

SEQUIM PLANNING COMMISSION

Public Meeting

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

6:00 P.M.

Tuesday, June 18, 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
David Lotzgesell
Karen Mahalick
Olaf Protze
Gary Smith
Roger Wiseman
Thomas Ferrell

Commissioners Excused:

None

Staff Present:

Barry Berezowsky, Community Development Director
Tim Woolett, Senior Planner
Alisa Hasbrouck, DCD Specialist

2. APPROVAL OF MINUTES: May 21, 2019

Motion: By Commissioner Smith and seconded by Commissioner Lotzgesell to approve the minutes of the May 21, 2019 Planning Commission meeting.

Motion Carried unanimously.

3. PUBLIC COMMENT

None

4. NEW BUSINESS

a. Public Meeting on “Littlejohn Employee Housing” Preliminary Major Binding Site Plan application (BSP19-001)

Senior Planner Tim Woolett presented, stating that the plans include thirty single-story units that will be for lease; the plans comply with applicable zoning standards and RCW 58.17; the project name will be changed to “Littlejohn Housing”; parking lots adjacent to other parking lots or rights of way must be landscaped; many of the existing trees will be retained; the developer will pay for the improvements (street, curbs, sewer, water, sidewalk, etc.); the road will be constructed to City standards, and will have on-street parking and a wide area where emergency vehicles can turn around; parking areas and walkways will have lights; the City will maintain the street, but not the parking lots; the development provides alternative housing options that are needed in Sequim; the project is not considered to be “multi-family”, and is not subject to design review.

Public Comment Received: Martina Boeker, Hendrickson Estates

Ms. Boeker stated that that this is a senior living area, and people come there for quiet; there has been no mention of landscaping aside from in parking lots; the idea of children playing, BBQs, and beer parties terrifies existing residents who are seniors; existing residents cannot afford to move and many of their homes are directly adjacent to the proposed development; affordable housing sometimes gets run down and people start destroying things; and, that young families sometimes cannot afford to maintain their homes.

Public Comment Received: Doug Ry, 612 N. 7th Avenue

Mr. Ry asked Mr. Woolett about the types of housing that are being proposed. Mr. Woolett stated that the plans include three triplexes, eight duplexes, one fourplex, and one single-family home, for a total of thirty units. Mr. Ry stated asked the Commission to consider what Ms. Boeker said; that this used to be a senior lifestyle district, and that now anybody can live there; that he would appreciate if a noise buffer, such as trees or a fence was placed between the existing and proposed developments; and that they already have noise from traffic on 7th Avenue.

Continuing Discussion

Mr. Berezowsky explained that the landscaping requirements are minimal, but the Commission could consider recommending approval with suggested modifications. The Commissioners discussed the possibility of adding a landscaping buffer to accommodate existing residents. Commissioner Lotzgesell stated that Mr. Littlejohn’s developments are of high quality, and there is no need to make additional requirements. Commissioner Ferrell stated that he understands the concerns of existing residents. Mr. Woolett stated that the City cannot discriminate against various groups of people, and there is no requirement for a landscaping buffer in City standards. Commissioner Ferrell asked if the Commission could delay taking action and encourage existing residents and Mr. Littlejohn to work together on a solution. Mr. Woolett stated that the City cannot delay a project without having standards that back up such a request. Commissioner Protze stated that very few people are objecting and the Commission should move forward.

Lindsay Littlejohn and Janay Berker, Representing the Applicant

Ms. Littlejohn stated that the area of the proposed development was previously zoned for medical offices, and now it is zoned as Lifestyle District; the community has a need for housing; the average age of Littlejohn's employees is forty; caregivers, single residents, seniors, and family who are visiting residents of Sherwood Manor may benefit from the proposed housing; the units would be approximately 800 square feet, two-bedroom two-bath units; the appearance will change from that of a vacant lot to an attractive community; Mr. Littlejohn is willing to work with existing residents on a fence; and, last winter's snowstorm impacted the ability of staff to travel to work and living nearby would prevent that problem.

Motion: By Commissioner Protze and seconded by Commissioner Wiseman to recommend approval to the City Council, of the Littlejohn Employee Housing Preliminary Major Binding Site Plan application (file No. BSP 19-001).

