

**CITY OF SEDRO-WOOLLEY  
PLANNING COMMISSION MEETING  
MINUTES  
February 19, 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 and Silas Maddox

**ABSENT:**

**STAFF:** John Coleman, JoAnn Lazon

**APPROVAL OF CONSENT AGENDA/MINUTES:** Approved

**GENERAL PUBLIC COMMENTS:** None

**PUBLIC HEARING:** None

**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 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:

- Discussion of the upcoming March 19<sup>th</sup> field trip to an Urban Village Mixed Use development in Bothell. Staff will be leaving City Hall at approximately 3:30 p.m.
- City Planner John Coleman advised that Public Works Director Mark Freiberger will be attending the Planning Commission's April regular meeting to address any transportation questions reference the Jones/John Liner/Trail Road Corridor projects.
- Discussion of 17.XX.020-(A) Permitted uses for street facing units on the first floor on Hodgin Street, State Route 20, Trail Road and Stendal Street.  
(B) Permitted uses in portions of (UVMU) Urban Village Mixed Use development not fronting on Hodgin Street, State Route 20, Trail Road and Stendal St.  
(C) Conditional uses and (D) Prohibited uses.

- Discussion on having more retail businesses on the main street in both the downtown area of Sedro-Woolley and on the main street/frontage of the (UVMU) Urban Village Mixed Use development.
- Discussion and possible clarification of professional services, retail services and general services.
- 17.XX.050 Open Space Discussion-
  1. Requirement of more open space for more units.
  2. Density and open space percentages
  3. Usable public open space percentages

- Presentation-Matt Remsbecher-RJ Group-1801 Fairhaven Ave, Bellingham, WA.

Matt gave a presentation of a fictional one-acre parcel at Hodgin Street and Trail Road.

Presentation items discussed:

- Parking requirements
- Open Space requirements
- Mini parks
- Landscaping percentage and requirements
- Usable space percentage
- Higher density causes higher buildings
- Setbacks for mixed use or commercial buildings, stand-alone residential buildings and stand-alone townhomes.

**NEW BUSINESS:** None

**PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:**

- Notice of the upcoming joint City Council-Planning Commission workshop on March 6, 2019 in the Sedro-Woolley Fire Department Training Room starting at 7:00 p.m.
- City Planner Coleman summarized the GMA (Growth Management Act) updates from Olympia.

**ADJOURNMENT-** (Time: 8:06 pm)

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PLANNING COMMISSION CHAIRMAN

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PLANNING COMMISSION SECRETARY

Attendance: 2