

**CITY OF SEQUIM
PLANNING COMMISSION MINUTES
SEQUIM CIVIC CENTER
152 WEST CEDAR STREET
SEQUIM, WA
AUGUST 6, 2019**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL:

Present: David Lotzgesell, Gary Smith, Jeff Carter, Olaf Protze, Roger Wiseman,
Thomas Ferrell

Excused: Karen Mahalick

2. APPROVAL OF MINUTES: July 16, 2019.

MOTION to approve the minutes of the July 16, 2019 Planning Commission meeting;
moved by Smith and seconded by Ferrell.

YES: Lotzgesell, Smith, Carter, Protze, Wiseman, Ferrell

NO: None

ABSTAIN: None

The vote Passed.

3. PUBLIC COMMENT

Val Shaw spoke regarding a medically-assisted treatment (MAT) clinic, and stated that water used for irrigation will be impacted; the ditch was plugged by the Tribe during their survey; trash will be thrown in the ditch and will get into their fields, pond, and pump; in the 90's her father's property was annexed and zoning changed from agricultural to commercial and business; she found out last year that the City wanted to put the Prairie Street expansion through their farm and they were in an Economic Opportunity Area; between noise, dust, and construction at Costco they lost three acres; she does not know where her cows will go; she does not know how they will keep farming, or if they don't, how they will pay taxes if they go out of "open land"; there will be loitering, noise, traffic, dust, and lack of security; and asked, who will build their fences and make sure they are safe?

Tonya Vicky Gooch's husband spoke on her behalf regarding a MAT clinic, and stated that his wife works at Costco and he has concerns about her walking to her car at night; he was a paratransit driver and the people he drove to a methadone clinic tried to sell stolen items to him, and would go through his jacket pockets, lunch box, etc. if he left the vehicle; people give up their own children for drugs; and, this will destroy the town.

James Wadington spoke regarding Lavender Meadows, and stated that he heard there will be 214-340 units; 600 more people will be travelling on Sequim Avenue; traffic lights street widening will be needed; once a home is placed it is expensive to move; the landowner can charge any amount for rent; trailers depreciate and houses with land appreciate; and, at the Town and County Condominiums people own the land, one sold recently for about \$150,000, and seller had probably purchased it for less.

Cecil Black spoke regarding a potential MAT clinic and stated that her friends are terrified; older people are vulnerable; you cannot force people to come here, or to leave; and, people will not stay for counseling.

Glenda Ball spoke regarding Lavender Meadows, and stated that the development may create environmental problems; the location is at headwaters of Gierin Creek; buffers and low profile vegetation are needed; waterfowl use the site for resting and feeding; the development is adjacent to her property; stormwater runoff would intensify; her well is less than forty feet from the property line; and, asked that lots #82-91 be used to create a greenbelt.

Jane Manzer spoke regarding Lavender Meadows, and stated that her property is east of the proposed development; asked that Gierin Creek be investigated to confirm or refute that the creek is there; wants the public's view of the development to be as attractive as possible; hopes the development is screened from Sequim Avenue with landscaping that is mature when planted and any other possible means; and, asks that the border on her side be attractive, ideally with both a barrier fence and landscaping, to mitigate the loss of mountain views.

Jodi Wilke spoke regarding a potential MAT clinic, and stated that there is not a clear definition of what a clinic is in the City and it should be defined; she is disturbed that the barn is being demolished; and, in 2017 only eight deaths were due to overdose.

Kim McBride spoke regarding a potential MAT clinic, and stated that she is against MAT; OMC has 67 beds in their hospital, Jefferson has 25 beds, and asked, why do we need 300 beds?; she has been a courtroom clerk and judges thought drug programs were a joke because when people were off drugs, within two weeks they were back in court for crimes; people don't have to get back on the bus; and, it will be open season on rich elderly residents.

Karen Wilcutt spoke regarding a potential MAT clinic, and stated that 70% or more of people who join MAT are court ordered to either join MAT or go to jail, and they choose MAT; MAT provides a free dose every day.

Karen Tolman spoke regarding a potential MAT clinic, and stated that her friend, a chemical dependency professional, said she and her peers do not believe MAT is the way to treat the problem; when people must choose between jail and MAT, they choose MAT; unless an addict wants to get sober, they do not; people have been successful in twelve-step programs; and, we have a vulnerable public.

