

SEQUIM PLANNING COMMISSION

Public Meeting

**Sequim Civic Center
152 West Cedar Street
Sequim, WA 98382**

6:00 P.M.

Tuesday, April 17, 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. A moment of silence was observed in remembrance of former first lady Barbara Bush.

Commissioners Present:

Thomas Ferrell
Karen Mahalick
Dave Potter
Olaf Protze
Gary Smith
Roger Wiseman

Commissioners Excused:

None

Staff Present:

Alisa Hasbrouck, DCD Specialist
Barry Berezowsky, Community Development Manager

2. APPROVAL OF MINUTES: MARCH 20, 2018 PLANNING COMMISSION MEETING

Motion: By Commissioner Protze and seconded by Commissioner Potter to approve the minutes of the March 20, 2018 Planning Commission meeting.

Motion Carried unanimously.

3. PUBLIC COMMENT

None

4. NEW BUSINESS

a. Public Meeting/Workshop on the 2018 Title 18 Zoning Proposed Amendments

Community Development Manager Barry Berezowsky presented proposed amendments:

	Topic	Staff Recommendation	Questions/Comments Raised
1	18.20.050 Platting process	Add language that allows lots larger than 14,500 sq. ft. when subdividing property.	None
2	18.20.130 Zero lot line development	Add language to the Lifestyle District zone table to allow zero lot line development in the LD District.	Q: Was the code written this way to avoid disagreements between property owners over shared resources? A: Perhaps, but we allow condos, and they have the same potential for disagreements. Q: Would there be an agreement between homeowners, or an HOA? A: Most commonly, yes, there would be.
3	18.48.130-18.48.45 Town Center sub-area	Remove references to the "Town Center sub-area".	Q: Some of the code proposed to be stricken deals with lighting. Will lighting be addressed? A; Yes, it's addressed in other parts of the code. There's no map in the code showing where the "Town Center sub-area" is. The reference seems to be a leftover from a prior downtown plan which was later abandoned.
4	18.57.070 Downtown parking requirements	An exemption from the need to provide parking is currently provided to <i>retail</i> businesses less than 2,500 sq. ft. The proposed code change would extend the exemption other types of businesses as well.	Q: What's the logic behind having the exemption? A: Small businesses may not require as much parking as larger businesses. A hairdresser, accountant, dentist, and retail store each have different parking needs. We need to do a comprehensive study on parking, but in the meantime this code change would enable businesses other than retail to have the exemption that retail businesses have. Q: When will the parking study be done? A: Funding for the study will be proposed for the 2019 budget. The code could also be more clear regarding whether additional parking requirements apply to existing buildings that are changing use, or just to new construction. The downtown is almost built out, parking is basically adequate, I suspect we don't have a <i>lack</i> of parking, but we need to better <i>manage</i> our parking. Comment: I was in Portland and there aren't large parking lots in front of each business but people manage, they park and walk. We're spoiled here. Q: Why not change the code so that there is not a requirement to provide additional parking to use existing space, but for new construction parking must be provided, and remove the exemption altogether? A: We'll work on a draft.

5	18.48.050 Parking requirements for hotels/motels	Currently the code requires a specific number of parking spaces be provided for RV and employee parking at hotels. Staff recommends we remove these requirements and leave it up to hoteliers to determine the amount of parking needed.	Agreed – no other comments
6	18.24.032 - 18.24.040 Design review board	The design review process has numerous references to a “Design Review Board” which no longer exists. Staff recommends removing these references.	None
7	18.22.075 Mini-storage and self-storage facilities	The code includes development standards for mini-storage and self-storage facilities in commercial districts; however, these facilities are only allowed in the Heavy Commercial Warehouse District. Staff proposes to amend the language to reflect the prohibition of these types of facilities in the City’s other commercial zones.	None
8	18.59.020 Shipping/cargo containers	Amend the code to prohibit the use of cargo containers and other structures that were originally built for purposes other than storage from being used as accessory structures or buildings in residential zones.	Comment: It’s too restrictive. I would support requiring it to be screened. I live on 2 ½ acres with trees and am considering getting a cargo container, no one will see it behind the trees. Q: What about greenhouses? A: We have not looked into greenhouses, we can look into that further.
9	18.62.040(B)(1) Manufactured home parks	Staff recommends the minimum and maximum parcel size requirements for manufactured home parks be stricken, as staff cannot identify the requirement’s relation to the public’s health, safety and welfare.	Q: Where are manufactured homes allowed currently? A: We allow manufactured homes in several zones throughout the City.

5. UNFINISHED BUSINESS

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

Mr. Berezowsky stated that an application was received for the Jennie's Meadows subdivision and staff sent a question to the developers asking how they intend to provide a second point of access; Legacy Ridge is in peer review with an outside consultant; and the City has contracted with Beckwith Consulting Group to do a housing study.

7. **GOOD OF THE ORDER**

Chairman Mahalick thanked the Commission for selecting her to serve as chairwoman for two years.

Commissioners planning to attend the Peninsula Planner's Forum sponsored by the Washington State Department of Commerce on Thursday, April 19th in Port Angeles discussed carpooling.

8. **ADJOURNMENT**

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

Motion carried unanimously.

The meeting was adjourned at 7:20 p.m.

Next meeting: May 1, 2018 at 6:00 p.m.

Respectfully submitted,


Alisa Hasbrouck
Secretary to the Commission


Karen Mahalick
Chair