



SEQUIM PLANNING COMMISSION

Special Meeting / Public Meeting

Civic Center

152 West Cedar Street

Sequim, WA 98382

4:00 P.M.

Monday, August 8, 2016

Agenda

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

PC: Mahalick, Protze, Wiseman, Wendt, Janisse.

2. APPROVAL OF MINUTES: July 19, 2016 – deferred to Aug. 16, 2016 meeting

3. PUBLIC MEETINGS:

- a. Zoning code update: Text amendments to SMC 18.16.050 Boundary interpretation; 18.20.010 Establishment of districts; 18.20.020 Residential districts and uses; Table 18.44.020(C) – Bulk, Dimensional and General Requirements: Residential; 18.44.060 Road classifications; and 18.59.020 Residential garage, carport, shop, covered areas, and similar accessory structures to establish new R4-8 Single-Family Residential zone; and R-II, III, and IV map changes to new R4-8 Zone (recommendation to Council)

5. DIRECTOR'S REPORT

- a. Pending PC vacancies – activate Selection Committee

6. ADJOURNMENT

Next Meeting: August 16, 2016

**SEQUIM PLANNING COMMISSION
AGENDA COVER SHEET**

MEETING DATE: August 8, 2016

FROM: Chris Hugo, Director – DCD

CRH
Initials

SUBJECT/ISSUE: Proposed Text Amendments to SMC 18.20.020 A.; 18.44.020(C); 18.44.060; and 18.59.020 for R-II Zone / Plan Consistency; and revisions to Official Zoning Map

Discussion dates	7/5/16, 7/19/16			
CATEGORY	<input type="checkbox"/> City Manager Report	<input type="checkbox"/> Work Session	Time Needed for Presentation 5 min.	
	<input checked="" type="checkbox"/> Public Meeting	<input type="checkbox"/> Consent Agenda		
	<input type="checkbox"/> Unfinished Business	<input type="checkbox"/> New Business		
Reviewed by			Initials	Date

PROBLEM/ISSUE STATEMENT:

With the adoption of the Sequim 2015-2035 Comprehensive Plan in late 2015, the City’s development regulations need updating to implement the new Plan’s directions on growth and character of development. The update process starts with proposed amendments to the most geographically-prevalent zone classification, R-II Single Family Residences. Revisions to the Future Land Use Map (FLUM) in the Comprehensive Plan are also required to meet the *consistency* mandate of RCW 36.70A.040.

ATTACHMENTS:

- 1) EXHIBIT A: Proposed revisions to the Zoning Map for consistency with the Future Land Use Map (FLUM).

DISCUSSION/ANALYSIS:

On July 11, the City Council opened public hearing on the proposed code revisions to implement the residential land use districts presented in the 2015-2035 Comprehensive Plan, including updates to the Official Zoning Map. The public hearing was continued to July 25 to provide additional time for the Commission to prepare a recommendation on map revisions to the Council. Action by the Council on the zoning text amendments and map changes is deferred to August 8 when the SEPA comment period is concluded.

On July 19, the Commission reviewed the proposed revisions to the Official Zoning Map as they relate to the *consistency rule* of the Growth Management Act. There was no public comment, and the item was continued to the Commission's first regular meeting on Aug. 2nd. Staff inadvertently recommended cancellation of the Aug. 2 meeting for lack of agenda items, not recognizing that this Zoning Map item was not concluded. The purpose of this Special Meeting is for the Commission to conclude its review and deliberations, hear any public comment on the proposed revisions, and make a recommendation to Council for its meeting of August 8.

FINANCIAL IMPLICATIONS:

There are no financial implications.

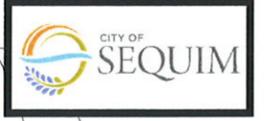
RECOMMENDATION:

Recommend that the Commission forward the proposed revisions to the Official Zoning Map for the R4-8 zone classification for consistency with the Single Family Residential land use presented on the FLUM and policies of the Comprehensive Plan to the City Council for adoption.

MOTION:

Move to recommend enactment by the City Council of proposed revisions to the Official Zoning Map for the R4-8 zone classification consistent with the Single Family Residential land use presented on the FLUM of the Comprehensive Plan and policy directions of the *Comprehensive Plan*.

EXHIBIT - A



ZONING MAP
City of Sequim, Clallam County WA

- DC
 - DMU-II
 - DMU-I
 - C-III
 - C-II(G)
 - C-II(M)
 - MU
 - Merge_R-II
 - Merge_R-II
 - R-II
 - CITY LIMITS
 - UGA
- Date: 7/7/2016

LEGEND TO MAP CHANGES - R4-8 ZONE IMPLEMENTATION

Dark Blue:

- 1) Public Facilities (PF) Zone > R4-8 (uses by Conditional Use Permit) [most of this color]
- 2) Change to R4-8 has little effect on existing use (2-3 properties)

Bright Blue:

R-III / R-IV (outside of Lifestyle District) > R4-8 (4-8 du/acre; 9-12+ as cottage housing)

- R-III allows 6-10 du/acre
- R-IV allows 11-16 du/acre

Field verification of the accuracy of any information contained in this map is the sole responsibility of the user. Parcel information was obtained from Clallam County. Parcel lines are based on available public records and existing map sources, not from field surveys. Parcel lines have been adjusted to better fit planimetric data. The parcel mapping may contain inaccuracies and should not be relied upon for site-specific analysis, property acquisition, determination of rights-of-way, property dimensions, or land area. No representation of warranty regarding the positional accuracy of any map feature is either expressed or implied by publication of this map. By accepting this map, the user releases the City of Sequim from any and all direct liability for actions of decisions made based on information contained in this map.

