

**CITY OF SEQUIM
PLANNING COMMISSION MINUTES
SEQUIM CIVIC CENTER
152 WEST CEDAR STREET
SEQUIM, WA
OCTOBER 1, 2019**

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

Present: Thomas Ferrell, David Lotzgesell, Karen Mahalick, Olaf Protze, Gary Smith,
Roger Wiseman

Excused: Jeff Carter

2. APPROVAL OF MINUTES: September 17, 2019.

MOTION to approve the minutes of the September 17, 2019 Planning Commission meeting; moved by Smith; seconded by Wiseman.

Carried Unanimously.

3. PUBLIC COMMENT

Brian Jackson spoke regarding the need for affordable housing, stating that as a business owner and President of the Sequim-Dungeness Chamber of Commerce he hears from many that affordable housing is needed to attract and retain a workforce; this is an emergency because we do not have the workforce needed to care for people in this area; and, asked for support in passing the proposed Accessory Dwelling Unit ordinance.

Wade Henderson spoke in opposition to the Jamestown S'Klallam Tribe's proposed medically-assisted treatment clinic, stating that it hurts that a local entity is proposing this; he hopes that after evaluating the proposal the Commission will oppose it; he originally thought the Tribe was looking out for Sequim but after further research he thinks it would have a negative effect; and, that SOS members have been negatively stereotyped.

4. NEW BUSINESS

a. Discussion on Proposed Accessory Dwelling Unit (ADU) Code Amendments

Berezowsky discussed benefits and disadvantages of ADUs; types of ADUs; described proposed code changes including increasing allowed size from 700 sf to 850 sf, removing the max number of bedrooms (currently limited to 2), restricting ADUs used as short term rentals to rental terms not less than 90 days, removing the requirement that the property owner must reside on site, and removing the limit on the number of persons residing in

the ADU (currently limited to 3). Berezowsky stated that the proposed code revision could be ready for presentation to the Planning Commission by the first meeting in November. Lotzgesell stated that he often hears that there is a lack of workforce housing. Ferrell asked Berezowsky if an ADU could be placed in a manufactured home park, and Berezowsky stated that typically there would not be enough space, and an HOA may prohibit it. Smith stated that he often hears there is not enough housing and asked how many ADUs could be placed on a property, and Berezowsky stated that currently only one is allowed. Protze asked if ADUs are limited by lot coverage requirements, and Berezowsky stated that they were, and setback requirements must also be met, and staff recommends that no off street parking be required. Protze stated that he does not think off street parking should be required. Wiseman asked whether manufactured homes could be used as ADUs, and Berezowsky stated that the regulation as it currently exists does not require ADUs to be stick built, and staff is not proposing to require them to be stick built, but the ADU must match the character of the primary home. Lotzgesell asked whether “tiny homes” like those sold by Wilder in Port Angeles could be used as ADUs, and Berezowsky stated that many “tiny homes” that are defined as RVs could not be used as an ADU, but that a small home could be acceptable if it meets building code requirements and is placed on a foundation.

b. Discussion on Proposed Residential Infill Development Regulations

Berezowsky presented, stating that it may not be a good investment to buy an empty lot in town and build a large home if it doesn't fit the character of the neighborhood; however, it may be a good investment to buy that lot and place three small houses on it; the proposed ordinance would require infill to fit with the character of the neighborhood; a City intern evaluated DMU-I and DMU-II zones and found several opportunities for infill; and, staff proposes to allow limited multifamily development depending on the size of the property. Ferrell stated that other cities have done this well, and it allows people a way to build equity. Berezowsky stated that unless we start building houses that people can afford to buy we will not be able to retain a workforce. Ferrell stated that row homes that are built well are very desirable in some cities, but whether a developer is interested in that here is another question. Berezowsky stated that it remains to be seen, but right now our tool box is empty. Lotzgesell stated that he likes the idea as another way to help with housing, and asked Berezowsky if he, as Director, would be the one to determine if a proposed house was compatible with the character of the existing neighborhood. Berezowsky stated that the process has not been discussed yet and he would need to talk with the City Attorney. Lotzgesell asked if GFCs and impact fees could be reduced, and Berezowsky stated that it would need to be discussed further detail. Berezowsky stated that he could bring this forward at the first meeting in November, and the Commissioners concurred. Protze stated that high GFCs and impact fees are very prohibitive.

5. UNFINISHED BUSINESS

None

6. DIRECTOR'S REPORT

Berezowsky stated that the Lavender Meadows development will be presented at the next meeting, then the proposed ADU and infill ordinance revisions will be presented at the subsequent meeting; no application has been received from the Jamestown S'Klallam Tribe for a medically-assisted Treatment clinic but he expects to do a pre-application meeting with them in October and may receive an application shortly after. Mahalick stated that Evil Roy's Elixirs, which went in under a Conditional Use Permit, has closed down.

8. ADJOURNMENT

MOTION to adjourn by Smith; seconded by Protze.
Carried Unanimously, meeting adjourned at 6:40 pm.

Respectfully submitted,



Alisa Hasbrouck
Secretary to the Planning Commission



Karen Mahalick
Chair

Minutes approved at a regular Planning Commission meeting November 5, 2019.