

SEQUIM PLANNING COMMISSION

Public Meeting

Sequim Civic Center

152 West Cedar Street

Sequim, WA 98382

6:00 P.M.

Tuesday, October 2, 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:

Jeff Carter
Karen Mahalick
Olaf Protze
Gary Smith
Roger Wiseman

Commissioners Excused:

Thomas Ferrell

Staff Present:

Alisa Hasbrouck, DCD Specialist
Barry Berezowsky, Community Development Manager

2. APPROVAL OF MINUTES: July 17, 2018.

Motion: By Commissioner Carter and seconded by Commissioner Protze to approve the minutes of the July 17, 2018 Planning Commission meeting.

Motion Carried unanimously.

3. PUBLIC COMMENT

None

4. NEW BUSINESS

a. Public Meeting on 2018 Comprehensive Plan Amendments

Community Development Director Barry Berezowsky presented 2018 Comprehensive Plan Amendments which, if approved by the City Council, would eliminate the requirement for sub area planning within the City's two Economic Opportunity Areas. Mr. Berezowsky and the Commissioners discussed aspects of sub area planning including the minimal amount of procedural guidance provided in the Comprehensive Plan, the role of the Planning Commission, that there is no requirement for a sub area plan within the City's other zones, and challenges that arise when many property owners are involved.

Motion: By Commissioner Protze to recommend approval to the City Council of staff's recommended amendments to the City's Comprehensive Plan as shown in the staff report as Amendments #1 through Amendment #3, seconded by Commissioner Wiseman.

Motion carried unanimously.

5. UNFINISHED BUSINESS

None.

6. DIRECTOR'S REPORT

Community Development Director Barry Berezowsky updated the Commissioners on the Jennie's Meadow project (expected to be on Planning Commission and City Council agendas in the next couple of months), the Legacy Ridge project (nearing re-submittal, may include a request for variance), Olympic Medical Center's building expansion plans (expecting to issue permits soon), and the City's 2018 Housing Study (staff is reviewing draft and will schedule a community meeting for early November). He stated that the Clallam County Commissioners took up the matter of amendments to the County-Wide Planning Policies today. If the County Commissioners adopt the amendments, then the amendments may be brought to the Sequim's Planning Commission and City Council for ratification. He stated that the City has been very involved and delighted with work that has been done on the Emerald Coast Opportunity Zone. He stated that Kyle Johnson of the Jamestown S'Klallam Tribe has been instrumental in the effort to develop a regional coalition of local, County, and tribal governments to attract investors to the region through the recently enacted Tax Cuts and Job Act. Mr. Berezowsky invited Kyle Johnson of the Jamestown S'Klallam Tribe to come to the podium.

Mr. Johnson explained that under the Tax Cuts and Job Act, investors can invest capital gains in certain projects in specified opportunity zones on a tax deferred basis. The longer they keep their investment in an opportunity zone, the larger the tax break. Additionally, new capital gains resulting from the investment are tax free.

7. GOOD OF THE ORDER

None.

8. ADJOURNMENT

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

Motion carried unanimously.

The meeting was adjourned at 7:08 p.m.

Next meeting: October 16, 2018 at 6:00 p.m.

Respectfully submitted,



Alisa Hasbrouck
Secretary to the Commission



Karen Mahalick
Chair