

**CITY OF SEQUIM
PLANNING COMMISSION MINUTES
SEQUIM CIVIC CENTER
152 WEST CEDAR STREET
SEQUIM, WA
December 13, 2016**

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

Mahalick, Protze, Wiseman, Janisse and Wendt were present. Shah was excused.

2. APPROVAL OF MINUTES: None

3. ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA

4. PUBLIC MEETINGS:

5. NEW BUSINESS

- a) Sustainable Lands for Agricultural Productivity (Commission discussion)

Hugo said the City is now distributing its Comprehensive Plan and provided each Commissioner with a copy. He doesn't know what the County plan will say about agriculture and rural housing growth. This is most acute at the City's northwest corner where the County will allow 5 acre plots. He feels since the County didn't contest the City's plan that that information should be in the County's plan, too.

Hugo stated he learned about the Sustainable Lands for Agricultural Productivity at the last Planners Forum meeting. The concept is to not allow agricultural property to turn into urban sprawl. He feels the Commission could take on a leadership role for this. Joe Irvin is engaged with a group talking about this topic, the North Olympic Land Trust, WSU Extension Office and others. Tom Sanford from the Land Trust is starting this in Clallam County. Hugo feels the City could start a partnership.

Erika Lindholm works for Craft3, a non-profit, non-bank financial institution that supports funding for preserving agricultural property. It has an office in Port Townsend. They support and get involved with communities in efforts more progressive moving toward making change and especially ecological preservation initiatives. She is also a volunteer for North Olympic Land Trust (NOLT) working together to make a difference in the pressures our community is facing from a development standpoint. Another source

of the idea of organizations coming together is the Jefferson Landworks Collaborative made up of the Jefferson Land Trust, WSU Extension, Craft3 and other organizations that come and go. They meet regularly and talk about different project concepts that involve real estate transactions that will need multiple parties to make it happen. That group has been effective in Jefferson County. They are hoping something like that can happen in Clallam County. Clea from WSU is involved with the State reviewing the competitive process for funding. Those that win dollars have a vision for agricultural preservation.

They have had a few meetings asking what are the challenges and opportunities. There is a 3-legged stool approach to focus on land, water and business of farming, and each category have prioritized tasks for lead agencies that focus on those topics to brainstorm around the issues.

Wendt asked what her sense was of where Clallam County stands. She said they feel it is a non-issue up to now. There have been changes on the Commissioner level that we feel helps us. We believe if we can make a strong case for the economics and viability of agri-business in Clallam County that we can get support. We have enough support to have them fund our facilitator. If this is coming from stakeholders in the community we won't need the policy-makers of the County behind us. We can do a lot of networking with organizations to meet our goals. Wendt said we need to stop the large County lots. She said Mary Ellen Winborn has attended both of the meetings.

Interested groups include Nash's, Wind River Farm and others. She feels we have momentum with people that care about agriculture in the Dungeness Valley.

She said initially they did not want to make this political, but to hear from the boots on the ground people. NOLT works to put easements on property and purchase easements which reduce the value of their land but it maintains perpetuity in their land. Getting the dollars from the state gives the capacity to do it.

Hugo said the City cares about the water issues and market development.

Craft3 is also involved in the clean water loan program to help individuals replace their septic systems and expand the program for stormwater. They have been active talking with the County about connecting to sewer from septic, especially in the Carlsborg area. The system would have to be failing or be at least 25 years old.

Karen, Ankur, Jon and Roger are interested in this topic. It would be good to get together to see how the Commission can help.

Lindholm stated they are creating a vision statement with organized goals as a baseline for collective action going forward. She will provide the document and get feedback

before it is finalized, and let us know of further meetings. She will provide a list of those engaged so far.

Mayor Smith stated Mike Chapman notified Council he is enthusiastic and will be on the agricultural committee. She will contact him. There is a tour of the proposed Dungeness River Reservoir on Thursday at 1:00.

6. UNFINISHED BUSINESS

a) SMC Updates Relevant to Adopted Stormwater Plan.

Ann Soule gave a presentation on SMC updates relevant to the adopted stormwater plan. Title 13 is the main area being updated, along with Titles 8 and 18.

The majority of suggested changes related on stormwater management are found in 13.104 and 13.108. However, enforcement subsections in these two chapters have not been revised pending a comprehensive code review by the City Attorney.

First, changes to 13.40 removes the possibility of legal connection of stormwater facilities to the municipal sewer for new development. SMC 13.64 is now reserved since it has been superseded by 13.104.

Next, the SMC needs clarification of exactly which guidance manual is to be utilized in the design and maintenance of stormwater management facilities for new and re-development. For more than two decades, 13.104.100 "adopts by reference" the "latest edition of Ecology's Stormwater Management Manual." City staff has interpreted that to mean the 2012 manual since 2012, and subsequently including 2014 amendments. However, there are other subsections that cite requirements from the 1992 edition (13.104.130 through .320), and Title 18 specifies the 2005 manual, putting the code in conflict with itself.

Clearly, the code needs to be internally consistent and a specific manual should be named. To consider whether the "latest edition" (2012 with 2014 amendments) is the best choice for the City, staff from Public Works and DCD consulted with Herrera and determined it was. We agreed that the manual should be named in one section of code, SMC 13.104.100, with all other references in the SMC pertaining to stormwater guidance pointing to that section.

With the citation of a specific state manual, specifications in 13.104 Article VII are unnecessary other than exceptions accounting for physical conditions native to Sequim.

Another concern is the enforcement language found in 13.104 and 13.108. Staff would prefer progressive severity starting with voluntary compliance to reflect the varying circumstances in which enforcement might be applied. This desire is not unique to

stormwater enforcement, so clarifications and additional tools will be considered for the SMC comprehensively by the City Attorney in 2017 and updated throughout.

This is not the final copy of code changes at this point. Staff is still reviewing this.

She showed draft forms including Stormwater Worksheet, a Construction Stormwater Site Inspection Form and a Maintenance Checklist for people to see what they should be looking for in new construction or their system.

The enforcement sections of the stormwater code will be reviewed and updated in 2017.

It was suggested in 13.40.010B, possibly change "may" to "shall."

On P. 27, 18.108.090C. Minimum standards - there is an implication the director will do re-inspections. This section will be wordsmithed.

MOTION to hold a Public Meeting to receive input on changes to the Sequim Municipal Code proposed to align code with the adopted Storm & Surface Water Plan by Wendt; second by Wiseman. **Unanimously approved.**

7. DIRECTOR'S REPORT

The next meeting is January 17, 2017.

8. GOOD OF THE ORDER

Protze, Wiseman and Shah were reappointed to the Commission by Council last night.

9. ADJOURNMENT

MOTION to adjourn unanimously approved.

Respectfully submitted,



Roberta J. Usselman, MMC
Deputy City Clerk



Karen Mahalick
Chair