

SEQUIM PLANNING COMMISSION

Public Meeting

Sequim Civic Center

152 West Cedar Street

Sequim, WA 98382

6:00 P.M.

Tuesday, February 19, 2019

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.

The Planning Commission agreed to re-order the Agenda, to place discussion of the Cameron Village Preliminary Major Subdivision (SUB18-002) first.

Commissioners Present:

Jeff Carter
Thomas Ferrell
Karen Mahalick
Olaf Protze
Gary Smith
Roger Wiseman

Commissioners Excused:

None

Staff Present:

Barry Berezowsky, Community Development Director
Alisa Hasbrouck, DCD Specialist

2. APPROVAL OF MINUTES: January 15, 2019.

Motion: By Commissioner Smith and seconded by Commissioner Carter to approve the minutes of the January 15, 2019 Planning Commission meeting.

Motion Carried unanimously.

3. PUBLIC COMMENT

None

4. NEW BUSINESS

a. Cameron Village Preliminary Major Subdivision (SUB18-002).

Assistant Planner Gary Dougherty presented, and City Engineer/Assistant Public Works Director Matt Klontz provided additional details. Mr. Dougherty stated that the plan meets subdivision criteria and staff recommends approval. Mr. Dougherty and the Planning Commissioners discussed facets of the project, including that these will be City streets, an HOA will likely be formed, Phase B will likely begin in about a year depending on sales, noted the location of the stormwater infiltration pond which will handle stormwater runoff from streets and public areas, that additionally each lot owner would be required to put in their own stormwater treatment (such as drywells) to handle runoff from their property, discussion regarding responsibility for maintenance of stormwater treatment areas and open spaces, that the City intends to establish a new collector street along Cameron Farm Drive and 9th Avenue, that homes would be stick built, and that open space area would be included along the west boundary.

Motion: By Commissioner Protze and seconded by Commissioner Wiseman to recommend approval of the Cameron Village Preliminary Major Subdivision to the City Council subject to the conditions of approval and mitigation measures as set forth in the Staff Report, and subject to all City regulations, standards and requirements, whether articulated or not in the Staff Report.

Motion Carried with 4 ayes, Commissioner Carter opposed, Commissioner Smith abstained.

b. Temporary Homeless Encampment Ordinance.

Community Development Director Barry Berezowsky presented, stating that with the explosion in the numbers of homeless individuals we do not wish to find ourselves in a situation where encampments spring up and the City does not have tools to contend with it, that some protections are given to faith-based organizations and there is a need to ensure that what they do on property under their control is done in a way that does not have a negative impact on the community. Mr. Berezowsky and the Planning Commissioners discussed facets of the ordinance, the link, or continuum between homelessness and the lack of affordable housing, that it would be beneficial to assist the homeless with issues that hinder them from obtaining housing, that currently when there's a homeless person sleeping on the sidewalk in the City of Sequim an officer may be called to do a welfare check and inform them about assistance that is available, that the Transit Center and the Boys and Girls Club have been used as a warming center on certain days, and that City Manager Charlie Bush other staff spent a night outside and experienced what it's like to be homeless, and that the City takes a compassionate approach.

c. Planning Commission Public Hearing on proposed amendments to Sequim Municipal Code Chapter 18.30 Master-Planned Development.

Community Development Director Barry Berezowsky presented. Mr. Berezowsky and the Planning Commissioners discussed facets of the ordinance including that the ordinance would be changed to 10 acres being the threshold for proposing a Master Plan.

Motion: By Commissioner Protze and seconded by Commissioner Smith to recommend approval of the amendments to Chapter 18.30 Master-Planned Development to the City Council.

Motion Carried unanimously.

d. Planning Commission Public Hearing on proposed zoning regulations for the City's two Economic Opportunity Areas (EOAs) and consolidating said regulations with the new High Technology and Light Industrial (HTLI) Zoning regulation creating a new Business and Employment Zoning District.

Community Development Director Barry Berezowsky presented, stating that the City Council had concerns since there were no zoning specifications in place when the requirement for a sub-area planning process was removed from these zones, and asked Staff to come forward with emergency interim ordinance. Staff went to Council with the ordinance, and the City Council asked Staff to run the ordinance through the regular approval process to make it part of the Sequim Municipal Code. This proposed ordinance includes landscaping, parking signage, and other applicable standards in the zoning code, eliminating the need to consult other sections of the Code to find these requirements. Eventually, Staff hopes to achieve this with the residential and commercial sections of the Code as well.

Motion: By Commissioner Protze and seconded by Commissioner Ferrell to recommend the City Council approve the Zoning Regulations as proposed by staff and establish them as permanent zoning regulations for regulating land uses in the City's two EOAs and the HTLI zoning district and consolidating these zoning districts into a "Business and Employment" zoning district.

Motion Carried unanimously.

5. UNFINISHED BUSINESS

None.

6. DIRECTOR'S REPORT

None.

7. GOOD OF THE ORDER

Commissioner Smith said he wanted to thank City Staff for all of their work on snow removal.

8. ADJOURNMENT

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


Motion carried unanimously.

The meeting was adjourned at 7:30 p.m.

Next meeting: March 5, 2019 at 6:00 p.m.

Respectfully submitted,


Alisa Hasbrouck
Secretary to the Commission


Karen Mahalik
Chair

Roger Wiseman
Acting Chair