

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

CALL TO ORDER: Planning Commission Chair Fattizzi called the meeting to order at (6:31 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL:

- Present Commissioners: Joe Fattizzi, Danielle Freiberger, Joe Franett. Eric Johnson and Paul Cocke were present virtually.
- Absent Commissioners: Silas Maddox and Pat Huggins
- Present Staff: Nicole McGowan. John Coleman was present virtually.
- Members of public in attendance: 1

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

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

GENERAL PUBLIC COMMENTS: Opened at 6:36, 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 closed at 6:37

PUBLIC HEARING:

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

Assistant Planner Nicole McGowan gave a review of previous discussions and described the new updates suggested by city staff based on requests made by the commissioners. Major changes included division between the commercial and residential spaces as well as removing Work/Live from the permitted uses in Mixed Commercial zone.

The public hearing was opened at 6:44. Scarlett Ponder from the RJ Group was present virtually and gave a statement that they appreciated the majority of the changes proposed and appreciated the additional information provided by staff and that the RJ Group still had interest in a Work/Live project in the future. Scarlet Ponder also requested clarification on the use and requirements regarding garages. Public hearing was closed at 6:47.

Commissioner Freiberger pointed out that as proposed the commercial space would be limited to 50% however the commissioners agreed that limiting the residential space made more sense being that the intent of these units was work first.

Commissioner Cocke asked if other jurisdictions were using the Work/Live units as a buffer for the industrial zones and what types of size restrictions they had put in place. Nicole McGowan gave a brief description of the intent for both Sumner and Bellevue including size limitations.

Commissioner Franett questioned if the proposed conditions were too difficult or complicated based on other jurisdictions. A brief discussion ensued among the commissioners and staff, ultimately it was determined that the proposed conditions adequately met the intent of Work/Live units and was not outside the standard conditions put in place for other similar projects such as Accessory Dwelling Units.

The discussion transitioned back to Scarlett Ponders question regarding garages. The commissioners agreed that garage size would not be included in either the residential or the commercial size limitations.

The Commissioners discussed a few minor modifications and clarified condition #2, a motion was made by Commissioner Freiburger to amend the draft with the following changes:

1. Update the definition of Work/Live to specify business owner.
2. Clarifying ingress and egress condition #5
3. Updating Condition 9 to read that the maximum size of the residential portion is not to exceed 1500 square feet.
4. Striking condition #12

The motion carried 5/0. (Note: A previous motion was made and failed after discussion)

A motion was made by Commissioner Johnson to recommend that the City Council approve the amendments to 17.04, 17.20 and 17.28 draft, and seconded by Commissioner Franett the motion carried 5/0.

UNFINISHED BUSINESS: None on the agenda

NEW BUSINESS: None on the agenda

DISCUSSION ITEMS:

1. Staff plans to have the first read of the Comprehensive plan changes ready for the next Planning Commission meeting in April and ready for a public hearing at the May 2023 meeting.

ADJOURNMENT: (Time: 7:41 p.m.)

 7-18-2023

PLANNING COMMISSION CHAIRMAN