

SEQUIM PLANNING COMMISSION

Regular Meeting

Transit Center

190 West Cedar Street

Sequim, WA 98382

Tuesday, October 15, 2013

6:00 P.M. Regular Meeting

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

Protze, Sanford, Sterhan, Thompson were present; Connelly, Peterson and Wendt were excused.

Staff present: DCD Director Chris Hugo; Deputy City Clerk Bobbie Usselman.

II. APPROVAL OF MINUTES: August 26, 2013

MOTION to approve the minutes of August 26, 2013 by Thompson; second by Sterhan;
Unanimously approved.

III. ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA

IV. NEW BUSINESS:

- A. Discussion to prepare for joint meeting (Nov. 4) with City Council on Urban Growth Areas (UGA).

Hugo showed a PowerPoint presentation about urban growth areas that will be shown again at the November 4 joint meeting with the City Council. Washington is directed to prepare for growth and not to control growth. All cities are in an urban growth area, but not all of the urban growth area is in a city. Cities are the primary areas for urban growth. He gave an overview of general UGA provisions and external UGAs. He also discussed annexation requirements. UGAs must be reviewed every 8 years. He commented on some possible adjustment concepts for the UGA.

V. OLD BUSINESS:

- A. Discussion of zone district(s) to allow Marijuana Retail Store and marijuana processing as permitted uses.

This matter responds to Initiative 502 allowing marijuana to be grown for recreational use. Per law, Sequim can have one retail outlet. Our zoning code has to be changed to indicate where the retail outlet can be located. Hugo proposes it be allowed in C-III, general commercial zone. This zone is for the broadest range of general activities. Our theory is to have it where it is not likely to run into the spacing issues from schools, parks and playgrounds, and also to have it where it is highly visible. The next step is to prepare an ordinance.

The next issue is where marijuana can be grown. Currently in our code, growing can happen in our single-family zone or mixed-use zone.

There was general discussion about the law allowing growth vs. selling. The primary policy question is whether we should worry about marijuana growth in the City since it will probably be in well-secured tracts. It is more costly to have agricultural use in cities. The cost is borne by all citizens, not just the owner.

Another issue is agricultural processing. Today, it looks like someone could come in with a marijuana processing plant and put it in any zone.

Hugo feels we need code changes to address the three areas by the end of the year. It was a Commission consensus that we wait for a larger representation of the Planning Commission to move forward.

VI. PUBLIC MEETING

- A. Mobile Food Service Vendor zoning text amendment to allow food trucks in Downtown zones.

Since no public was present the public meeting rules were not read.

The Downtown Merchants Committee had a consensus that the prohibition of mobile food service vendors (food trucks) operating in the downtown district should be revised to allow food trucks during special events such as First Friday Art Walks and Moonlight Madness. They feel the presence of food trucks adds to the attraction of merchant promotional events and increases street activity. The committee advised that the City should individually notify restaurants within the district of the requested change to gain input prior to acting on any amendment.

Two options suggested by staff are (1) to allow food trucks within the downtown zones during special community and merchant events provided that the dates are recorded on an events calendar at least 90 days in advance and provided that any truck will not locate downtown more than 18 days a calendar year; or (2) allow food trucks within the downtown zones but only between the hours of 4PM and 12AM with no restriction on the number of continuous hours of operation.

There was brief discussion about which restaurants this change might affect. The food truck has to file an operational plan with the City as to where it plans to be located and when.

Hugo provided a revised handout of proposed code amendment.

MOTION that we accept option 2 by adding the 4pm to 12am and red line in B but delete C by Sanford; second by Protze.

Sanford withdrew the motion; Protze agrees.

MOTION to leave the code as it is and have a separate section for downtown core by Sanford; Sterhan seconded.

Sanford withdrew the motion; Sterhan agrees.

There was discussion about how to clarify the “words” for the intent made.

Hugo said Option A will apply for one set of conditions, and Option B listing the other conditions for downtown. Hugo will bring back Option B with more clear language at the next meeting.

VII. ITEMS FROM COMMISSIONERS/COMMITTEE REPORTS

VIII. DIRECTOR’S REPORT

- A. Council approval of contract with Risse Group LLC to provide planning services for Sequim 120 process (introduction of consultant).

Hugo introduced Charisse Deschenes as a consultant with Risse Group LLC. She will be drafting the comprehensive plan. She listed her work background to the group. Hugo gave an overview of what is to come with her duties.

Thompson volunteered her time for anything she can do to help the process.

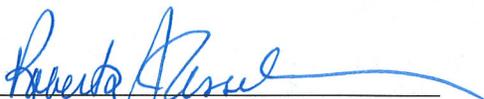
IX. GOOD OF THE ORDER

Sanford said she viewed the links Hugo sent to the Commission concerning planning. They are short videos. You can sign up for notice of future videos. Hugo stated Mayor Hays will be participating in a video on public participation.

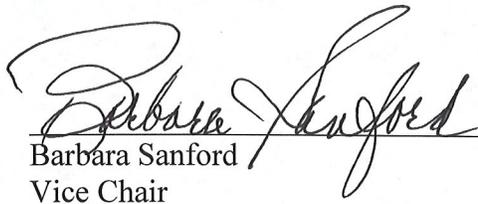
X. ADJOURNMENT

MOTION to adjourn at 7:55 pm by Thompson; second by Protze. **Unanimous.**

Respectfully submitted,



Roberta J. Usselman, MMC
Deputy City Clerk



Barbara Sanford
Vice Chair

Next meeting: November 4, 2013, 5:00 pm – Joint meeting with City Council