

**SEQUIM PLANNING COMMISSION**

**Public Meeting**

**Sequim Civic Center**

**152 West Cedar Street**

**Sequim, WA 98382**

**6:00 P.M.**

**Tuesday, April 2, 2019**

**MINUTES**

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

Chairwoman Mahalick called the meeting to order at 6:00 p.m., welcomed Commissioner Lotzgesell to the group, 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  
David Lotzgesell  
Karen Mahalick  
Gary Smith  
Roger Wiseman

**Commissioners Excused:**

Olaf Protze

**Staff Present:**

Barry Berezowsky, Community Development Director  
Alisa Hasbrouck, DCD Specialist

**2. APPROVAL OF MINUTES: March 5, 2019**

**Motion:** By Commissioner Smith and seconded by Commissioner Wiseman to approve the minutes of the March 5, 2019 Planning Commission meeting.

**Motion Carried unanimously.**

**3. PUBLIC COMMENT**

None

#### 4. NEW BUSINESS

a. **Sequim Planning Commission Public Hearing on a proposed amendment to the Sequim Municipal Code (the “Code”) to provide for Planned Residential Developments (PRDs)**

Community Development Director Barry Berezowsky presented, stating that a PRD process allows creativity in design and would typically be coupled with a subdivision, and that the Planning Commission would provide a recommendation with City Council having final approval. Commissioner Carter requested a change to the beginning of the proposed Code to add “native vegetation” as follows, and the other Commissioners agreed:

“The purpose of this chapter is to encourage creative and superior site design in Residential, Lifestyle, and Economic Opportunity (EOA) zones which also promotes the preservation of native vegetation, open space . . .”

Mr. Berezowsky stated that he would edit the document, and discussed additional aspects of the PRD process with the Commission: up to 15% commercial use would be allowed; elevation views of proposed housing would be included with an application so compliance with requirements such as those in Section 18.35.060.E.4.a. can be determined; density bonus incentives are attractive to developers; the Code revision provides a tool that may help provide affordable housing; a developer would like to build apartments in a location where Code requires that the ground floor must be for commercial use, but there is no market for that type of space; a developer would like to build duplexes; a developer would like to build a manufactured home community; the City Manager is working with individuals, groups and agencies to assess recommendations made in last year’s Housing Study.

**Motion:** By Commissioner Carter to recommend approval of the Planned Residential Development (PRD) regulations as proposed to the Sequim City Council, seconded by Commissioner Wiseman.

**Motion carried with 5 ayes and one nay.**

b. **Review amended Constitution and By-Laws of the Planning Commission of the City of Sequim**

Community Development Director Barry Berezowsky stated that final edits need to be completed and he will present the document during the next meeting.

#### 5. UNFINISHED BUSINESS

None

#### 6. DIRECTOR’S REPORT

Community Development Director Barry Berezowsky updated the Commissioners: a developer is looking at the Booth property; a developer is looking to build duplexes; the second phase of Jennies Meadow will be presented to the Commission in late April; Legacy Ridge is pending minor changes from the applicant to the preliminary plat drawing and may be presented to the Commission in 30-60 days. Commissioner Lotzgesell asked what can be done to help with the need for affordable housing. Mr. Berezowsky stated that there has been interest in the Economic Opportunity Area. Commissioner Ferrell asked if the requirement to use the ground floor as commercial space could be removed, and

Mr. Berezowsky replied that a Code change would be needed. The Planning Commission then requested staff to bring forward a proposed change to the Code.

7. GOOD OF THE ORDER

None

8. ADJOURNMENT

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

**Motion carried unanimously.**

The meeting was adjourned at 7:14 p.m.

Next meeting: April 16, 2019 at 6:00 p.m.

Respectfully submitted,



Alisa Hasbrouck  
Secretary to the Commission



Karen Mahalick  
Chair