

SEQUIM PLANNING COMMISSION

Public Meeting

Sequim Civic Center

152 West Cedar Street

Sequim, WA 98382

6:00 P.M.

Tuesday, January 16, 2018

MINUTES

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

Chairwoman 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:

Gary Smith
Karen Mahalick
Olaf Protze
Roger Wiseman

Commissioners Excused:

Ankur Shah
Dave Potter

Staff Present:

Alisa Hasbrouck, DCD Specialist
Barry Berezowsky, Community Development Manager

2. APPROVAL OF MINUTES: NOVEMBER 21, 2017 PLANNING COMMISSION MEETING

Motion: By Commissioner Smith and seconded by Commissioner Wiseman to approve the minutes of the November 21, 2017 Planning Commission meeting with unsubstantial changes.

Motion Carried unanimously.

3. ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA

Chairwoman Mahalick granted a request by City Council liaison Brandon Janisse to re-order items on the agenda and discuss Item 4.B. (City of Sequim Wastewater Source Control Program) prior to Item 4.A. (Fairweather Phase A Plat Alteration), so he can excuse himself prior Item 4.A. due to that item being quasi-judicial.

4. NEW BUSINESS

A. City of Sequim Wastewater Source Control Program: David Garlington.

David Garlington stated that a requirement for renewal of the City's NPDES (National Pollutant Discharge Elimination Program) permit allowing discharges from the City's wastewater treatment plant is to update the City's source control plan and sewer ordinance to reflect current

state and federal regulations. The City also accepts wastewater from Carlsborg, and the County has agreed to adopt the proposed sewer ordinance and enforce applicable wastewater discharge requirements for sewer users in Carlsborg. The City has conducted an industrial survey within Sequim, and the County has done the same in Carlsborg, compiling a list of sewer users that, due to the nature of their operations, have an increased potential of wastewater discharges with the ability to cause upset, interference, or pass-through at the treatment plant, or hazards to sewer operations staff, and fit the classification of SIU (Significant Industrial User).

Motion: By Commissioner Protze to approve, seconded by Commissioner Smith.

Motion carried unanimously.

B. Fairweather Phase A Plat Alteration: Gary Dougherty.

Gary Dougherty described the original final approval in 2006 and showed visuals of the area. The proposed plat alteration affects six undeveloped lots in the southern portion of the site. Staff recommends a 3' reduction, resulting in a 15' setback. The recommendation is consistent with what a current R4-8 zone requirement would be if it were not a platted lot, provides an increase in usable rear yard, and is consistent with the current code's compact parking size of 8' x 15'. Two letters supporting, and two letters opposing the plat alteration were received by neighborhood residents in the subdivision. Residents against plat alteration had concerns about the potential for parked cars to impede the sidewalk. The applicant has stated that new homes will be built with attached 2-car garages 21'-23' deep, providing additional parking, and there are two additional guest parking areas in the subdivision.

The applicant, Bruce Emery of Green Crow Construction, stated the proposal will allow for two full sized cars in the garage and two compact cars in the driveway. He stated that he sent Gary a memo earlier in the day (memo provided to Commissioners) spelling out his rationale, and that the HOA could enforce rules which prohibit blocking the sidewalk. He suggested that approval of the plat alteration could be conditioned upon approval by the HOA and placing signs at two additional guest parking areas in the subdivision indicating that parking is for residents and guests only.

Commissioner Protze requested staff to determine who is responsible for improving and maintaining the appearance of the property adjacent to the street along the east side of the development, and report back to the Commission.

Motion: By Commissioner Wiseman to approve Fairweather Phase A Plat Amendment staff recommendations A-H, with an amendment to item H requiring sidewalks be installed first unless a bond is posted to the City and not refunded until sidewalks are in, seconded by Commissioner Smith.

Motion carried, 3 ayes and 1 nay.

5. UNFINISHED BUSINESS

None.

6. DIRECTOR'S REPORT: Barry Berezowsky

Barry described procedures for electing a Chair and Vice Chair, length of terms, and the need to fill a vacant position replacing former Commissioner John Wendt. The Commission decided to defer further discussion until all Commissioners are present.

7. GOOD OF THE ORDER

None.

8. ADJOURNMENT

Motion: By Commissioner Smith to adjourn the meeting, seconded by Commissioner Protze.

Motion carried unanimously.

The meeting was adjourned at 7:13 P.M.

Next meeting: February 6, 2018 at 6:00 P.M.

Respectfully submitted,



Alisa Hasbrouck
Secretary to the Commission



Karen Mahalick
Chair