

SEQUIM PLANNING COMMISSION

Public Meeting

Sequim Civic Center

152 West Cedar Street

Sequim, WA 98382

6:00 P.M.

Tuesday, February 20, 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:

Dave Potter
Karen Mahalick
Olaf Protze
Roger Wiseman

Commissioners Excused:

Gary Smith

Staff Present:

Alisa Hasbrouck, DCD Specialist
Barry Berezowsky, Community Development Manager

2. APPROVAL OF MINUTES: JANUARY 16, 2018 AND FEBRUARY 6, 2018 PLANNING COMMISSION MEETINGS

Motion: By Commissioner Wiseman and seconded by Commissioner Potter to approve the minutes of the January 16, 2018 and February 6, 2018 Planning Commission meetings.

Motion Carried unanimously.

3. ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA

A. Public Comment - Dan Maloney of Jenny's Meadow, Sequim:

Mr. Maloney spoke in support of Ordinance 2017-024, amending Section 17.32.110 of the Sequim Municipal Code relating to subdivision access. He stated he has been in the fire protection business for about 30 years, and that the ordinance will make neighborhoods safer by improving first responders' access during emergencies.

4. **NEW BUSINESS**

A. **BSP17-001; Application for Binding Site Plan, Devon Court:**
Assistant City Manager Joe Irvin

Mr. Irvin discussed the application for a binding site plan for Devon Court, located at the southwest corner of the intersection of Old Olympic Highway and North 5th Street. Staff recommends approval subject to modification and conditions A-E as listed on page 6 of the staff report. Topics included in the discussion were traffic flow, emergency access, parking, and trash pickup provisions.

Public Comment received from Richard Tarbuck of Woolsey Ct, Sequim:

Mr. Tarbuck voiced concerns about not having a second point of access into Devon Court, stated that a relative of his that lost his home during recent fires in California, that there was much loss of life and property from those fires, and suggested that parking spaces be added in the front of the development.

Mr. Irvin noted that the plan meets current code requirements, and staff from Clallam County Fire District #3 have reviewed the application and have no concerns.

Public Comment received from Lise Biermacher of Woolsey Ct, Sequim:

Ms. Biermacher voiced concerns that it will be difficult for seniors to visit other seniors in Devon Court due to the long path that must be traversed from the parking at the Lodge, which is often full.

Mr. Irvin noted that parking will be available at each residence within garages and in driveways.

Public Comment received from William Littlejohn, applicant:

Mr. Littlejohn stated that his desire is to provide affordable housing for seniors, that it's safer for walkers if there is no street parking, that residents will generally not have multiple cars, that visitors can park at the Lodge, that parking at the front of the neighborhood would be unsightly, and that the HOA will keep the neighborhood looking good.

Dan Maloney asked Mr. Littlejohn if he planned to include fire sprinklers in the residences.

Mr. Littlejohn stated there would not be fire sprinklers, that fire sprinklers are not required, that he wanted to keep the neighborhood affordable, and that there would be only electric fireplaces and stoves, no propane tanks, no propane delivery trucks, and private trash pickup.

Motion: By Commissioner Potter to approve BSP17-001 subject to the modifications and conditions A-E listed on page 6 of the staff report, seconded by Commissioner Protze.

Motion carried unanimously.

B. **Constitution and Bylaws for Sequim Planning Commission:**
Community Development Manager Berry Berezowsky

Mr. Berezowsky discussed the need to fill the vacancy left by former Commissioner Jon Wendt, and announced that Commissioner Shah resigned as of February 19th leaving an additional vacancy. The Commissioners chose to table the discussion until all current Commissioners are present.

5. **UNFINISHED BUSINESS**

None.

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

Mr. Berezowsky asked for feedback regarding the "Short Course on Local Planning" provided by the State Department of Commerce on February 6th. There was a full house, with 48 attendees who came from as far as Carnation and Gig Harbor. Commissioner Protze stated that it was a good refresher, and Commissioner Potter stated that it was helpful to hear from other people in similar positions from other communities. Mr. Berezowsky stated that the Peninsula section of the Washington Chapter of the American Planning Association typically holds quarterly meetings throughout the region, that we could look into hosting one here, and that they typically have a good agenda dealing with timely issues.

7. **GOOD OF THE ORDER**

None.

8. **ADJOURNMENT**

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

Motion carried unanimously.

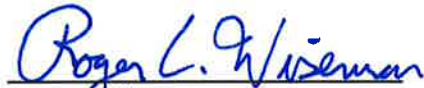
The meeting was adjourned at 6:50 P.M.

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

Respectfully submitted,



Alisa Hasbrouck
Secretary to the Commission



Roger Wiseman
Chair