

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

January 19, 2016

MINUTES

CALL TO ORDER: Chairman Pat Huggins called the meeting to order at (6:32 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners- Stephanie Lokkebo, Eric Johnson, Lynda Tilley, Silas Maddox, Joe Fattizzi

Absent: Jennifer Jacobs

STAFF: John Coleman, JoAnn Lazon

APPROVAL OF AGENDA: Approved

CONSENT AGENDA: Minutes approved

GENERAL PUBLIC COMMENTS: None

UNFINISHED BUSINESS: None

PUBLIC HEARING/S: None

NEW BUSINESS:

1. Review of public uses in the Mixed Commercial Zone.

City Planner John Coleman briefed the Planning Commission the current uses within the mixed commercial zone. At issue is whether public uses are an appropriate use in the MC (mixed commercial) zone. At this time the city council enacted a moratorium on public uses in the mixed commercial zone until the issue can be further studied. The Planning Commission has been asked to review the impacts of public uses in the mixed commercial zone and make a recommendation as to how to address the impacts (if any) to the City Council.

Planner Coleman stated the current intent of the zone is to encourage a compatible mix of commercial and residential development. Standards are intended to present an attractive and welcoming appearance to visitors at the entrances to the city and at selected nodes along major roads; manage traffic impacts; encourage more non-motorized trips and reduce stormwater runoff.

PLANNING COMMISSION DISCUSSION: A discussion ensued to include the following:

- “Commerce” definition.
- Discussion of the intent of the mixed commercial zone.
- Discussion on whether public uses should be allowed outright, conditionally allowed, or prohibited all together in the MC zone.
- Discussion on the positive advantage of having public uses in the mixed commercial zone.
- Definition of public uses and Quasi-public uses.
- Explanation of the conditional use permits process (Hearing Examiner).
- Discussion on the current and proposed guidelines and standards for the mixed commercial zone abutting State Route 20.
- Discussion of the Planning Commission’s review of the work plan within ordinance #1835-15.
- Explanation of the Transitional Use Zoning at the Skagit Plant located on Metcalf Street.
- Discussion of the Urban Village Mixed Use Overlay Zone. Planning Commission’s express an interest on reviewing and addressing the UVMUO zone in the near future.

Commissioner Silas Maddox made a recommendation to staff that we change the public use in the mixed commercial zone from an outright permitted use to a conditional use. Motion seconded by Commissioner Eric Johnson.

Vote taken.

5-0

Motion passed.

2. Review of city regulations for critical areas Chapter 17.65 SWMC.

City Planner John Coleman briefed the Planning Commission on the proposed amendments to the critical areas ordinance. (CAO). He also summarized the state’s requirements that the City of Sedro-Woolley update its Comprehensive Plan and Critical Areas Ordinance by June 30, 2016. The City has hired Skagit Surveyors and Engineers to review Chapter 17.65 to make sure the document undergoes any review processes required by the State and includes any updates that are required by the State. Skagit Surveyors and Engineers have provided an analysis regarding best available science (BAS) as well as the proposed updates to the CAO.

PLANNING COMMISSION DISCUSSION: A discussion ensued to include the following:

- Discussion on the proposed amendments to the Critical Areas Ordinance.
- Exhibit B-Department of Commerce Development Regulations Checklist
- Discussion references the Wetlands Enhancement and when the Off-Site Compensation would be allowed.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

- Welcome and Introduction of the two newest Planning Commission Members-Silas Maddox and Joe Fattizzi-6:33 pm.
- Reminder: February 3, 2016 (7:00 pm @ SW Public Safety Room) joint City Council/Planner Commission meeting-7:38 pm.
- Nomination and election of the 2016 Chairman and Pro-Tem Chairman-Joe Fattizzi made a motion to maintain Patrick Huggins as the 2016 Chairman and Eric Johnson as Chairman Pro-Tem. Stephanie Lokkebo seconded the motion. Vote taken and motion passed.

ADJOURNMENT-(Time: 8:18 pm)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 1