

SEQUIM PLANNING COMMISSION

Transit Center
190 West Cedar Street
Sequim, WA 98382
Tuesday, February 15, 2011

6:00 P.M. Regular Meeting

REGULAR MEETING:

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

Commissioners Protze, Richmond and Wendt were present. Sterhan was excused. Gardiner was absent.

Staff Present: Interim Planning Director Joe Irvin and Deputy City Clerk Bobbie Usselman.

Others present: Councilors Don Hall and Bill Huizinga.

II. APPROVAL OF MINUTES: February 1, 2011

MOTION by Richmond to approve the minutes of February 1, 2011; second by Protze. **Unanimously approved.**

III. ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA

Don Hall stated he attended the Council Meeting last night and advised Council that Planning Commission had voted to have 5 members instead of 7. It was discussed and Council will consider the suggestion.

IV. NEW BUSINESS:

- A. Annual Election to select Vice Chair

Richmond nominated Jon Wendt to continue as Vice Chair for another term; second by Protze.

Wendt stated he would serve for another term.

V. OLD BUSINESS:

- A. Work Session – Comprehensive Plan and Land Use analysis

Irvin recapped the purpose of the work session was to review land use. He updated the group on the Downtown Plan update from the open house last week. Part of the scope is to obtain land use recommendations for the downtown core. There are opportunities for higher density and core support commercial uses on the flank and entryways into the City. We will also look at areas to identify light industrial zoning.

Wendt is interested in consolidating the mixed use areas into the core. Richmond believes the design standards could play an important role.

Hall suggests making an alternate route so that Sequim Avenue and Washington is not the main entrance into town. Irvin stated there is a suggestion of making a truck route excluding that main intersection. Protze said other than delivery trucks he sees a lot of gravel trucks and service vehicles.

Irvin indicated we previously had numerous complaints of trucks driving through the neighborhood on Third Avenue. Since the building of Brownfield Road, some of that traffic has been relieved.

Huizinga feels Hammond is not the best street to use as an alternate route as you would have to buy a lot of property to bring that through to 9th Avenue.

Protze said at Simdars and Washington there is a beautiful stand of trees that would make a nice park. Huizinga believes that is part of the State's property for the interchange.

Protze said there should be a sign on Washington Street by the exit from Hwy 101 to not use jake brakes. Irvin will bring that up to the Public Works Director.

Irvin brought up the R-III and R-IV zoning not in the core. He said once an area is built out residential, it will stay residential for many years. Irvin stated the Planning Commission needs to look at the intent of the different zones as we get into the Comp Plan Update.

Huizinga is looking forward to review of the permitted uses in the different zones as some do not fit properly.

Irvin stated he is working on the matrix document for use in the office and will bring that to the Commission for review.

Huizinga feels if you are going to have a walkable downtown, traffic needs to be re-routed around the downtown area. Huizinga stated he is interested in what the Planning Commission says; he reads the minutes.

VI. ITEMS FROM COMMISSIONERS/COMMITTEE REPORTS None

VII. DIRECTOR'S REPORT None

VIII. GOOD OF THE ORDER None

IX. ADJOURNMENT:

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

Meeting adjourned at 6:40 p.m.

Respectfully submitted,



Bobbie Usselman, CMC
Deputy City Clerk



Jon Wendt
Vice Chair

Next regular meeting is scheduled for Tuesday, March 1, 2011.