

SEQUIM PLANNING COMMISSION
Public Meeting
Sequim Civic Center
152 West Cedar Street
Sequim, WA 98382
6:00 P.M.
Tuesday, March 5, 2019

MINUTES

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Acting Chair Roger Wiseman 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
Olaf Protze
Gary Smith
Roger Wiseman

Commissioners Excused:

Karen Mahalick

Staff Present:

Barry Berezowsky, Community Development Director
Alisa Hasbrouck, DCD Specialist

2. APPROVAL OF MINUTES: February 19, 2019.

Motion: By Commissioner Smith and seconded by Commissioner Ferrell to approve the minutes of the February 19, 2019 Planning Commission meeting.

Motion Carried unanimously.

3. PUBLIC COMMENT

None

4. NEW BUSINESS

a. Human Services

City Manager Charlie Bush and City Attorney Kristina Nelson-Gross presented, stating that anti-camping/anti-panhandling ordinances can subject Cities to costly litigation; Bell v. City

of Boise set a precedent; panhandling is deemed to be free speech; property rights apply to homeless encampments; the ordinance presented at the last Planning Commission was a model ordinance considered to be acceptable by the courts; Staff plan to recommend funding to City Council March 25, 2019; Staff are developing a Human Services Plan with input from the community, providers, Human Services Mgmt. Team, Sequim Housing Ad Hoc Committee, Planning Commission, and DCD; Staff will evaluate responses to the RFP which closed recently; the Police Department checks in frequently with homeless individuals, and coordinates services with other agencies to increase efficiency and reduce duplication; and the Volunteers in Medicine of the Olympics (VIMO) has a grant to do outreach in Sequim and Port Angeles.

b. Planning Commission review and discussion on a proposed amendment to the Sequim Municipal Code to provide for Planned Residential Developments (PRDs) under certain circumstances

Community Development Director Barry Berezowsky presented, stating that Sequim Municipal Code allowed for PRDs at one time, then a code amendment in 2012 removed that option. Currently, residential development is accomplished using the short-plat or long-plat subdivision process. Bringing back the PRD process would enable a developer to propose a development (minimum 3 acres) including open space, trail systems, recreation centers, etc. Small commercial uses may be allowed not to exceed 15% of total land area. Uses allowed in the underlying zoning district are allowed. The Planning Commission would review and provide recommendation to the Hearing Examiner or City Council. Multifamily housing would be allowed, not to exceed fourplexes. Amenities, both passive and active can be included. Under the Density Bonus Incentive provision a developer may be allowed to build more dense development, if, in turn, for example, a large park was provided, etc.

c. Planning Commission discussion on Planning Commission Rule of Procedure

Community Development Director Barry Berezowsky presented, stating that two documents regarding Planning Commission Rule of Order exist, neither of which appears to have been formally adopted. Commissioner Ferrell suggested we elect a Chair and Vice Chair each year, with a three-year maximum. Commissioner Smith stated that the person voted in should be present, so they are not surprised. Commissioner Carter stated that it should be clarified that a quorum is four Commissioners out of seven. Mr. Berezowsky stated that he will put together a new document for review based on this conversation.

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 Carter.

Motion carried unanimously.

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

Next meeting: March 19, 2019 at 6:00 p.m.

Respectfully submitted,



Alisa Hasbrouck
Secretary to the Commission



Roger Wiseman
Acting Chair