

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
September 18, 2018**

CALL TO ORDER: Chairman Eric Johnson called the meeting to order at (6:38 p.m.).

PLEDGE OF ALLEGIANCE:

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

Absent: Joe Franett and Pat Huggins

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 summarized the changes in the draft proposed amendments to the Planned Residential Development regulations in Chapter 17.43 of the Sedro-Woolley Municipal Code.

- No changes to the basis for open space from net density to gross density.
- Detached condominiums were returned as allowed uses.
- A density bonus has been included for PRDs that provide a clubhouse.

PUBLIC COMMENT:

Paul Woodmansee- BYK Construction- 133 West State St #101-Sedro-Woolley.

Paul handed out and summarized an example of a Planned Residential Development (PRD) for the Planning Commission.

- The fact that the market dictates on what type of housing is desirable in a Planned Residential Development (PRD).
- In what way a PRD master plan is developed and how modifications can be later made to it.

Paul also pointed out some proposed changes to the Sedro-Woolley design standards and guidelines manual. Some of the items discussed were:

- Site Design Discussion-Bulk restrictions in PRD for front porch setbacks and building setbacks.
- Windows-Discussion of the Standards for facades facing streets, comprising at least 20% of the façade area. Proposal wording-add that says glazing on a faced that includes a garage door can be reduced to 10 percent on a rambler-single story house.
- Density-Net density versus Gross density.

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

- City’s requirement of the percentage of open space. Discussion of the twenty percentage in the city’s current code and the introduction of the option for reducing that amount of open space to ten percent of the gross site have been added.
- Explanation of the proposed amendments. One hundred percent of the open space provided is “usable open space” as defined in SWMC 17.43.060 (I). Then not less than ten percent of the gross site area of the PRD shall be provided as open space.
- Amendments to 17.43.100- Removal of the requirement that 2/3rds of the single-family homes must be built before any other housing types may be constructed.
- Discussion and clarification of the “minimum lot size” requirement.
- Discussion and the addition of rolled curbs. The suggestion that driveway & curb cuts should read as standards and not guidelines.

Commissioner Joe Fattizzi made a motion to recommend that the City Council adopt the attached amendments to Chapter 17.43 SWMC and Chapter 8 of the Sedro-Woolley Design Standards and Guidelines manual with the corrections and amendments that were made at tonight’s meeting.

Commissioner Lynda Tilley seconded the motion

Vote taken.

4-0

Motion passed.

2. 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 recent review and discussions that the Planning Commission has had reference the Urban Village Mixed Use (UVMU) overlay.

PUBLIC COMMENT:

Paul Woodmansee- BYK Construction- 133 West State St #101-Sedro-Woolley.

Paul handed out to the Planning Commission the site plan to his 48-unit apartment building (Downtown 48) for discussion.

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

- Density,
- Stand-alone residential and parking.
- Discussion of 35 units per acre with commercial below.

- Discussion of stand-alone residential in the UVMU-Urban Village Mixed Use.
- Parking ratio at the 48 Downtown apartment building
- Discussion of affordable housing and density bonuses.
- Strong Design Standards and the R-35 (35 units per acre) proposal.
- Discussion on parking requirements and not allowing on street parking counting towards parking requirement.

To be continued.

**PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:
ADJOURNMENT-** (Time: 8:47 pm)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 2