Fee Calculations.
- Questions and discussion of existing parks within the city limits.
- Non-motorized Facilities-Adopted Bikes and Trails Map.

**PUBLIC COMMENTS:** None

A motion was made by Commissioner Eric Johnson to recommend that the City Council approve the proposed amendments to the Sedro-Woolley Parks and Recreation Element and Parks Impact Fee Calculations as presented.

Commissioner Lynda Tilley seconded the motion.  
Vote taken  
5-0  
Motion passed.

**Public Hearing Closed: 6:47 p.m.**

**UNFINISHED BUSINESS:**

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

City Planner John Coleman advised that tonight the Planning Commission is continuing its detailed discussion of proposed amendments to the Planned Residential Development (PRD) regulations in Chapter 17.43 of the SWMC. Tonight's discussion is to review the progress thus far and get prepared for more in depth code review at the next regular meeting.

A discussion ensued to include the following:

- Discussion of the difference between a standard subdivision and a PRD (Planned residential development).
- Density and lot sizes in a Planned Residential Development.
- Design review for the buildings.
- Existing Park requirements.
- Discussion of Gated Communities
- Discussion of private owned streets and public owned streets

**NEW BUSINESS:** None

**PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:**

- Nomination and election of the 2018 Chairman and Chairman Pro-Tem.

Nominations were accepted for the 2018 Chairman and Chairman Pro-Tem. Commissioner Joe Fattizzi nominated Eric Johnson for the Chairman position; the motion was seconded by Joe Franett. Lynda Tilley nominated Pat Huggins for the Chairman Pro-Tem position; the motion was seconded by Joe Fattizzi.

Vote was 5-0 in favor of Eric Johnson as Chairman for the year 2018.

Vote was 5-0 in favor of Patrick Huggins as Chairman Pro-Tem for the year 2018

**ADJOURNMENT-** (Time: 7:52 pm)

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PLANNING COMMISSION CHAIRMAN

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PLANNING COMMISSION SECRETARY

Attendance: 0