

CITY OF SEDRO-WOOLLEY
PLANNING COMMISSION MEETING
MINUTES
January 17, 2023

CALL TO ORDER: Planning Commission Chair Fattizzi called the meeting to order at (6:34 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL:

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

APPROVAL OF CONSENT AGENDA/MINUTES: Minutes from December 2022 were approved with 3 minor corrections.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

Mr. John Coleman took a moment to introduce our new Planning Commissioner Paul Cocks. Mr. Cocks took a few minutes to introduce himself and give a brief background.

GENERAL PUBLIC COMMENTS: Opened at 6:44, 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: None on the agenda

UNFINISHED BUSINESS:

1. Possible amendments to Title 17 SWMC to define “live/work unit” and specify parking regulations for live/work units.

Nicole McGowan gave a very detailed description of what items had already been discussed by the commissioners and a very detailed explanation of the intent and expected requirements of “live work” units. Ms. McGowan gave multiple examples how other jurisdictions have implemented regulations for these units and maintained compliance. Ms. McGowan, explained in detail all the amendments listed in the staff report. Mr. John Coleman explained to the Commissioners some of the nuances of “Live Work” and potential items of concern including zoning regulations, fire requirements and difficulty maintaining compliance. He also pointed out the importance of the commercial space remaining commercial and not becoming residential and emphasized the need for code requirements to be very clear. The commissioners began a lengthy

conversation in regard to purpose, compliance, and intent. The commissioners discussed multiple examples of other jurisdictions. One of the major items of concern was building size requirements and restriction of number of employee.

Scarlet Ponder representing the RJ Group was also in attendance. Scarlet gave a brief introduction stating the RJ Group hoped to incorporate these units in a future project in Sedro-Woolley. Scarlet also stated that the RJ group believed that a Live Work code amendment would be beneficial for both the city and the developers by providing clearer guidance and expectations for these units if the revisions are within reason and appropriately applied. Scarlet offered the feedback below on behalf of the RJ Group.

Condition #8 regarding the minimum square footage of the commercial space they felt should be agree that minimum is standard however they felt 250 square feet would be sufficient.

Conditions 1-7, 9 & 10, 12 & 14 they felt these requirements were all standard and they had no comments including on the parking requirements.

Condition # 11 regarding being open during business owners, they felt that business should be able to govern their own business hours based on the business need and felt that existing code requirements provided the same results in preventing possible nuisance.

Condition #13, they felt that in some situations laundry and or restroom facilities may be required for business use and that Condition 12 already prohibited residential use and this was not necessary.

Condition #15, they felt that the requirement for the sign should not be required and should be changed to may as some allowable business it may not make sense to have a visible sign on the outside of the building.

Condition #16, the RJ Group did not object to this amendment however they felt developers would need some additional transparency and guidance from City Staff as to how the permitting and utility bills would be calculated.

Conditions #17 & #18, they felt these amendments should be stricken because they felt them to be highly unusual and not typical of land use code in general as well as putting undo burden on owners and potential buyers and create difficulty in the lending process and negative impact the property values.

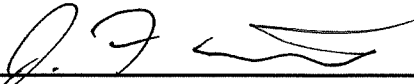
Condition #20, the RJ Group would like to better understand this condition. However, they do believe that 60% would be a more appropriate percentage. The RJ group also suggested removing this amendment or rewording it to indicate that in any development that contains live work units a maximum of 60% of the total building floor area of all buildings shall be designated as live work and that live work units could also be developed as a stand alone project in the zone.

The Planning Commission continued the discussion specifically to the comments provided from the RJ Group. The difficulty in enforcing the requirements was a continual item of discussion as well as the use and size regulations. Ultimately the commissioners agreed that additional

discussion and review may be needed. Staff will take the comments provided to update the provided amendments for the next scheduled meeting for a possible public hearing at the next Planning Commission meeting in February.

DISCUSSION ITEMS: None

ADJOURNMENT: (Time: 8:47 p.m.)



2-21-2023

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Members of public in attendance: 2

