

# SEQUIM PLANNING COMMISSION

Transit Center  
190 West Cedar Street  
Sequim, WA 98382  
Tuesday, March 1, 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 and Deputy City Clerk Bobbie Usselman.

### II. APPROVAL OF MINUTES: February 15, 2011

**MOTION** by Wendt to approve the minutes of February 15, 2011; second by Richmond. Unanimously approved.

### III. ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA

Don Hall, Councilor, reported Council voted to keep the number of Commissioners at seven.

Richmond feels if a member live in the County but is a business owner within the City, they should be acceptable for a City position.

Hall stated Council wants the majority to live in the City.

### IV. NEW BUSINESS:

A. None.

### V. OLD BUSINESS:

A. Re-cap of the (2/15/11) Work Session – Comprehensive Plan and Land Use analysis

Irvin recapped discussions from the last two meetings. He presented comments from the City Council February 24 meeting. He provided a handout of guiding principals: 1) incorporate some amount of industrial zoning; 2) integrate the downtown planning strategies; 3) examine the potential impacts of the current geographic locations of (high) density residential and mixed use designation and vacant commercial – CII(G) zoning; 4) re-think transportation to accommodate all types of travel modes; 5) urban growth area and annexation policy; and 6) identify specific goals and policies.

Irvin highlighted comments from the Planning Journal magazine article “Building Invisible Walls” that should be considered as we update our Comp Plan.

Gardiner feels the current Comp Plan is hugely redundant and needs updating. She had a copy of the zoning map and made notes on it where she feels the zoning should change. She suggests people take rides around the different areas of the City so they know the areas that need to be changed. This has to be done with a light hand and open heart to make the changes. She is willing to work with the group on weekends to drive around the areas to see what is there. Also she suggests people take sections of the Comp Plan and review them and modify the sections of goals and policies.

Irvin said the problems we are trying to solve are the locations of different zoning on the map.

Gardiner likes what the Downtown Plan is showing so far. Each commercial district has its own feel in Sequim.

B. Review of permitted uses for Commercial designations C-I(NC), C-II(G), C-II(M), C-II(S) & C-III

Irvin reviewed the commercial designations. As we look at integrating the Downtown Plan recommendations, he wanted to give the Commission the section he would like to focus on first, SMC 18.20.030. He would like to find what kinds of uses would be acceptable in these sections.

Richmond doesn't understand how having so many commercial designations is helpful. Gardiner asked how we can imagine all of the future activities that could happen as opposed to what we don't want in those areas. The exclusions are most critical, not the inclusions.

Irvin said we also need to consider an industrial district.

Gardiner stated it all comes down to ground water and waste product created by industrial uses.

Wendt feels the purpose of C-1 is that we don't want to invite people from outside the area, so some uses should have limits; some uses can attract a lot of people causing parking problems. A home occupation could cause parking issues. We should encourage coffee stands without drive-through lanes. We don't want to invite people in to non-commercial neighborhoods.

There was discussion about light industrial uses

Sterhan looks at this differently, looking at the different businesses and what type of traffic is it and does it create traffic and noise. It should not be based on the business type, but the type of impact it has on the area.

Irvin said a lot of the special uses come from the SMC 18.56 and that would need to be amended. He is in the process of obtaining the final proposed draft and feels the Planning Commission will be happy to see the uses that are not allowed and not creating too many districts.

Irvin said Council also commented on too many commercial zoning districts. That thinking should be reviewed when reviewing this.

**VI. ITEMS FROM COMMISSIONERS/COMMITTEE REPORTS**

**VII. DIRECTOR'S REPORT**

Irvin said there is a Planners Forum at the end of this month in Port Angeles. He will send information by email.

Councilor Hall asked Irvin if he was planning to talk with the County concerning UGA changes. Irvin indicated there has been communication with the County.

**VIII. GOOD OF THE ORDER**

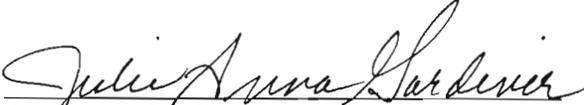
**IX. ADJOURNMENT:** Next regular meeting is scheduled for Tuesday, March 15, 2011.

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

Meeting adjourned at 6:38 p.m.

Respectfully submitted,

  
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Bobbie Usselman, CMC  
Deputy City Clerk

  
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Julie Anna Gardiner  
Chair

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