Commissioner Smith recommended an amendment to the motion, to request that a community discussion take place. Commissioner Lotzgesell stated that he felt that was too restrictive, the City Ordinance must be followed, and Mr. Littlejohn will work with existing residents without our involvement. Commissioner Smith stated that based on Ms. Littlejohn's statement, they are willing to have that conversation. Commissioner Ferrell stated that the Planning Commission is not making the final decision, is only making a recommendation to City Council.

Motion: By Commissioner Protze and seconded by Commissioner Wiseman to recommend approval to the City Council, of the Littlejohn Employee Housing Preliminary Major Binding Site Plan application with the modification that there is continuing conversation with the residents as to a satisfactory conclusion on fencing or a buffer zone (file No. BSP 19-001).

Motion Carried 6 ayes 1 nay, (Lotzgesell).

b. Public Meeting on Burrowes Site Specific Rezone application (OZM19-001)

Senior Planner Tim Woollett presented, stating that a site-specific re-zone under SMC is one that pertains to a small area of land with no need for a Comprehensive Plan amendment and is accomplished using a project permit; this project involves two pieces of property, one that is slightly over twenty acres and another that is 0.61 acres; the area proposed to be re-zoned is comprised 0.91 acres of the 20 acre parcel; this re-zone is needed so that a boundary-line adjustment can be done between these two parcels without resulting in a split-zoned parcel, which is not allowed; the parcels are currently zoned differently (DMU-I and DMU-II) but both are designated as Downtown District in the Comprehensive Plan; there are very slight differences between DMU-I and DMU-II related to floor area and uses; proposed changes are consistent with the Comprehensive Plan and the Comprehensive Plan Ultimate Land Use Map; the City has an application for a boundary line adjustment that is ready for approval pending the site-specific re-zone; Mr. Berezowsky can approve the boundary line adjustment but it cannot be recorded until the City Council hears this matter; once the Council approves the re-zone there is a requirement to publish a notice for a five-day period before it becomes effective; a modification will be made to the Conditions so that

if the applicant does not record the boundary line adjustment prior to the effective date of the amendment, the amendment shall become null and void; the Bell Creek buffer is not affected; any future development will be subject to permit review; and, no comments have been received from the public. Mr. Woollett provided Exhibit 5: the sign-in sheet from the neighborhood meeting.

Motion: By Commissioner Lotzgesell and seconded by Commissioner Smith to recommend approval to the City Council, of the Burrowes Site Specific Rezone application (file No. OZM 19-001).

Motion Carried Unanimously

5. UNFINISHED BUSINESS

None

6. DIRECTOR'S REPORT

Mr. Berezowsky stated that a suit was filed against the City for the Council's decision pertaining to Jennie's Meadow Phase B and C, wherein the City Council had approved the subdivision but denied the variance.

Mr. Berezowsky stated that the next Planning Commission meeting agenda may include Legacy Ridge, a proposed development that many people are interested in. The Commissioners indicated that they would like to do a field trip to see the area of the proposed development, and Mr. Berezowsky said staff would work on scheduling it and doing a notice of potential quorum.

Mr. Berezowsky stated that if Legacy Ridge is not on agenda during the next meeting, affordable housing and possible strategies for recommendation to the City Council will be discussed. The size of the average family is smaller than in the past; however, larger houses are being built. A builder could, if the option existed, build a larger number of small houses on a given tract, rather than building a smaller number of large houses, and could still profit from the venture. Affordable housing may be smaller housing, but it does not have to be of low quality construction. Opportunities exist for infill where vacant lots exist. Commissioner Mahalick asked if there was any interest in developing a mobile home park, and Mr. Berezowsky stated that there was discussion with a developer who would like to build a mobile home park and sell the houses while continuing to own the land and charge land rent, although an application has not been received yet.

Because the Planning Commission meeting scheduled for July 2nd is close to Independence Day and many people plan vacations, Mr. Berezowsky suggested the Commissioners may want to consider cancelling it, and the Commissioners agreed to cancel the meeting.

Commissioner Carter stated that he will be gone in October, and he has requested to be excused from both Planning Commission meetings during that month.

7. GOOD OF THE ORDER

Commissioner Wiseman stated that he lives in a subdivision that shares a boundary with property developed by Mr. Littlejohn, and Mr. Littlejohn came forward and offered to split the cost of rebuilding the fence when it blew down.

8. ADJOURNMENT

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

Motion carried unanimously.

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

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

Respectfully submitted,



Alisa Hasbrouck
Secretary to the Commission



Karen Mahalick
Chair

