

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

May 16, 2017

CALL TO ORDER: Chairman Pat Huggins called the meeting to order at (6:35 pm).

PLEDGE OF ALLEGIANCE:

ROLL CALL: Present: Commissioners-Joe Franett, Joe Fattizzi, Silas Maddox,

Absent: Eric Johnson, Stephanie Lokkebo, Lynda Tilley

STAFF: John Coleman, JoAnn Lazon

APPROVAL OF CONSENT AGENDA: Approved

GENERAL PUBLIC COMMENTS: None

PUBLIC HEARING: Open: 6:38 pm

1. Modifications to the Chapter 2.90 SWMC to amend errors and inconsistencies in the Consolidated Planning Procedures.

City Planner John Coleman summarized the inconsistencies and omissions in Chapter 2.90 SWMC-Consolidated Planning Procedures. This chapter sets forth the procedures that the Planning Department uses to process permits. Planner Coleman went over the proposed amendments to the Land Use Permit Classification table. Planner Coleman summarized the proposed amendments that would be corrected:

A discussion ensued to include the following:

- Proposed updates to Table 2.90.070G (1) SWMC
- Proposed updates to Table 2.90.100B SWMC
- Title report requirements for Land Use application

No public comments

Closed: 6:44 pm

A motion was made by Commissioner Maddox to recommend that the City Council adopt the proposed amendments to Chapter 2.90 SWMC attached as attachments A & B with Planning Commission recommended changes.

Motion seconded by Commissioner Franett.

Vote taken 3-0

Motion passed

2. Modifications to Title 17 SWMC to create a definition and define which zoning designation assisted living facilities for senior citizens may be located.

Open: 6:50pm

City Planner John Coleman advised that back in 2015 the Planning Commission reviewed proposed amendments to Title 17 (Zoning) of the Sedro-Woolley Municipal Code (SWMC) to create a definition and regulations for assisted living facilities for senior citizens. The city council has never had the chance to review the Planning Commission's recommendation but since that earlier recommendation, new information has come to light and staff recommends that the Planning Commission review the previous recommendations and the new staff recommendations. Staff is recommending that the use be defined in the definition section of the zoning code. The current code does not define or address where retirement facilities, nursing homes, convalescent homes, assisted living facilities or similar uses can be located. The code also doesn't address how many units may be allowed in such a facility. Staff is also recommending one new definition that captures all of the uses.

A discussion ensued to include the following:

- Discussion of having assisted living facilities be listed as a conditional use in the residential zones but let facilities be allowed uses in the mixed commercial zone.
- Hearing Examiner review and approval process.
- Discussion of the definition of "Assisted living facility" and "Adult Family Home".
- State definition of "Assisted living facility and "Adult Family Home".
- Difference between an Adult Family Home and Adult Family Daycare.
- Discussion of the State Code requirements & adding the State requirements into our code?
- Discussion of current care facilities within the city limits.
- Discussion of density and lot sizes. Discussion of not having any minimum or maximum lot sizes.
- Comments about larger care facilities in the state that work wonderful in surrounding communities.
- Commissioner Fattizzi will send the other Planning Commission members the Washington State Department of Social and Health Service's informational package to their e-mail address.

Closed: 8:05 pm

NEW BUSINESS: None

UNFINISHED BUSINESS: None

PLANNING COMMISSION DISCUSSION/INFORMATION ITEMS:

- Discussion of rezoning the Industrial zone area behind the Les Schwab Tire Center to some other zone so that businesses could be planned and built.
- Update to the demolition of the fire-damaged building in the downtown.

- Update regarding self-storage development under construction on East Moore St.

ADJOURNMENT - (Time: 8:16 pm)

PLANNING COMMISSION CHAIRMAN

PLANNING COMMISSION SECRETARY

Attendance: 0