

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
August 21, 2018**

CALL TO ORDER: Chairman Eric Johnson called the meeting to order at (6:42 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners-Joe Fattizzi, Silas Maddox, Stacy Penno, Lynda Tilley, Joe Franett, Pat Huggins

Absent: none

STAFF: John Coleman, JoAnn Lazon

APPROVAL OF CONSENT AGENDA/MINUTES: Approved

GENERAL PUBLIC COMMENTS: None

UNFINISHED BUSINESS:

- 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 at the July 17, 2018 meeting held a public hearing on proposed amendments to the Planned Residential Development regulations in Chapter 17.43 of the Sedro-Woolley Municipal Code and associated amendments to the Sedro-Woolley Design Standards and Guidelines manual.

PUBLIC COMMENT:

Dr. Larry Campbell - 27847 Burmaster Rd, Sedro-Woolley- Dr. Campbell addressed the Planning Commission on his upcoming project on McGarigle Road and asked if the Planning Commission would consider adding clubhouses as a density bonus. Dr. Campbell also asked the Planning Commission to consider gated private streets.

Ian Smith - 1020 Railroad Ave, Bellingham - representing the RJ Group - Ian requested that the Planning Commission consider removing or reducing the 2/3 requirement in 17.43.100. The requirement in 17.43.100 states that commercial, multifamily and duplex uses cannot be constructed within any phase until no fewer than two-thirds of single-family detached residential homes are constructed and are final.

Ian also talked about floor area requirements in the design standards, the request to use gross density in calculating the number of units allowed instead of net density.

Matt Remsbecher - 1801 Fairhaven Ave, Bellingham - RJ Group representative - Matt discussed with the Planning Commission the topic of allowing more single-family residences vs townhomes in a (PRD) Planned Residential Development, regulations on floor plans, lot coverage and wetland regulations.

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

- Discussion on adding a clubhouse as a density bonus.
- Discussion on private streets that are currently allow in our Public Works Standards. Private streets would require a strong homeowner's association. Per the PW Standards, private streets must be constructed to more-or-less the same standards as a city street.
- Discussion on adding detached condominiums back in the standards.
- Discussion on the floor area ratio in the Building Design section of the Design Standards.
- Discussion on wetlands, density calculations, net total areas, buffers and buildable land.
- Discussion on the filling in the wetland areas.
- Discussion on usable open space definition.
- Discussion on the new section 17.43.100 to address how a PRD may be constructed in phases.
- Discussion on the requirement that usable open space be completed prior to final plat approval.
- Discussion on the City's requirement of PRD's open space percentage. There was a short discussion on how the twenty percent of the gross site area in the city's current code compares to other cities.

Chairman Eric Johnson suggested in tabling this discussion until the next regular meeting.

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

City Planner John Colman advised that the Planning Commission resumed the review of regulations for the Urban Village Mixed Use overlay at the July 17, 2018 meeting. He advised the Planning Commission of an upcoming joint meeting with the City Council to receive input from the Council on the possible direction of the project.

PUBLIC COMMENT:

Matt Remsbecher - 1801 Fairhaven Ave, Bellingham. Matt, as a representative for the applicant (RJ Group) gave a presentation on Urban Village Mixed Use developments. Points made during the presentation were:

- Reason behind the concept and intent of Urban Villages
- Willingness to work with the City
- Market/funding analysis
- Solutions and responding to the current market
- Benefits/tenants of Urban Villages
- Example of an Urban Village Mixed Use Development: Issaquah Highlands, WA.
- Proposed site and proposed uses within the Site-Commercial and residential

- Ratio of residential and mixed-commercial uses.

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

- Discussion on the history of the Urban Village concept.
- The current mixed-commercial zone and the creation of the overlay in the mixed-commercial zone.
- Discussion of the draft design standards reference the overlay area.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

1. Reminder of a joint City Council/Planning Commission meeting will be held at 7 pm, on September 5th in the Public Safety Training Room. The Urban Village Mixed Use Development (UVMU) will be a topic of discussion.

ADJOURNMENT- (Time: 9:12 pm)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 6