

SEQUIM PLANNING COMMISSION

Public Meeting

Sequim Civic Center

152 West Cedar Street

Sequim, WA 98382

6:00 P.M.

Tuesday, December 4, 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

Thomas Ferrell

Karen Mahalick

Gary Smith

Commissioners Excused:

Olaf Protze

Roger Wiseman

Staff Present:

Barry Berezowsky, Community Development Manager

Gary Dougherty, Assistant Planner

Alisa Hasbrouck, DCD Specialist

2. APPROVAL OF MINUTES: October 2, 2018.

Motion: By Commissioner Carter and seconded by Commissioner Wiseman to approve the minutes of the October 2, 2018 Planning Commission meeting.

Motion Carried unanimously.

3. PUBLIC COMMENT

None

4. NEW BUSINESS

- a. **Review of Interim Ordinance 2018-12 adopting interim regulations to provide for zoning in the City's two Economic Opportunity Areas (EOAs) and consolidating said regulations with the High Technology and Light Industrial (HTLI) zoning regulations creating a new Business and Employment Zoning District.**

Community Development Director Barry Berezowsky presented, stating that over time many commissioners, councilors and planners have had a hand in revising Sequim's land use ordinance and over time a "regulatory soup" has been created leading to confusion and constraints. He stated that parties interested in developing the Equal Opportunity Areas (EOAs) were constrained in the past by the requirement for a sub-area plan, and now that we've removed that requirement the Council has directed staff to draft an emergency ordinance to be heard at the Council meeting on December 10, 2018, and that tonight we are working on developing an ordinance to be formally adopted through a public hearing process.

Mr. Berezowsky and Commissioners discussed aspects of the land use ordinance, including how it compares to other jurisdictions' ordinance, parties that would be affected, types of development that parties have expressed interest in establishing in the EOAs, the challenges of interpreting current zoning tables, how the proposed ordinance clarifies whether uses are permitted, conditional, or prohibited, proposed building height limits, that the EOA is an opportunity to create a good first impression for Sequim, how regulations affect the local elk herd, landscapes that fall into disrepair, the increased budget for code enforcement in 2019, native landscaping, photos in the Design Standards section, numbering errors in the proposed ordinance, differences between furniture/fixture manufacturing and cabinet shops, and the blanket prohibition on marijuana production.

Mr. Berezowsky stated there will be another opportunity for review at the first meeting in January, and that he sees no reason why basic, clean industrial opportunities cannot be included.

Public Comment Received: Steve Smith, Strawberry Lane, Carlsborg, WA.

Mr. Smith stated that City staff, the Planning Commission and City Council seem to consider zoning changes from a "vacant piece of ground" perspective, that many people have their life savings invested in properties, that zoning changes sometimes cause uses to become non-conforming and buildings become unusable, and that it is important to consider how people who own properties with buildings are affected.

Mr. Berezowsky stated that the purpose of zoning is to help the community grow and change over time, that in the course of re-zoning many non-conforming uses are created, that if the non-conforming use remains it is "grandfathered", that if the non-conforming use is discontinued the owner has 365 days to re-establish it, and that perhaps we could give more time, such as two years, but that if everyone gets to be grandfathered in perpetuity there is no point in zoning.

5. UNFINISHED BUSINESS

None.

6. DIRECTOR'S REPORT

None

7. GOOD OF THE ORDER

None.

8. ADJOURNMENT

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

Motion carried unanimously.

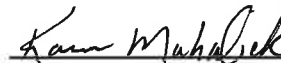
The meeting was adjourned at 7:19 p.m.

Next meeting: December 18, 2018 at 6:00 p.m.

Respectfully submitted,



Alisa Hasbrouck
Secretary to the Commission



Karen Mahalick
Chair