

**SEQUIM PLANNING COMMISSION**

**Public Meeting**

**Sequim Civic Center**

**152 West Cedar Street**

**Sequim, WA 98382**

**6:00 P.M.**

**Tuesday, November 7, 2017**

**MINUTES**

**1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**

Chairwoman Karen Mahalick called the meeting to order at 6:00 p.m., led those present in the pledge of allegiance to the flag, and took roll call. A quorum was present.

**Commissioners Present:**

Ankur Shah  
Dave Potter  
Gary Smith  
Jon Wendt  
Karen Mahalick  
Olaf Protze  
Roger Wiseman

**Staff Present:**

Alisa Hasbrouck, DCD Specialist  
Ann Hall, Building Official  
Barry Berezowsky, Community Development Manager

**Others Present:**

Steve Smith  
Bruce Emery, Green Crow

**2. APPROVAL OF MINUTES: OCTOBER 17, 2017 PLANNING COMMISSION MEETING**

**Motion:** By Commissioner Wendt and seconded by Commissioner Protze to approve the minutes of the October 17, 2017 Planning Commission meeting with unsubstantial changes.

**Motion Carried.**

**3. ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA**

None.

**4. NEW BUSINESS**

**A. Public Meeting on the 2017 Comprehensive Plan Amendments: Barry Berezowsky Staff Docket Item #1**

1. Remove reference to “lots of 5,400 sf min. and 14,500 sf max.” from Figure. 3. B, third column titled “Planned Density Range”, page 7, Land Use Chapter. Figure 3.B already includes a “min. plat average density of 4 du/ac and therefore, contains the information promised by the title and does not benefit from the articulation of specific lot sizes.
2. Amend references to planned density ranges and minimum (5,400 sq. ft.) and maximum (14,500 sq. ft.) lot sizes in SMC 18.20.050 Single-Family Residence – R4-8 Zone Table, Ordinance No. 2017-12 by adding a footnote/amendment that reads: For additional information see “a” below:
  - a. Land subdivision in all residential zones must meet the minimum and maximum density requirements; provided, that a subdivision may create one lot in a size large enough to be further subdivided in the future based on the minimum lot size requirements of the applicable residential zone and the subject lot must be developed in such a way so not to prevent future subdivision from occurring that meets all of the city’s lot dimensional requirements.

**Motion:** By Commissioner Shah to recommend approval of staff recommendation #1 *only*.

**Motion carried.**

**Staff Docket Item #2**

Amend the Goal, Policy and narrative language in the Land Use Chapter to ensure staff has the flexibility to craft zoning and development regulations that supports the City’s VISION while affording opportunities for the development community to bring creativity in design new residential subdivisions/neighborhoods.

- a. LU 3.4.3 (pg. 23) could be amended to read: “[p]romote a sociable neighborhood by ~~ensuring encouraging new development to consider the inclusion of~~ “street friendly” housing design ~~with- by incorporating design elements such as ,but not limited to,~~ open front yards, sitting porches/terraces, and view windows that connect the home and the street.”
- b. “Encourage ~~the incorporation of~~ traditional neighborhood ~~development- elements in new residential development to consider to reflect~~ Sequim’s legacy as the small town center of a rural ~~Sequim Dungeness~~ valley. ~~in the building of city neighborhoods that have the qualities of the city’s pre-1980 traditional neighborhoods”.~~
- c. LU 3.4.1 (pg. 21) could be amended to read: ~~Apply~~ Encourage the inclusion of the characteristics and form of traditional neighborhoods ~~to~~ in new subdivision designs to ~~restore~~ help create a neighborhood fabric of increased convenience, society, safety, and mobility.

**Motion:** By Commissioner Wendt to accept the staff recommendation ***with the inclusion of recessed garages as a design element on LU 3.4.3***, seconded by Commissioner Wiseman.

**Motion carried.**

**Green Crow Amendment Request #1:**

A desire to “vest” incomplete (unbuilt) subdivisions to the development standards in effect at the time of initial application and not be unaffected by amendments to the City’s zoning and development standards since the time of initial application. The proponent suggests this is necessary to ensure projects that have taken some time to complete do not face redesign in ways that, while complying with the current code, would make future phases incompatible with

phases already constructed under a different version of the City's code and development regulations.

