

SEQUIM PLANNING COMMISSION

Public Meeting

Sequim Civic Center

152 West Cedar Street

Sequim, WA 98382

6:00 P.M.

Tuesday, November 21, 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:

Dave Potter
Gary Smith
Jon Wendt
Karen Mahalick
Roger Wiseman

Commissioners Excused:

Ankur Shah
Olaf Protze

Staff Present:

Alisa Hasbrouck, DCD Specialist
Barry Berezowsky, Community Development Manager

2. APPROVAL OF MINUTES: OCTOBER 17, 2017 & NOVEMBER 7, 2017 PLANNING COMMISSION MEETINGS

Motion: By Commissioner Wendt and seconded by Commissioner Wiseman to approve the minutes of the October 17, 2017 and November 7, 2017 Planning Commission meetings with unsubstantial changes.

Motion Carried unanimously.

3. ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA

None

4. NEW BUSINESS

A. A letter to the Planning Commission from Deputy Mayor Ted Miller regarding the City council's approval of the Willow Creek subdivision was read into the record.

B. Public Meeting on the 2017 Comprehensive Plan Amendments: Barry Berezowsky

Item #1 – LU 3.2.5 Single-Story Infill Development

Amend verbiage as shown below:

meeting community expectations to grow with quality.
LU 3.2.5 SINGLE-STORY INFILL DEVELOPMENT

~~Protect-Support~~ *the character and privacy of existing, predominantly single-story residential neighborhoods by restricting-requiring lots passed over by development to infill in a manner that respects the existing dimensional and architectural characteristics of the surrounding neighborhood to single family homes.*

Motion: By Commissioner Wendt to approve, seconded by Commissioner Potter.

Motion carried, 3 ayes and 1 nay.

Item #2 – LU 3.3.1 Market-Rate Multi-Family

Amend verbiage as shown below:

LU 3.3.1 MARKET-RATE MULTI-FAMILY

~~Focus on~~ *Encourage market-rate multi-family development to locate within Downtown and in the existing Lifestyle District, of senior living and health care facilities in the city's NW quadrant.*

Discussion: For several decades, zoning allowed higher-density residential development throughout the city in locations that are disconnected to services and

Motion: By Commissioner Wendt to approve changing the verbiage to “Focus market-rate multi-family development to locate within Downtown and in the existing Lifestyle District”, seconded by Commissioner Wiseman.

Motion carried, 3 ayes and 1 nay.

Item #3 – LU 3.4.3 “Friendly” Houses

Amend verbiage as shown below:

a neighborhood park and elementary school at their heart.
LU 3.4.3 "FRIENDLY" HOUSES

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Promote a sociable neighborhood by ensuring encouraging new development to consider the inclusion of "street-friendly" housing design with by incorporating new design elements such as, but not limited to, open front yards, sitting porches / terraces, and view windows that connect the home and the street.

Motion: By Commissioner Potter to approve, seconded by Commissioner Wiseman.

Motion carried, 3 ayes and 1 nay.

Item #4 – LU 3.2.7 Compatible Large-Parcel Neighborhood Development

Amend verbiage as shown below:

LU 3.2.7 COMPATABLE LARGE-PARCEL NEIGHBORHOOD DEVELOPMENT

Designate areas of ~~Allow development of new single-family residential development that allow one- and two-story homes that don't impose on the character and privacy of existing single-story neighborhoods.~~



Neighborhoods can include both one-story and two-story homes and still maintain the character of the neighborhood.

Motion: By Commissioner Smith to approve, seconded by Commissioner Protze, *with the deletion of the term "LARGE PARCEL"*.

Motion carried unanimously.

Item #5 – LU 3.2.1 Single-Family Residential Neighborhoods

Amend verbiage using one of the two options below:

Option 1:

Although several decades of zoning allowed market rate (non-subsidized) multi-family housing on hundreds of acres of higher-density residential, commercial and mixed-use land, only a handful of such multi-family developments exist in the city. ~~Still, the threat posed by even the potential~~ Nonetheless, the possibility of higher density development undermines the confidence of residents regarding neighborhood stability in any low -density neighborhood, even if there is little market for higher-density housing.

Option 2:

Although several decades of zoning allowed market rate (non-subsidized) multi-family housing on hundreds of acres of higher-density residential, commercial and mixed-use land, only a handful of such multi-family developments exist in the city. ~~Still, the threat posed by even the potential~~ Nonetheless, the potential for of higher density development to change the character of existing neighborhoods undermines the confidence of residents regarding neighborhood stability in any low -density neighborhood, even if there is little market for higher-density housing.

Motion: By Commissioner Wendt to approve Option 2, seconded by Commissioner Potter.

Motion carried unanimously.

5. UNFINISHED BUSINESS

None.

6. DIRECTOR'S REPORT: Barry Berezowsky

7. GOOD OF THE ORDER

None.


8. ADJOURNMENT

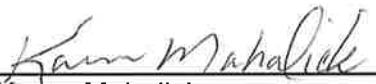
Motion: By Commissioner ? to adjourn the meeting, seconded by Commissioner Potter.

Motion carried unanimously.

The meeting was adjourned at 7:45 P.M.

Respectfully submitted,


Alisa Hasbrouck
Secretary to the Commission


Karen Mahalick
Chair