

**CITY OF SEQUIM  
PLANNING COMMISSION MINUTES  
SEQUIM CIVIC CENTER  
152 WEST CEDAR STREET  
SEQUIM, WA  
March 1, 2016**

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL:**  
Commissioners in Attendance: Mahalick, Protze, Sterhan, Thompson and Wendt;
2. **WELCOME AND SWEARING IN OF NEW COMMISSIONERS**  
Janisse and Wiseman were sworn in by Deputy City Clerk Bobbie Usselman. They both gave brief comments about why they wanted to be on the Commission
3. **APPROVAL OF MINUTES: February 16, 2016**

**MOTION to approve February 16, 2016 minutes by Jon Wendt; seconded by Olaf Protze. Carried Unanimously.**

4. **ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA**
5. **NEW BUSINESS**
6. **UNFINISHED BUSINESS**
  - a. **Final Storm & Surface Water Master Plan Approval (Ann Soule)**

Garlington stated we are nearing the finish line with the Stormwater Master Plan. The consultant has put the final touches on the plan pending response to comments. We started by recognizing and categorizing where the gaps were and what Sequim should be doing by law. We also need to do work so that we don't have to be managed by the Department of Ecology. They will not need to permit our City.

The plan identified capital improvement elements, what we want to construct for flooding, contaminants and retention. Garlington thanked the Public Works staff performing the operation and maintenance of the plan who are here tonight, that being Ty Brown, Josh Henning and Clint Rushton.

The funding element put together by the consultant has options and conclusions. They were based on conversations with the staff. There are elements of stormwater activities we need to do to get in legal compliance. We are proposing to do the necessary

elements over 3 years that we can do with current resources. Much of the work can be done in the spring and fall.

We will do the minimum to meet regulatory standards, Tier A. Some of the work will be completed with grants, including a new grant recently received. We plan to clean the water prior to it going back into the ground.

Soule reviewed the Tier A Operations in the handout provided tonight. In a nutshell it includes inspection programs; high, medium and low recommendations; water quality compliance, and stormwater systems O&M. The capital projects will be completed with grant funding.

There is a comment log in the packet material. We continue to receive comments. There is also a flier if you want to learn more.

Thompson thanked the team for its work on this project. She sees the importance of it and it keeps the values of the community in mind. It is great that you are working hard to get grants.

Garlington said if we don't do these projects now, in 20 years they will be wondering why.

**MOTION to forward the Storm and Surface Water Master Plan (February 2016), including conditions as recommended by City staff, to the City Council for adoption by Sita Thompson; seconded by Jon Wendt. Carried Unanimously.**

b. Commission 2016 Retreat (continued discussion)

Hugo reiterated last meeting's brief discussion regarding a retreat. He feels we should include a light activity of getting to know each other. The business of the retreat could include protocols, how meetings are conducted, or how items in the comp plan get furthered. The comp plan has some 300 ideas in it that are not on staff's radar at this time due to workload. This will occur in early spring.

Wiseman feels team-building will be good to get to know others.

Wendt suggested a standing protocol to bring input. We can bring up things that may be community issues. One thing on my mind is guidelines for age-related communities. Things to do that are beneficial for all ages. There could be information about the Commission that the community would need to know. Think outside the box, what we aren't doing now that we could do that would be a benefit to the community.

## 7. DIRECTOR'S REPORT

### a. County-Wide Planning Policies Update

We have made some progress on the County-Wide Planning Policies Update. At the last meeting there was not common agreement among the group. The County feels the 1992 policies are in place. There hadn't been a discussion about this since 1992 at the County level. The group conceded to wait until after everyone updates their comp plans by the end of June and in July we will start to organize for the regional dialog with a regional committee, structure, mission, and agenda of what to do. In January 2017 they will convene for the first regional dialog.

Nothing will change how we do business in planning and development regulations in our city or UGA at this time.

Wendt asked about the County's large lot acreages. The County knows it is a raw issue. Staff will discuss it with Council and if it is a problem we will let them know. If it isn't worked out it can go to the Growth Management Hearings Board. There was brief discussion about the size of lots in the County close to the City and how it affects City services.

Hugo said there are two things related outside the City. There is the UGA where people have acreages. We are consuming land at a less efficient rate than our planning expects. Beyond the UGA is a neighborhood conservation zone which is threatening - it allows parcels to be cut from 2-1/2 acres to 1-1/4 in the rural area. The County knows this is a sensitive issue. These lots cause issues for creating through streets, etc., for the City.

### b. Fort Worden tour

Hugo stated he and Barbara Hanna went to the tour at Fort Worden. It was about revitalizing the Fort Worden property. The owner of the property for the Olympic Music Festival is ending the program. This year it will be in the dirigible hangar at Fort Worden. There will be more arts coming into the park.

They also stopped at the Port Townsend Resource Center that includes the Chamber and Visitor Center, EDC, SBA and they provide services to help people start businesses. We were impressed by the staffing and energy.

## 8. GOOD OF THE ORDER

Thompson asked when we will discuss which aspects of the comp plan we would like to be more involved with and do you want us to list interest groups that may want to be involved. Hugo said to think about that information now; it will be a topic for a future meeting.

Sterhan asked about the disabled spots next to the building and there is not signage except on the street. He asked if the planning commission has a job description.

He noticed Carrie Blake Park is advertising for a project for parking and asked if this would be involved with the stormwater plan. Hugo said any hard surface created in the City will operate under the stormwater plan.

Mahalick feels what Sterhan brought up about the Commission's job should be discussed at the retreat.

Hugo said today he spoke to the Newcomers Club of over 60 people. One person commented about climate change and global warming and how it may affect us. The River Road storage project was mentioned and no one thought that was a strange project.

## 9. ADJOURNMENT

**MOTION** to adjourn by Jon Wendt; seconded by Sita Thompson. **Carried Unanimously.**

Meeting adjourned at 6:50 p.m.

Respectfully submitted,

  
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Roberta J. Usselman, MMC  
Deputy City Clerk

  
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Karen Mahalick  
Chair