

SEQUIM PLANNING COMMISSION

Public Meeting

Sequim Civic Center

152 West Cedar Street

Sequim, WA 98382

6:00 P.M.

Tuesday, September 5, 2017

Minutes

CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL:

Present: Jon Wendt, Roger Wiseman, Olaf Protze, Gary Smith, Karen Mahalick.

Excused: Ankur Shah

Absent: Brandon Janisse

APPROVAL OF MINUTES: July 18, 2017

ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA

None

NEW BUSINESS

- a. **Public Hearing.** Peninsula Tap Room CUP17-001

Open public hearing at 6:18 pm

Public Hearing presentation for the Peninsula Tap Room made by Thomas Blanchard, Assistant Planner, Department of Community Development.

Chairman Mahalick asked about outdoor seating. Peninsula Tap Room applicant Sean O'Neill addressed the Commissioners. He is anticipating approximately 6 – 8 seats. Mahalick asked about the number of patrons that will occupy. O'Neill stated it is very small, after the office and bathroom are removed from the square footage, approximately 860 square feet is left for patrons. O'Neill stated the building official would be able to answer. Building Official Ann Hall indicated approximately 35 people.

Commissioners asked what times the Tap Room would be open. O'Neill stated 7 days a week; 2 pm to 10 pm. Weekends 12 to 10 depending on draw.

Mahalick asked about parking. O'Neill indicated there are 12 parking spaces in front and 2 paralleling the alley. Mahalick asked if this parking is for the Tap Room only. O'Neill responded no. O'Neill also indicated he would like to have a bicycle rack as he would like to help promote walking and biking downtown.

Commissioner Smith asked if food will be served. O'Neill stated that he has prepared a Menu of 5 or 6 snacks that he will offer. He also suggested the patrons could bring their own meals or order from other local downtown restaurants to bring to the Tap Room to enjoy.

Commissioner Mahalick asked about music at this location. O'Neill responded music would be from the Sirius and not amplified to outside.

Speakers from the audience April Lemly, partner with O'Neill stated she was excited to be able to open this business. Another speaker Mary Rupprecht also spoke in favor of the Tap Room although she is not from Sequim.

MOTION to move to approve the Conditional Use Permit by Commissioner Smith; seconded by Commissioner's Wiseman and Protze. **Carried Unanimously.**

Close public hearing 6:45 pm.

b. Comprehensive Plan Update

Barry Berezowsky, Community Development Manager discussed amending the City's Comprehensive Land Use Plan that includes five (5) potential text amendments to the comp Plan. They include:

1. Increasing the amount of commercially zoned property on the Future Land Use Map (FLUM)
2. Delete "detached" when associated with single family in R4-8 districts
3. Revisit desirability of maintaining the grid structure when located away from downtown and commercial zones
4. Revisit the mandate for garages in the rear
5. Elevate the location of the HTLI zoning district

Berezowsky also provided information about E. D. Hovee & Company as the service hired by the City to help with the Comprehensive Plan Amendments.

Commissioner Protze is concerned with the looks of homes.

Commissioner Smith is troubled with the language in item number 3; "mandate, but preference". Smith is also concerned that the city will have "Hodge podge" preferences versus mandates.

Wiseman agrees with Smith regarding having a mandate versus preferences.

Berezowsky stated the City needs more flexibility of housing types to meet market demand, but is and will continue to adhere to the current language in the Comp Plan.

UNFINISHED BUSINESS

None

DIRECTOR'S REPORT

Department of Community Development Manager, Barry Berezowski stated that Jeannie's Meadows is back in the office. Willow Creek Subdivision will be coming forward at the next Planning Commission meeting. Staff will also be meeting with Legacy Ridge developers next week.

GOOD OF THE ORDER

None


ADJOURNMENT

MOTION to adjourn by Jon Wendt; seconded by Olaf Protze. **Carried Unanimously.**

Respectfully submitted,



Ann Hall
Secretary to the Commission



Karen Mahalick
Chair

Next meeting: September 19, 2017