

SEQUIM PLANNING COMMISSION

Transit Center
190 West Cedar Street
Sequim, WA 98382
Tuesday, January 4, 2011

6:00 P.M. Regular Meeting

REGULAR MEETING:

I. CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL:

Gardiner, Protze, Richmond, Sterhan and Wendt were present.

Staff present: Interim Planning Director Joe Irvin; City Attorney Craig Ritchie; and Deputy City Clerk Bobbie Usselman

II. APPROVAL OF MINUTES: December 7, 2010

MOTION by Wendt to accept the minutes as amended; second by Sterhan.
Unanimously Approved.

III. ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA None

IV. OLD BUSINESS:

- A) Proposed Zoning Reform amendments – Title 18 & 20, SMC
Public Meeting – Ordinance 2011-003

Chair Gardiner opened the public meeting at 6:03 p.m.

Interim Planning Director Irvin gave the history of this topic before Planning Commission and Council. He gave a brief overview of the “fast track” zoning reform concepts. He reiterated it is recommended the table not be in the code but used as a handout for applicants. He indicated Council would like to “require” instead of “request” neighborhood meetings for certain projects. One other change was the agricultural use within certain zones. Staff proposes that agricultural uses be permitted on a case-by-case basis through means of a major conditional use permit review process. This matter is scheduled for a public hearing at Council on January 24.

Sterhan asked if the agricultural aspect includes animals. Irvin said it could include grazing of livestock and chickens. Sterhan asked if it would be controlled by easements or setbacks. Irvin said it would be reviewed through a conditional use application. The way the code reads now chickens would be allowed. Using a conditional use application can help control the situation.

Public Comment:

Mike McAleer, 560 N. Fifth Avenue, spoke for agriculture so that one could grow organic vegetables. Concerning neighborhood meetings being required, he asked if there is there public

notice attached to that and time limits of processing applications. He would see an issue with a public notice for 2 weeks and then what is the definition of neighborhood.

Irvin confirmed Council felt strongly about neighborhood meetings. He stated there would be no minutes from those meetings, but they would be an additional outreach to the neighborhood and community. Notice to the neighbors would be the same as the mailing requirements we have, a 300' radius.

Richmond has strong feelings against the requirements of having the third meeting, but also doesn't see what the harm is of it. It bothers her it is required.

Gardiner agrees with Richmond. She feels that it should not be required, but if a developer want to have further outreach, they can do that. She would support a motion to exclude item 6.

Protze agrees with Gardiner. If people are interested in what is going on they will be at the public meetings and hearings.

Sterhan looks at the neighborhood meeting as being an informal event for those directly affected by the project. His experience is that things occur during development that affects the people surrounding the development. The meeting is between the developer and residents.

Ritchie stated many times after the public meetings, people in the area will say they didn't hear about this and want broader notice. There is nothing wrong with giving more notice, but Council is looking at this more as a presentation, not a meeting. This would not be part of the public record and would not go to Council, it is an opportunity for the developer to get input from those surrounding the project.

MOTION by Richmond to recommend to City Council that the language be "a meeting between the developer and the neighborhood is "recommended"; second by Protze. Aye by the Protze, Wendt, Gardiner and Richmond; nay by Sterhan. **Motion approved.**

Public meeting closed at 6:30 p.m.

V. NEW BUSINESS: None.

VI. ITEMS FROM COMMISSIONERS/COMMITTEE REPORTS - None.

VII. DIRECTOR'S REPORT

Irvin stated at the January 18 meeting we will have a wetlands specialist from the Department of Ecology to talk about the critical areas ordinance.

At the January 10 Council meeting there will be a status report on the downtown plan. Additionally, there is an annual review of Planning Commission functions, duties and expenses in 2010.

On February 10 there will be a community workshop and open house for the downtown plan.

In February we will have an election for vice chair position.

There will be the joint meeting with City Council on January 31.

VIII. GOOD OF THE ORDER

Irvin will take photos of the Commissioners at the next meeting.

IX. ADJOURNMENT:

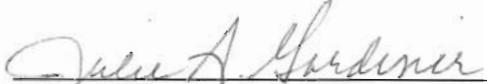
MOTION to adjourn by Wendt; second by Protze. **Unanimous.**

The meeting ended at 6:35 p.m.

Respectfully submitted,



Bobbie Usselman, CMC
Deputy City Clerk



Julie Anna Gardiner
Chair

Next regular meeting is scheduled for Tuesday, January 18, 2011.