

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

September 20, 2022

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

PLEDGE OF ALLEGIANCE:

ROLL CALL:

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

APPROVAL OF CONSENT AGENDA/MINUTES: Minutes from August 16th 2022 were approved and signed.

GENERAL PUBLIC COMMENTS: There were no general comments submitted and there was no one in the audience physically or virtually that had any public comments. General Public Comments opened at 6:33 and closed at 6:34.

PUBLIC HEARING: None on Agenda

UNFINISHED BUSINESS:

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

Nicole McGowan gave a brief overview of the previous draft provided to the commissioners and a breakdown of the proposed changes as documented in the memo. The commissioners began a discussion regarding size management of these facilities and how much the city is able to regulate with limitations already put in place. Staff agreed that some type of regulation in size could be beneficial. The commissioners then moved on to the definition of alcohol production establishments and alcohol serving establishments. The commissioners discussed types of establishments and the zones that they would be preferred in. It was agreed the intent is that larger production facilities will be limited to the Industrial zone and smaller facilities in the CBD and Mixed Commercial. The commissioners continued the previous discussion on size limitations and design regulations in detail. Staff will provide the commission some suggestions on size and use limitations including production, retail, dining, etc. after reviewing other jurisdictions and industry standards for each zone as requested at the next meeting.

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

An administrative error was found in the memo and it was determined that the commission would be unable to address this topic at this meeting. The live/work topic will be presented at the next Planning Commission meeting to be held on October 18, 2022.

NEW BUSINESS:

1. Requested amendments to the Accessory Dwelling Unit (ADU) regulations in Ch 17.100 SWMC to address ADUs for spec-built homes

Mr. John Coleman gave a brief description of what was being requested by BYK a local developer and why they were requesting the code change, Mr. Coleman described some of the benefits and downfalls of the change and asked the planning commission for suggestions. The commissioners began a discussion regarding current regulations and potential changes to make the code work for speculative projects that would still apply to our current code with some exceptions. There was some additional discussion regarding how often this situation would arise and if it would be profitable to developers. Some discussion ensued on how we would regulate the number of ADU’s per development and what requirements would be put into place as well as how future needs of ADU’s would be addressed. The commissioners had several questions in relation to intent of BYK and plan to address those questions at the next meeting assuming a representative of BYK would be available to attend.

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS: None

DISCUSSION ITEMS: None

ADJOURNMENT: (Time: 7:42 p.m.)



PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Members of public in attendance: 1