

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
November 20, 2018**

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

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners-Joe Fattizzi, Joe Franett, Pat Huggins, Stacy Penno, Silas Maddox

ABSENT: Lynda Tilley

STAFF: John Coleman, JoAnn Lazon

APPROVAL OF CONSENT AGENDA/MINUTES: Approved

GENERAL PUBLIC COMMENTS: Jim Reckers-PO Box 604, Gold Bar WA- Mr. Reckers updated the Planning Commission on recent clean up activity at the 107 Jameson Street property. He advised that they have found at least 10 acres of clean area and are still working on the rest of the site. He also advised that the owner is very interested in the Urban Village-Mixed Use concept for 107 Jameson Street.

PUBLIC HEARING: Open: 6:36 pm

- 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 zoning amendment request from Grandview North LLC requesting a change that would increase the number of units allowed in a single structure to twelve units. The proposed amendments only apply to buildings in the R-15 zone (Residential zone).

PUBLIC COMMENT: None

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

- Discussion- No changes concerning density.
- Discussion- No changes to the design standards and guidelines for multi-family developments.

Public Hearing Closed: 6:45 pm

Commissioner Joe Franett made a motion to recommend to the City Council to adopt the proposed amendments to change the allowed number of units per building in Chapter 17.16 SWMC to 12 units.

Commissioner Patrick Huggins seconded the motion

Vote taken

5-0

Motion passed.

UNFINISHED BUSINESS:

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

City Planner John Coleman summarized the Planning Commission's recent review & discussion of the Urban Village Mixed Use (UVMU) overlay development regulations.

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

- Planning Commission to address three core issues (Density, Open Space and Parking).
- Density-25 units per acre or 35 units per acre.
- Discussion and consideration of higher density (35 units per acre) but not in favor of losing the open space element. Developer must meet the open space and parking requirements.
- Density bonuses
- Affordable housing aspect
- Discussion of the mixed-commercial zone (commercial use and living units)
- UVMU (Urban Village Mixed Use) Overlay is an optional use in this area.
- Discussion of parking concerns in the UVMU with an increase of 35 units per acre.
- Discussion of building height exception-60 feet if minimum and side and rear setbacks are doubled.
- Discussion of the possible creation of more units in the overlay area and how it would affect the traffic in the area.
- Request for Public Works Director to come to the Planning Commission meeting for discussion on the increase traffic around the Hodgin Street and Stendal Street area.
- Discussion of parking requirements for residential uses in the city's current zoning.
- Discussion of adding a hotel/motel business in the overlay area and parking requirements.
- Discussion of commercial business's floor area and parking requirements.
- Open Space definition intent
- Discussion of implementing a 30 percent minimum open space requirement.
- City Planner Coleman to bring back more parking examples back for discussion.
- Discussion of the latest draft of the zoning regulations:
 1. The addition of State Route 20 and Trail Road to the list of roads on which commercial must front.
 2. Removal of "or similar" from 17.XX.020 (B) 9.

3. Removal of Duplexes, triplexes or other similar style housing forms from 17.XX.020 (C) 2.
4. Residential structures without a commercial or retail component shall not exceed a 1:1 ratio of finished square foot space to finished commercial space on site; not to include indoor parking areas or garages in ratio calculation.
5. Recommendation of the 50 percent of ground level floor space shall be a commercial use.
6. Discussion of shared parking concerns (residential and commercial).
7. Discussion of concerns from community members and the development of the Urban Village Mixed Use (UVMU) Overlay.
8. Concerns with the ability to get to the Urban Village Mixed Use area other than motorized vehicles.
- 9.
10. Planning Commissioners have received comments and concerns from the citizens that the Urban Village Mixed Use concept would hurt the downtown area if allowed. Commissioners did encourage citizens to attend the Planning Commission meeting and make their concerns public as part of the process.

PUBLIC COMMENT:

Matt Remsbecher-184 Fairhaven Ave, Bellingham WA-RJ Group representative. Matt had some suggestions to the recent draft the he would like the Planning Commission to maybe take another look at. Some of those suggestions as follow:

- Concerns with the removal of the process section in the current draft. RJ Group would like to see flexibility within the process.
- Concerns with the maximum building heights and the setbacks requirements
- Commercial percentage requirements on ground level
- Open Space requirements
- Matt suggested that the Planning Commission go on a field trip to nearby Urban Villages to get a better idea on what they look like.
- Suggestion on inventing a creative process for the developers to use.

To be continued.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

- City Planner John Coleman advised that the City Council passed the Planned Residential Development Ordinance that the Planning Commission has been working on over the last year.

ADJOURNMENT- (Time: 8:43 pm)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 4