Lotzgesell asked Berezowsky if an application for a MAT has been received, and Berezowsky stated that no application has been received, and that he met twice with the Tribe. Lotzgesell asked Berezowsky if the Tribe has said when they might apply, and Berezowsky stated that they have not.

Lotzgesell asked Berezowsky if an application for Lavender Meadows has been received, and Berezowsky stated that it has been received and will be brought before the Commission August 20th.

Regarding a potential MAT, Berezowsky stated that the review process for development projects is based on information found in the application, and it is not possible to determine what review process will be required without an application. Smith asked what happens when the community finds it's something they don't want, and Berezowsky stated that there may not be much that can happen midstream; FAQs will be posted on the website; there are many questions the City cannot answer without an application; a meeting will be hosted by the Tribe on Thursday, August 8th at Guy Cole; if an application is received a notice will be published in the newspaper and on the website, and property owners within 300 feet will receive written notice.

4. NEW BUSINESS

a. [Public Meeting for 2020-2025 Transportation Improvement Program \(TIP\)](#)

Matt Klontz presented the TIP and stated that the plan includes growth and safety related projects. Klontz described how the TIP correlates to the Regional and Statewide Transportation Plans, and stated that the State authorized \$1.3 million toward design of the Palo Alto Road project for the interchange on Highway 101 adding an Eastbound off-ramp onto Simdars and a westbound on-ramp from Simdars toward Port Angeles; work will be done on the traffic light at Sequim Avenue and Washington Street later this year and into next year; work will continue on West Fir; a conversation will begin this fall regarding the South Sequim Complete Streets project, which started as the Prairie Street project but the City decided to engage the public and determine what the community wants, and get science behind it before going forward with a project that accomplishes the goal of connecting the two Economic Opportunity Areas and providing traffic congestion relief south of Washington Street. Klontz, Berezowsky, and Commissioners discussed the planning process, including how the Comprehensive Plan correlates to the Transportation Master Plan and TIP, and how funding is obtained and projects are prioritized. Klontz stated that grant funding has been obtained for project #21 to retrofit the roundabout on North Sequim Avenue and add sidewalk, making it safer for pedestrians and bicyclists, and the project has moved up the list in priority. Carter asked whether projects #43-46 are related to Legacy Ridge, and Klontz confirmed, stating that a portion of the project from Reservoir Rd to Comfort Way will be built by the developer if Legacy Ridge goes forward. Smith and Klontz discussed project #7, slated for 2023.

MOTION to recommend that the City Council adopt the Resolution No. R2019-02, the 2020-2025 *Transportation Improvement Program* in conformance with the City *Comprehensive Plan* and to transmit the finding to the City Council as a basis for adoption; moved by Smith and seconded by Ferrell.

YES: Lotzgesell, Smith, Carter, Protze, Wiseman, Ferrell

NO: None

ABSTAIN: None

The vote Passed.

b. **Public Meeting for Conformity Review of the Proposed 6-year Capital Improvement Program (CIP)**

Smith stated that he thinks it is time for this and other bodies to look at the Comprehensive Plan and get input from people. Berezowsky, Klontz, and Commissioners discussed how various plans are related and integrated with one another. Lotzgesell stated that he heard that City wells were insufficient, and asked Klontz if that was true. Klontz discussed water supply issues, and stated that the City has identified possible locations for new wells; Port Williams is a great location; Silberhorn has a history of problems and if those wells are pumped hard they produce sand, although the City has water rights there; there are plans for capital projects related to building water mains and booster stations, and a well east of town would eliminate some of those needs and add to the security of the City's water supply. Protze asked about a proposed reservoir at the end of River Road, and Klontz stated there was a proposal to add a higher well and new pressure zone to serve Legacy Ridge, but instead Legacy Ridge will be served by PUD; the City entered an agreement with the County in the 90's; and, the reservoir proposal may need to be re-evaluated to determine if it is still needed. Klontz discussed funding and budgeting for capital facilities projects, the prospect of a well on the east side, a water system at John Wayne Marina, and the Electric Vehicle (EV) charging station. Klontz stated that having a fuel station sets the stage for emergency response. Carter stated that solar power and electric vehicle infrastructure is the direction he would like to see the City go. Protze suggested putting the EV station at Guy Cole so the public could use it.

