

**CITY OF SEQUIM
PLANNING COMMISSION MINUTES
SEQUIM CIVIC CENTER
152 WEST CEDAR STREET
SEQUIM, WA
June 21, 2016**

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL:**

Present: Karen Mahalick, Olaf Protze, Sita Thompson, Jon Wendt, Brandon Janisse,
Roger Wiseman

Excused: Bill Sterhan

2. **APPROVAL OF MINUTES: June 7, 2016**

**MOTION to approve minutes of June 7, 2016 by Thompson; second by Olaf;
Unanimously approved.**

3. **ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA**

4. **NEW BUSINESS**

5. **UNFINISHED BUSINESS**

- a. **2017-2022 6-year Capital Improvement Program (CIP) Consistency
Review and recommendation to Council**

City Engineer Matt Klonz presented the proposed 2017-2022 6-year Capital Improvement Program (CIP). He stated he will explain how the CIP fits into the Comp Plan. He explained how the CIP is put together and shown on the CIP Project Summary. He will talk about the projects that are growth related.

He stated the majority of the 2017 projects are funded. We have received grant funds for some projects.

He spoke about the PW Facilities Property Development and City-wide park land acquisition.

There was brief discussion about the Emerald Highlands pond project and how that relates to the Bell Creek Basin Hydrologic/Hydraulic Assessment.

He generally explained the Whitefeather Way and US 101 Intersection Improvements.

The Fir Street Project is close to \$6m. Funding comes from grants, utility rates, and TBD. Some of the projects from 2020 on are dependent on grants at this time. The 2017-2019 projects are funded by several grants.

There was general discussion concerning future projects and future funding.

Klontz stated all of the projects are supported by cost estimates.

Thompson is confident staff is planning for the future to keep the City well-planned. It could be tragic if Sequim is not planned well.

Klontz advised of the traffic safety meeting Thursday at 5:30.

He said we aim to plan and make Sequim a vibrant future.

MOTION to find the proposed 2017-2022 CIP in conformance with the City Comprehensive Plan and to transit the finding to the City Council as a basis for program adoption by Wendt; seconded by Thompson. Carried Unanimously.

6. DIRECTOR'S REPORT

a. Current and pending development activity summary

Charisse Deschenes gave a brief listing of current and pending development projects including

- Greathouse Restaurant on Washington and Brown Road;
- 825 W. Washington is being renovated with site cleanup - a soapmaking company;
- Professional Real Estate, 329 S. Sequim Ave., has opened;
- Quinn Mitchell, DDS at 128 E. Prairie Street, where a house was renovated into an office with nice landscaping;
- Rainshadow Laundry, 143 N. 7th Avenue addition;
- Vet clinic at 660 N 7th Avenue has a temporary certificate of occupancy;
- Retina Center, 601 Garry Oak Drive, is under review;
- Legacy Ridge Subdivision at South 7th Avenue and Reservoir Road is working through the system; and
- Jose's is expanding the restaurant and have a roll-up door and bar.

There were 22 new single-family dwellings plus 5 double-wide mobile homes permitted, 54 remodel/renovation permits, along with 41 commercial tenant improvements.

b. Update on Interim Zoning Code Update process: R-II Focus Group

Wendt and Janisse attended one of the first focus groups for R-II last week. Wendt felt the attendees were generally positive. Realtors and developers don't feel there is a market for cottage housing. Janisse agreed with Wendt about the meeting. Deschenes said more conversation needs to happen.

7. GOOD OF THE ORDER

Usselman announced Music in the Park starting June 28.

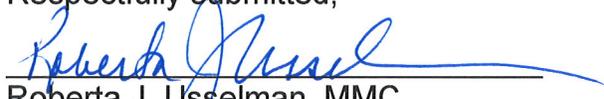
The next meetings are July 5 and July 19.

Deschenes stated the developer of Legacy Ridge will hold a public meeting on July 21 at the Transit Center.

8. ADJOURNMENT

MOTION to adjourn by Thompson; seconded by Janisse. Carried Unanimously.

Respectfully submitted,


Roberta J. Usselman, MMC
City Clerk


Karen Mahalick
Chair