

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

August 16, 2022

CALL TO ORDER: Chair Joe Fattizzi called the meeting to order at (6:30 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL:

- Present Commissioners:, Joe Franett, Joe Fattizzi, Stacy Penno and Eric Johnson
- Absent Commissioners: Silas Maddox, Danielle Freiburger and Pat Huggins
- Present Staff: John Coleman, Nicole McGowan and Katie Quinn

APPROVAL OF CONSENT AGENDA/MINUTES: Minutes from June 21st, 2022 were approved with one minor correction correcting the spelling of Commissioner Penno first name to “Stacy.”

GENERAL PUBLIC COMMENTS: There were no general comments submitted and there was no one in the audience physically or virtually. General Public Comments closed at 6:34.

PUBLIC HEARING: None on Agenda

UNFINISHED BUSINESS: None on Agenda

NEW BUSINESS:

1. **Possible amendments to Title 17 SWMC to address retail uses associated with breweries, distilleries and wineries in the industrial and commercial zones**

Mr. Coleman gave a brief outline of the proposal as written in the memo provided by city staff. Mr. Coleman pointed out that currently they are not technically allowed in any zoning and asked the commissioners for input on where we would want them and what would be the benefit to the citizens. Mr. Coleman also advised the commissioners some other local jurisdictions that he felt had been successful implementing this use and suggested the commissioners check them out. A discussion ensued among the commissioners regarding uses, restrictions, and potential concerns. Commissioner Johnson pointed out that it may be difficult to draw the line on what is allowed and what is not. Commissioner Penno stated that she was not sure the city needed “another” bar. The commissioners had a brief discussion on the possible regulations and criteria that they would like to see. City Staff will review other jurisdictions and come back to the commissioners at the next meeting with additional suggestions as it pertains to the Commissioners suggestions.

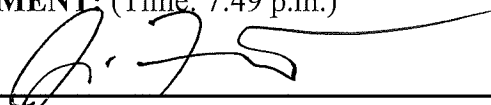
2. Possible amendments to SWMC 17.04.030 – Definitions – to define “live/work unit”

Mr. Coleman described the definition of “Live-Work” for the Commissioners and gave a brief description of how live work is different than Mixed Commercial and fire requirements and pointed out that currently the city code does not include the required restrictions and limitations as other jurisdictions have done. The intent of the update is to clarify the current code to eliminate any ambiguity and make the regulations very clear, so staff and citizens know exactly what is and is not allowed. The commissioners had a brief discussion and it was agreed that the purpose of live-work units is for small spaces not intended to be large retail commercial businesses. The commissioners discussed the maximum size and it was agreed the preference to keep the size between 1500 and 2000 square feet. Commissioner Franett requested clarification to require only commercial uses in the commercial space. Mr. Coleman pointed out that the intent is for commercial space to only be used for a business need and not a residential use. The code should clearly state that requirement however it was agreed that any use related to the commercial business would be acceptable. Staff will clarify in the code that living in the commercial space was not permitted.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS: None

DISCUSSION ITEMS: None

ADJOURNMENT: (Time: 7:49 p.m.)



PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Members of public in attendance: 0