

SEQUIM PLANNING COMMISSION

Regular Meeting
Transit Center
190 West Cedar Street
Sequim, WA 98382

Tuesday, May 21, 2013
6:00 P.M.

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

Present: Connelly, Peterson, Protze, Sanford, Sterhan, Thompson and Wendt.

Sanford was excused.

Staff Present: DCD Director Chris Hugo and Deputy City Clerk Bobbie Usselman.

II. APPROVAL OF MINUTES: April 9, 2013

MOTION to approve minutes of April 9, 2013 as amended by Thompson second by Protze.
Unanimously approved.

III. ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA

IV. NEW BUSINESS:

V. OLD BUSINESS

- A. New code section for Accessory Uses and Structures: Garages, Sheds, and similar residential structures

Hugo said at the last meeting the proposed standards were review and staff was directed to make changes as discussed. The changes include a revised section 18.59.020 that addresses lot sizes, setbacks and maximum structure coverage section 18.44.030, exceptions.

On Table 18.44.020(c), Hugo confirmed in R-II 6,250 sf is the smallest residential lot. An R-III lot cannot be smaller than 3,000 sf.

There was discussion concerning maximum structure coverage; pre-built tool sheds; and the size of garden sheds vs. garages.

Connelly commented on 18.59.020A and the word "rather." He would support cleaning up the language to insure a citizen would circle back to SMC 18.44.020. He feels footnotes get lost in reading the code.

Thompson appreciates the dialog given and read a statement summarizing many of the arguments made at the past meetings. She feels buildings blocking citizens' views are not appropriate. She proposed the

motion suggested by staff.

MOTION by Peterson to recommend to the Council the adoption of new regulations for single-family residential accessory structures in R zones, adding new subsections to SMC 18.59.020 and amending subsections 18.44.020(C) and 18.44.030, with the following changes: in 18.59.020A by inserting the word “detached” between individual and accessory and in Item B, add the words “greater than 200 sf feet” between structure and shall be; second by Connelly.

Vote on Motion: Nay by all present. **Motion failed.**

MOTION by Peterson to recommend to the Council the adoption of new regulations for single-family residential accessory structures in R zones, adding new subsections to SMC 18.59.020 and amending subsections 18.44.020(C) and 18.44.030 with the following change: In 18.59.020B after the words “any accessory structure,” insert the words “greater than 200 SF”; second by Thompson.

Vote on Motion: Aye by Connelly, Protze, Peterson, Thompson and Wendt; nay by Sterhan; **Motion carries.**

VI. ITEMS FROM COMMISSIONERS/COMMITTEE REPORTS

VII. DIRECTOR’S REPORT

Hugo said we have struggled with a mobile food truck that wasn’t permitted. In the end Planning Commission focused on mobility for food trucks. Today Hugo signed the first permit for a mobile food truck. A ribbon cutting will be Thursday at noon at the Chamber. The proprietor is experienced in the business in the Seattle area. She feels the new regulations will work. It is Maggie May’s Espresso and Outfitters.

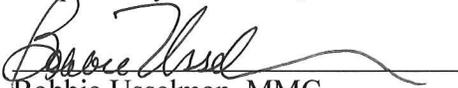
VIII. GOOD OF THE ORDER

IX. ADJOURNMENT

MOTION to adjourn by Thompson; second by Connelly. **Unanimous.**

Meeting adjourned at 6:50 p.m.

Respectfully submitted,


Bobbie Usselman, MMC
Deputy City Clerk


Jon Wendt
Chair