

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
January 15, 2019**

CALL TO ORDER: Chairman Eric Johnson called the meeting to order at (6:33 pm).

PLEDGE OF ALLEGIANCE:

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

ABSENT: Silas Maddox, Lynda Tilley

STAFF: John Coleman, JoAnn Lazon

APPROVAL OF CONSENT AGENDA/MINUTES: Approved

GENERAL PUBLIC COMMENTS:

PUBLIC HEARING: None

UNFINISHED BUSINESS:

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

City Planner John Coleman summarized the history and recent review 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:

- City Public Works Director will attend the February Planning Commission to answer any questions that the Planning Commission might have.
- Matt Remsbecher-1801 Fairhaven Ave, Bellingham WA gave a presentation on a 1-acre Urban Village Mixed Use lot (housing, commercial, open space and parking). Matt and the Planning Commission discussed several topics that came up in this presentation.
- Discussion about a upcoming field trip for the Planning Commission to visit an Urban Village Mixed Use development on March 19, 2019.
- Maximum density requirements and open space
- Discussion of offering a density bonus for low income housing
- Discussion of a sliding scale for units per acres versus the percentage of open space, green space and parking.
- Discussion of defining the open space language.

- Discussion on the commercial parking calculations.

NEW BUSINESS:

1. Nomination and Election of the 2019 Planning Commission Chairman and Co-Chairman

Commissioner Joe Fatizzi nominated Commissioner Eric Johnson for the 2019 Planning Commission Chairman.

Commissioner Stacy Penno seconded the nomination.

Commissioner Eric Johnson nominated Commissioner Joe Fatizzi for the 2019 Pro-Tem.

Commissioner Patrick Huggins seconded the nomination.

Vote taken.

Commissioners Johnson and Fatizzi elected for the 2019 year.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

- Discussion on Growth Management Act (GMA) updates

ADJOURNMENT- (Time: 8:40pm)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 2