

SEQUIM PLANNING COMMISSION

Public Meeting

**Sequim Civic Center
152 West Cedar Street
Sequim, WA 98382**

6:00 P.M.

Tuesday, May 7, 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.

Commissioners Present:

Jeff Carter
Thomas Ferrell
David Lotzgesell
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: April 2, 2019

Motion: By Commissioner Smith and seconded by Commissioner Wiseman to approve the minutes of the April 2, 2019 Planning Commission meeting.

Motion Carried unanimously.

3. PUBLIC COMMENT

None

4. **NEW BUSINESS**

a. **Public Meeting – SUB18-001 / VAR18-001 Subdivision and Variance application for “Jennie’s Meadow Phase B and C” Preliminary Major Subdivision – CONTINUED TO MAY 21, 2019 PLANNING COMMISSION MEETING**

b. **Revised Planning Commission Rule of Procedure**

The Planning Commission adopted the revised Planning Commission Rule of Procedure by consensus, provided that section numbers on page 3 are corrected.

c. **Affordable Housing Strategy**

Community Development Director Barry Berezowsky discussed aspects of affordable housing with the Commissioners. He defined affordable housing as it pertains to tonight’s discussion as being the “missing middle housing”: housing for which the cost including utilities is 30% or less of the average median household gross income for the area. Other aspects discussed were possibilities for expanding the use of Accessory Dwelling Units (ADUS) by removing the homeowner occupant requirement and allowing them in the Lifestyle District; that building more housing would shift the balance of supply and demand resulting in lower prices; possibilities for allowing infill and ADUs in additional zones; options for trading parking requirements for car sharing and non-motorized transportation; options for building up, rather than out; possibilities for density bonuses and other incentives; possibilities of allowing additional housing configurations (duplex, triplex, fourplex, courtyard apartment, bungalow court, townhouse, multiplex, and live/work type buildings); and possibilities of removing the requirement for commercial space on the ground floor in certain zones. Commissioner Mahalick stated that the 2018 Housing Action Plan lists items that the City Council has tasked the Planning Commission to work on, and requested staff to send tonight’s presentation and the 2018 Housing Action Plan to Commissioners for further review.

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 7:14 p.m.

Next meeting: May 21, 2019 at 6:00 p.m.

Respectfully submitted,



Alisa Hasbrouck
Secretary to the Commission



Karen Mahalick
Chair