

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

February 16, 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, Jennifer Jacobs

Absent:

STAFF: John Coleman, JoAnn Lazon

APPROVAL OF AGENDA: Approved

CONSENT AGENDA: Minutes approved

GENERAL PUBLIC COMMENTS: None

PUBLIC HEARING/S: Open: 6:35 pm

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

City Planner John Coleman briefed the Planning Commission on 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. 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.

At the January 19, 2016 meeting the Planning Commission made a recommendation that would allow public uses in the mixed commercial zone if a conditional use permit (CUP) is approved.

PUBLIC COMMENTS: No public comments

Public Hearing closed at 6:55 pm.

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

- Brief explanation of the conditional use review process and approval (Notification of application, public comment period and the Hearing Examiner review and approval).
- Discussion on the changes in Chapter 17.20 MIXED COMMERCIAL ZONE-(MC)-Exhibit A
- Introduction of the written comment received by the Planning Staff. The letter was forward to the Planning Commission for review and discussion.
- Comment made by Commissioner Tilley to encourage public uses more in the core of the city instead of along SR 20 corridor.
- Discussion on the intent of mixed commercial zone along SR 20 corridor. The zoning was to further support the redevelopment of those properties and creates a vibrant retail corridor. All of the improvements were intended to increase business development and increase tax revenues to support vital services to the citizens.
- Discussion on the additional review & the opportunity for public comments of a proposed public use through the conditional use process.

Commissioner Silas Maddox made a motion to make a recommendation to the City Council to adopt the proposed amendments that would allow public uses in the Mixed Commercial zone if a conditional use permit is approved.

Motion was seconded by Commissioner Joe Fattizzi.

Vote taken

6-0

Motion passed

UNFINISHED BUSINESS: None

NEW BUSINESS: None

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

- Discussion of the Urban Village Mixed Use Overlay Zone.
- Short Course on Local Planning-Whatcom County Planning & Development Services on March 31, 2016.

ADJOURNMENT-(Time: 7:23pm)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 3