***Public Comment received from Steve Smith, 71 Strawberry Lane, Sequim:***

Mr. Smith voiced concerns which included the negative impact of putting an HTLI zone on East Washington Street properties which allows no retail exposure or access, stated that it limits Sequim in the future, goes against the advice of Hovee (the consultant), and negatively impacts those who invested in that property by reducing the value of the property.

***Public Comment received from Bruce Emery, 1402 Mt. Pleasant Road, Port Angeles:***

Mr. Emery is employed by Green Crow, proponent of the amendment being considered. Mr. Emery stated that Green Crow has subdivisions in Sequim that were partially completed under prior zoning, that the character of the existing subdivision would be threatened by completing future phases under current zoning, and that it would be unfair to people living there. He was pleased to hear that the Community Development Manager would like to bring back the Planned Residential Development (PRD) process, and he would like to withdraw proposals 3, 4, 5, 6, and 7 because the PRD process, if implemented, would achieve those goals. He stated that proposals 1 & 8 are similar to what was discussed earlier regarding eliminating the word "detached", and that would like to continue to pursue proposals 2 & 9.

**Motion:** By Commissioner Smith to deny Green Crow's Amendment Request #1, seconded by Commissioner Wendt.

**Motion carried.**

**Green Crow Amendment Request #2:**

2. Figure 3.B, Future Land Use Plan Designations, Uses, Densities and Probable Zones (P. 7). Under Line 1, Column 2, replace "Single-family, detached homes" with "Single-family homes." &
3. Incorporate reference to zero lot line development to allow attached single-family structures to be built in the R4-R8 residential zoning district.

***Public Comment received from Bruce Emery, 1402 Mt. Pleasant Road, Port Angeles:***

Mr. Emery described different methods of building on a property, including SFR, duplexes on one parcel, and duplexes across the property line of two parcels, also known as "zero lot line". He stated that this type of building is highly desirable from a market standpoint.

**Motion:** By Commissioner Wendt to accept #2 *only* of Green Crow Amendment Request #2, seconded by Commissioner Protze.

**Motion carried.**

**Green Crow Amendment Requests #3 - 7:**

Requests 3 - 7 were withdrawn by Bruce Emery of Green Crow.

**Green Crow Amendment Request #8**

Same as staff request #1; removing the word "detached". No additional action.

**Green Crow Amendment Request #9:**

Amend Section H 6.1.1, Variety of Housing Options. Following the last paragraph of the Section (P. 6), begin new paragraph:

“Within the context of promoting housing types to serve all segments of the population, there exists opportunity to expand affordable housing options and offer diverse living opportunities within predominately single-family residential neighborhoods. The use of attached, zero lot line developments where two, single-family residential units share a common structural wall at the common boundary, will provide several benefits that can harmonize well with the character and setting of the residential neighborhood.

These benefits include: 1) reduced costs of construction; 2) more efficient use of space, and; 3) The communal wall, exterior paint colors & design features, and related front yard landscaping lend themselves well to homeowner association maintenance programs that ensure continued quality appearance, community identity, and ease of maintenance obligations to the homeowner.

The appearance of such units are similar in scope and character to more traditional single family units, and do not suffer from the incompatibilities that more intensive, multifamily developments have with respect to single-family neighborhoods. Industry experience shows that construction of attached, zero lot line developments save an average of 19% from the construction costs of comparably-sized and furnished single family residences. These savings translate into more competitive pricing, making such housing within financial reach of many residents who otherwise may need to resort to more modest or subsidized accommodations.

The elimination of the interior side setback means the space between the units do not require landscape improvements or other features. The setbacks from the exterior side of the building conform to the side yard setbacks established for the underlying zone. The resulting front yard lends itself to smaller, more intensive landscaping that contributes to neighborhood quality and character. With the common exterior paint color and architectural features, any maintenance or changes to the exterior of such units generally need to be coordinated between both owners.

For this reason, such units are usually subject to homeowner association standards that ensure common maintenance and repair of the exterior of the buildings. It is also for this reason the designation of lots suitable for attached, zero lot line developments should be determined at the time of subdivision approval.”

