

# **CITY OF SEDRO-WOOLLEY PLANNING COMMISSION MEETING**

**September 20, 2016**

## **MINUTES**

**CALL TO ORDER:** Chairman Pat Huggins called the meeting to order at (6:41 pm).

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:** Present: Commissioners- Silas Maddox, Joe Fattizzi, Eric Johnson, Joe Franett

**Absent:** Lynda Tilley, Stephanie Lokkebo

**STAFF:** John Coleman, JoAnn Lazon

**APPROVAL OF AGENDA:** Minutes approved from the July 19, 2016 meeting.

**CONSENT AGENDA:**

**GENERAL PUBLIC COMMENTS:** None

**UNFINISHED BUSINESS/ROUNDTABLE DISCUSSION:**

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

City Planner John Coleman displayed a power point presentation of a PRD (Planned Residential Development) that is located back in the Chicago area. Planner Coleman and the Planning Commission review and discussed the following:

- a. Mixed housing types within the PRD (single family, tri-plexes, four-plexes, row houses and apartments.
- b. City of Sumner PRD regulations versus not deterring creativity.
- c. City of Sumner's checklist for PRD's.
- d. Street Trees.
- e. Description of streets-wide street width and longer driveways.
- f. Development checklists for PRD's.
- g. Creativity but meets the intent of the code.
- h. Minimum acreage for a PRD. Three acres was discussed.
- i. City of Oak Harbor's multi-use of detention ponds
- j. Stormwater detention ponds and stormwater detention ponds fencing requirements.
- k. Playgrounds.
- l. Obtaining density and giving extras for over and beyond plat improvements.
- m. City of Lynden's easiness to read with a City of Sumner's Mount Vernon's slimmed-down checklist.

- n. Strong Homeowner's agreement or condo association.
- o. Discussion of the subdivision and PRD process.
- p. Discussion of the City's design standards.

The Planning Commission advised that they liked the City of Lynden's easiness to read PRD regulations, the City of Oak Harbor's stormwater detention ponds flexibility with the City of Mount Vernon's checklist.

Planner Coleman will present draft amendments to the Sedro-Woolley PRD regulation as well as the regulations from other jurisdictions for review and discussion at the next regular meeting.

**NEW BUSINESS: None**

**PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:**

**ADJOURNMENT**-(Time: 8:22 pm)

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PLANNING COMMISSION CHAIRMAN

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PLANNING COMMISSION SECRETARY

Attendance: 0