

**CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
February 21, 2023**

CALL TO ORDER: Planning Commission Chair Fattizzi called the meeting to order at (6:33 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL:

- Present Commissioners: Joe Fattizzi, Danielle Freiburger, Joe Franett, Erik Johnson and Pat Huggins, Paul Cocke was present virtually.
- Absent Commissioners: Silas Maddox
- Present Staff: Nicole McGowan, John Coleman and Katie Quinn.

APPROVAL OF CONSENT AGENDA/MINUTES: Minutes from January 2023 were approved with minor corrections.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

GENERAL PUBLIC COMMENTS: Opened at 6:40, no participants online or in person had any comments to discuss, staff also had not received any emails or mail to be entered into the record.

PUBLIC HEARING:

1. Possible amendments to Chapter 17.04 SWMC to Add a Definition for Live/Work Unit and Amendments to Chapters 17.20 and 17.28 SWMC to Specify Parking Requirements for Live/Work Units.

Nicole McGowan gave a brief description of the status of the project and reviewed the changes made by staff, including updating the definition to “Work Live” rather than “Live Work” to clearly describe the intent that “Work” and a commercial working space is the primary use. There were no community members in person or virtually with comments and no public comments had been submitted to city staff with exception of the comments submitted by the RJ group previously discussed at the January 2023 planning commission meeting.

The commissioners began a long discussion reviewing the proposed changes from staff and comments provided from the RJ Group. Multiple concerns and challenges were reviewed including allowable uses & occupants, design, size, ingress, egress, and enforcement of these regulations. The commissioners requested some clarifications on the ingress and egress requirements as written and wanted to confirm that access to the residential space would not only be through the commercial space and that a separate entrance would also be required. It

was also agreed the wording in section 5 regarding allowable occupants required some review and potential re-wording to more represent the intent of work live units and should more specifically state units should only be inhabited by a owner or manager of the associated business and there family. Again, enforcement of these regulations was an element of concern for the commissioners as well as how these units would be handled if the business operating in the unit were to close and how to prevent our business district from essentially becoming primarily residential with these units.

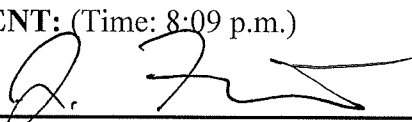
The discussion transitions into the difference between mixed use and work live and what the benefits of work live units to the community and the city and if this update was even needed. Ultimately the commissioners requested that staff complete additional research in other jurisdictions regarding what zones they have permitted work live units and the benefits. Commissioner Fattizzi requested specifically information from Kirkland and Bellevue and Sumner as well as Tacoma.

UNFINISHED BUSINESS: None on the agenda

NEW BUSINESS: None on the agenda

DISCUSSION ITEMS: None

ADJOURNMENT: (Time: 8:09 p.m.)



3/21/2023

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Members of public in attendance: 2