

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
October 16, 2018**

CALL TO ORDER: Chairman Eric Johnson called the meeting to order at (6:31 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners-Joe Fattizzi, Joe Franett, Pat Huggins

Absent: Stacy Penno, Silas Maddox, Lynda Tilley

STAFF: John Coleman, JoAnn Lazon

APPROVAL OF MINUTES: Approved

APPROVAL OF CONSENT AGENDA: Consent agenda approved with changes allowing the New Business agenda item to take place first.

GENERAL PUBLIC COMMENTS: None

NEW BUSINESS:

- 1. Requested amendments to Chapter 17.16 SWMC to increase the maximum number of units in an apartment building in the Residential 15 zone from 8 units to 12 units.**

City Planner advised that the City of Sedro-Woolley received a letter from Grandview North LLC requesting a change that would allow projects to be constructed with smaller footprints allowing more area to be used for parking and open spaces.

PUBLIC COMMENT: Scott Wammack-POB 159, Arlington WA (Grandview North LLC) - Mr. Wammack summarized his reasons behind his request to make changes to Chapter 17.16 of the Sedro-Woolley Municipal Code.

- Construction with smaller footprints would allow more area for parking space and more open spaces to be used by the occupants.
- Reduction of impervious service area to help minimization of environmental impacts
- The footprint of a 2-story building with eight (8) units is the same as a 3-story building with twelve (12) units.
- To build two (2) buildings that total twelve (12) units would increase the footprint by 50%.
- Other zones in the City's zoning code allow for substantially larger buildings and this change would be consistent.

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

- Discussion on three story buildings and the 35-foot height limitations.
- Discussion of the elevator requirements, ADA requirements and fire sprinkler and alarm requirements.
- Discussion on the difference between apartment building units and condominium units.
- Commissioner Huggins summarized the history of why SWMC 17.16 states the maximum requirement of eight units per building.
- Public hearing at the next regular Planning Commission meeting on the requested amendment to Chapter 17.16 SWMC.

UNFINISHED BUSINESS:

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

PUBLIC COMMENT: None

City Planner John Coleman advised that the Planning Commission reviewed and made several comments on the proposed draft. He has synthesized the comments into a draft UVMU zoning regulations.

A discussion with City Planner John Coleman and the Planning Commission ensued to include the following significant changes staff made to the newest Urban Village Mixed Use (UVMU) development regulation draft.

- Clean up of Sections 17.XX.005 through 17.XX.020.
- Deletion of the “process” section.
- The addition of the motel definition.
- Discussion of the types of stand-alone housing for the Urban Village Mixed Use Overlay (UVMU).
- Conditional Use process for duplexes, triplexes and similar buildings in the UVMU.
- Discussion of the deletion of duplexes and triplexes any other styles of housing in the zone.
- Discussion of encouraging townhouses and row houses in the UVMU.
- Density allowance.
- Requirement discussions on making sure commercial buildings are built.
- SLAB’s recommended language of “Residential structures without a commercial or retail component shall not exceed a 1:1 ration of finished square foot space to finished commercial space on site.
- Discussion of the vision of varieties of commercial spaces in the UVMU development.
- Requirement that commercial be incorporated into all buildings fronting on Hodgkin Street, Stendal Street, Trail Road and State Route 20.
- Building height section

- (17.XX.040) Provision that a certain percentage the ground floor of all mixed-use buildings have commercial space. Staff recommends minimum of 50 percent.
- Open space requirements.
- Updated parking standards in 17.XX.090.
- Requirement of a trail along Brickyard Creek.
- Tapering down building height and scale at the edges of the UVMU.
- City Planner Coleman to ask Matt Remsbecher to put together some examples of 20%, 25% and 30 % open space.

To be continued.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

- The council approval of R-15 zone parking requirement change-25-foot parking pad in front of the garages.
- Planned Residential Development brought to City council for review and discussion.

ADJOURNMENT- (Time: 8:35 pm)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 2