MOTION to find the proposed 2020-2025 *Capital Improvement Program* in conformance with the City *Comprehensive Plan* and to transmit the finding to the City Council as a basis for Program adoption; moved by Smith and seconded by Ferrell.

YES: Lotzgesell, Smith, Carter, Protze, Wiseman, Ferrell

NO: None

ABSTAIN: None

The vote Passed.

c. **Public Meeting on "Clallam County PUD No. 1" Special Use Permit application (SUP 19-001)**

Tim Woolett presented the application, and stated that the plans include placing solar panels at the north end of the property 5-15 feet from the fence; the project is located in

the Downtown District on the Comp Plan Map and in the Downtown Core on the Zoning Map; the proposed use is Essential Public Facility; panels will be 10' x 80', at a 30 degree angle facing south, mounted 2 feet above grade; the site is well landscaped; the proposal meets zoning requirements under SMC18.56.060 as a Special Use; and, changes to the fence will be needed.

Colin Young of PUD stated that the site houses a communication system; PUD wants to add value to the site; the community and Commissioners want solar; this is PUD's second attempt to do this; the project would improve emergency response abilities; and, there is still room for another 30 or 40 kw. Ferrell asked about traffic, and Berezowsky stated that Engineering determined there are more trips credited than will be used.

Andy Cochrane of Power Trip Energy stated that the company has done many grid mounted solar projects; a project for the Port of Port Townsend required low reflectivity due to proximity to the airport, and those needs were addressed there and in this project; any customer of PUD can purchase shares; the company from which panels are purchased is in California; panels are made in Mexico; panels are fixed at the best angle for year-round energy production.

MOTION to recommend approval to the City Council of the Clallam County PUD No. 1 Special Use Permit application (SUP19-001); moved by Smith seconded by Ferrell.

YES: Lotzgesell, Smith, Carter, Protze, Wiseman, Ferrell

NO: None

ABSTAIN: None

The vote Passed.

6. DIRECTOR'S REPORT

7. GOOD OF THE ORDER

Lotzgesell asked if it is within the Commission's purview to suggest amendments to ordinances, and Berezowsky stated that the Commission is an advisory body and has authority to make recommendations to Council. Lotzgesell suggested that the Commission be proactive and review/suggest amendments or additions to ordinances to protect the City from panhandling, vagrancy, tent city establishments, needle exchanges, etc. Berezowsky stated that the Commission is an advisory body to the City Council for land use law; items Lotzgesell is discussing may or may not fall under the purview of land use, he would defer to the City Attorney; but, it does not mean the Commission cannot ask staff to brief them on current affairs in regards to other issues for better understanding. Lotzgesell stated that his understanding is that once a party presents an idea for development, not necessarily an application, but an idea, the City or County cannot take actions to impede that party's interests without being subject to lawsuit, and he asked, if the Tribe withdraws efforts for a MAT clinic and there is no other party pursuing one, can the City then establish ordinances against future efforts to establish drug treatment centers? Berezowsky stated that he is not an attorney, but; people in drug or alcohol

treatment are protected under the federal Americans with Disabilities Act and cannot be discriminated against; jurisdictions have tried to prohibit drug addiction recovery facilities, and because those jurisdictions allow medical clinics they cannot single out clinics intended to help people recover from addiction; if you do, you probably put the City in a situation where you prohibit all clinics, so there would be no expansion of the OMC cancer clinic, no podiatrists, no oral surgeons, etc. Berezowsky and Commissioners discussed policies for meetings regarding accepting public comments on topics that are not on the agenda. Protze wondered why the Tribe had not planned to locate the MAT near their other businesses. Berezowsky and Commissioners discussed interactions with the community, and Berezowsky stated that until an application is received Commissioners are free to talk about issues and state opinions; however, the City has been more careful in this case because a large amount of concern has been heard before receiving an application.

8. ADJOURNMENT

MOTION to adjourn; moved by Smith seconded by Ferrell.

YES: Lotzgesell, Smith, Carter, Protze, Wiseman, Ferrell

NO: None

ABSTAIN: None

The vote Passed.

Respectfully submitted,



Alisa Hasbrouck
Secretary to the Planning Commission



Roger Wiseman
Acting Chair

Minutes approved at a regular Planning Commission meeting held on 9/17/19.