**Motion:** By Commissioner Wendt to deny the amendment request, seconded by Commissioner Protze.

**Motion carried.**

#### **Eric Hovee Amendment Recommendation #1: Increase Commercial Zoned Land**

**Motion:** By Commissioner Protze to amend the land use designation on the southeast corner of Sequim Avenue and Port Williams to Neighborhood Business (NB).

**Motion carried.**

#### **Eric Hovee Amendment Recommendation #2: Deleting “Detached” for Single Family in R4-8 Districts**

1. Amend the land use chapter of the Comprehensive Plan at page 7, #2 Figure 3.B, Future Land Use Plan Designations, Uses, Densities and Probable Zones (pg.7). Under line 1, column 2, replace "Single-family, detached homes" with "single-family homes".
2. Recommend the City Council direct staff to develop planned residential development and cottage housing regulations for future consideration.
3. Amend Policy LU 3.2.1 to acknowledge multi-family housing could be built in the R4-8 zoning district through a PRD (See attached Chapter 3 - Land Use, pg. 8).
4. Amend narrative text in the land use chapter of the Comprehensive Plan at page 8 by striking the narrative at the end of the first paragraph that reads "[s]till, the threat posed by even the potential of higher density development undermines the confidence of residents ... for higher density housing." (See attached Chapter 3 - Land Use, pg. 8).
5. Amend Policy LU 3.2.7 (See attached Chapter 3 - Land Use, pg. 14). Amend text to read "Allow development of one- and two-story homes that don't impose on the character and privacy of existing single-story neighborhoods."

**Motion:** By Commissioner Shah to deny #4 above, with suggestion to staff to try again at removing the negativity of the existing language while still keeping the vision of the original Comprehensive Plan participants.

**Motion carried.**

**Motion:** By Commissioner Wendt to approve #1, 2, & 3 above, seconded by Commissioner Wiseman.

**Motion carried.**

Item #5 above was tabled, to be discussed at the next meeting.

### **Eric Hovee Amendment Recommendation #3: Revisiting the Street Grid Structure**

Amend Policy LU 3.4.7 Connected Neighborhoods to read, "When appropriate encourage a ~~Restore the city's~~ traditional pattern of street continuity through the community and especially within neighborhoods by applying ~~the~~ a grid style street model to new divisions of property" .Chapter 3 – Land Use, pg. 28.

**Motion:** By Commissioner Shah to amend the text to read "maximize street connectivity through the community and especially within neighborhoods by applying a grid style street model when appropriate to new divisions of property to support both vehicular and pedestrian movement", seconded by Commissioner Protze.

**Motion carried.**

### **Eric Hovee Amendment Recommendation #4: Garage Placement**

No action.

**Eric Hovee Amendment Recommendation #5: High Tech Light Industrial Districts**

No action.

**5. UNFINISHED BUSINESS**

None.

**6. DIRECTOR'S REPORT: Barry Berezowsky**

Mr. Berezowsky stated that the Willow's Creek Manor preliminary plat is going to the City Council next Monday. The Planning Commission reviewed the project and made a recommendation, and amended the Engineering Department's condition relating to when a second point of ingress/egress would be constructed. Unfortunately, staff will not be taking that recommendation forward, and instead will recommend that the Council approve the project as originally proposed, primarily for legal reasons. According to the City Attorney, a decision must be made based on the record, and the finding upon which staff could glean the recommendation to amend was not to be found in the record. The City Attorney's opinion is that the City would likely lose in court if challenged.

The Commissioners discussed a desire for training regarding what the Planning Commission can and cannot do, and Mr. Berezowsky stated that he has spoken with the Department of Commerce about training, that they have a film series that is a primer on growth management and land use planning, and that he would like to work out a plan for training, and Planning Commission procedures, including how the staff, City Council, and Planning Commission will work together to amend the Sequim Municipal Code.

**7. GOOD OF THE ORDER**

None.

**8. ADJOURNMENT**

**Motion:** By Commissioner Wendt to adjourn the meeting, seconded by Commissioner Potter.

**Motion carried.**

The meeting was adjourned at 8:26 P.M.

Respectfully submitted,



Alisa Hasbrouck  
Secretary to the Commission



Karen Mahalick  
Chair