CITY OF SEQUIM
PLANNING COMMISSION MINUTES
SEQUIM TRANSIT CENTER
152 WEST CEDAR STREET
SEQUIM, WA
January 19, 2016

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL: Mahalick, Protze, Sterhan, Thompson and Wendt were present.

2. APPROVAL OF MINUTES: January 5, 2016

Minutes of January 5, 2016 unanimously approved.

3. ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA

4. NEW BUSINESS

a. Election of Commission Chair and Vice-chair.

Jon Wendt nominated Karen Mahalick as Chair; she consents to nomination.

Chair Mahalick nominated Jon Wendt as Vice Chair. He consented.

b. Proposed zoning code amendment to SMC 18.24.140 Fences.

Hugo stated this is a proposal to amend the code for fence design standards. Staff proposes that the code prohibit, based solely on aesthetic considerations, chain link or similar mesh fabric to secure and define sports fields, park activity areas and the playgrounds as it is too absolute. A suggested remedy is to allow these types of fences, but only if they are covered by earth-tone vinyl or powder-coated in an earth-tone color to preserve visual quality of the sites where installed.

Thompson moved to recommend that City Council adopt the amendment to SMC 18.24.140 relating to fences at sports facilities, parks and playgrounds within the City, as proposed by staff; second by Mahalick. Unanimously approved.

5. UNFINISHED BUSINESS

a. Renewal of Countywide Planning Policies (CWPP) with amendments: update.

Hugo reported the CWPP provide the regional framework for coordinating jurisdictional growth planning as provided in the GMA. Although mandated by the State as one of the earliest local responses to the Act, CWPPs are expected to be revisited periodically by the County and its cities. Clallam County CWPPs have not been reviewed or updated since original adoption in 1992, and some provisions are outdated and others inconsistent with changes to the GMA.

By informal agreement of City and County planning directors/managers met in 2014. The City of Sequim was given the green light to prepare suggested amendments to the 1992 document as a basis for re-approval and adoption. With approval of the Sequim City Council and concurrent creation of a GMA Regional subcommittee, Sequim DCD prepared a set of proposed amendments that address the greatest inconsistencies with current law and recent local practices.

This is a procedural requirement of the GMA, but it affects the City's long-range interests in managing growth for affordability and efficiency, each with service cost implications.

Staff recommends the Planning Commission continue to participate in the process to restore CWPPs through periodic review and continued representative membership on the Council's GMA Regional Committee.

Hugo felt the CWPP expired in 2012. The County does not feel that way.

Hugo provided a copy of his comments of his internal review of the old policy written in March 2015. He highlighted the language that needs work and commented why, providing suggestions on what can be done to fix it.

We are working with Forks and Port Angeles to obtain agreement on suggested changes.

The County and other cities have to have their plan updated by June 30. Our Comp Plan must be consistent with the CWPP. We put some special language in the Comp Plan concerning the CWPP. We have between now and mid-summer to amend the CWPP.

There was brief discussion about how standards will apply in the UGA not yet annexed.

If the County fails to act within the GMA in some way and the City challenged it, it would go to the Growth Hearings Board for resolution. Sanctions can be placed by the Governor including denial of funds from the Public Works Trust Funds.

6. DIRECTOR'S REPORT

a. Commission vacancies - update.

We have 2 vacancies on the Commission and have received 2 applicants. We will interview them soon.

Concerning zoning changes, we will want to know what the public thinks about any changes. There may be some exercises or activities designed to support the policies with rules. If you have any thoughts about this, let Hugo know.

7. GOOD OF THE ORDER

Hugo stated the Planning Commission can have a professionally facilitated retreat to talk about how to improve our business and the insight if we have a hearing examiner. The Commission is interested in a retreat.

8. ADJOURNMENT

The meeting adjourned at 6:45 pm unanimously.

Respectfully submitted,

Roberta J. Usselman, MMC
Deputy City Clerk

Karen Mahalick
Chair