

**CITY OF SEQUIM
PLANNING COMMISSION MINUTES
SEQUIM CIVIC CENTER
152 WEST CEDAR STREET
SEQUIM, WA
July 19, 2016**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL: PC:
Mahalick, Protze, Sterhan, Thompson, Wiseman, Wendt, Janisse.

Present: Olaf Protze, Bill Sterhan, Sita Thompson, Jon Wendt, Brandon Janisse,
Roger Wiseman. Excused: Karen Mahalick

2. APPROVAL OF MINUTES: July 5, 2016

Minutes unanimously approved as revised.

3. ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA

4. PUBLIC MEETINGS:

- a. 2017-2022 Transportation Improvement Program: Commission
Conformity Review and Recommendation to Council

Public Meeting opened at 6:05 pm.

Matt Klontz, City Engineer, presented the Transportation Improvement Program 2017-2022. The list is largely developed from the Transportation Master Plan. It isn't a funding document but we are planning for projects. The costs shown are estimated. We use this plan for applying for grants.

He generally reviewed the TIP. There was discussion about the ODT going through the City.

Protze commented about the problems with vehicles and pedestrians at the Sequim Avenue/Washington Street. Klontz said making a separate walking phase for crossing is being considered. Hugo said Council has discussed this issue, too. We are applying for a grant that would replace some of our equipment including the pedestrian signals that show the countdown of time.

MOTION to recommend that the City Council adopt Resolution No. R2016-15, the 2017-2022 Transportation Improvement Program in conformance with the City Comprehensive Plan and to transmit the finding to the City Council as a basis for adoption by Sita Thompson; seconded by Roger Wiseman. Carried Unanimously.

b. Zoning code update: R-II, III, and IV map changes to R4-8 Zone (recommendation to Council)

Hugo said the text amendments had gone to Council and its public hearing was continued to July 25 and/or August 8. On the text changes, the R-III zone is being retained for use in the lifestyle district as a holding zone. R-III and C2 Medical Zone need to be retained. The R-IV zone has been absorbed by the downtown zones and some of the lifestyle district. There were also questions about the conditional uses. The bulk and dimensional chart under building heights shows 25' in the interim.

The revised land use and zoning map was discussed as compared to the current map. The cottage housing ordinance has not yet been written, but cottage housing could still be built at this time.

On the map, the red hatched areas are protected for stormwater but will be R4-8. The R4-8 sections changes about 80% of the City zoning. The balance of changes are considered fine-tuning.

This will be continued to August 2 and no recommendation is requested tonight.

5. NEW BUSINESS

6. UNFINISHED BUSINESS

a. Zoning Update Focus Groups

Next we will move to the Lifestyle District which is a complex district. This area has developer interest. 20-30% of the Lifestyle District is vacant or under-utilized. He is pulling together the members of the focus group.

7. DIRECTOR'S REPORT

a. Pending PC vacancy - activate Selection Committee

Sita Thompson has resigned. She thanked the commission for the work it has done. She has made a career change and will be leaving the area. This is her last meeting.

Wendt thanked her for her service. Her viewpoints have been appreciated.

Hugo also said how valuable she has been on the Commission. We appreciated her service.

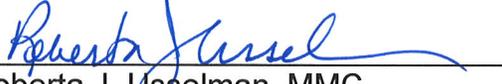
All Commissioners present tonight will be able to attend the training tomorrow with Carol Morris and the discussion of whether they should attend the public meeting held by the Legacy Ridge developers. She will explain the difference in conflict of interest and appearance of fairness.

8. GOOD OF THE ORDER

9. ADJOURNMENT

MOTION to adjourn by Sita Thompson; seconded by Olaf Protze. **Carried Unanimously.**

Respectfully submitted,



Roberta J. Usselman, MMC
Deputy City Clerk



Jon Wendt
Vice Chair