

**CITY OF SEQUIM
PLANNING COMMISSION MINUTES
SEQUIM CIVIC CENTER
152 WEST CEDAR STREET
SEQUIM, WA
NOVEMBER 5, 2019**

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

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

Excused: Karen Mahalick

2. APPROVAL OF MINUTES: October 1, 2019.

MOTION to approve the minutes of the October 1, 2019 Planning Commission meeting;
moved by Lotzgesell; seconded by Protze.

Carried Unanimously.

3. PUBLIC COMMENT - None

4. NEW BUSINESS

**a. Public Meeting on "Lavender Meadows" Preliminary Major Binding Site
Plan application (BSP 19-002)**

Woolett presented, stating that the proposal meets approval criteria in SMC 17.20.040; bonding requirements are undetermined; WDFW determined there are no wetlands; hydraulic project approval is required by DOE; applicant will build a transit stop on Sequim Ave; homeowners will own their house but not the land; the age of potential homeowners is undetermined; there will be no alleys; streets will be private, and maintained by applicant; and, the street layout is designed so future developments can connect, but applicant does not currently plan to build further.

Levi Holmes, representing the applicant, stated that the plan is for lower density than allowed; provides housing at a more affordable price than currently available; CC&Rs will be in effect and the neighborhood will be well maintained; several pocket parks, two larger open spaces, and a clubhouse are included; about 50 more parking spaces than what is required are included; he wants to change the plans to convert the entrance on Port Williams Rd to a "right-in, right-out" to address neighbors' concerns; wood from the Booth homestead will be used in the signage and clubhouse to honor the history of the property; improvements will be made along Sequim Ave and Port Williams Rd; garages will be an option, though some may prefer a carport; a stormwater infiltration gallery and pervious pavement will be installed; applicant will work with neighbors regarding whether

to fence the east side; 217 new 1,500-1,800 square foot homes are planned; land fees may be \$400-\$600/month, which includes HOA fees and certain utilities; there will be a model home, and buyers can use a vendor of their choice; homes bolted down to concrete slabs; the development has not been discussed with the school district yet, but this growth is anticipated in the Comprehensive Plan and would be anticipated in their planning; and, landscaping and street trees will be planted.

Nancy Booth spoke, stating that it is time for her family to let this property go; the cows are not being milked anymore; it is time to move on, and, it makes her happy that wood from the Booth family homestead will be used in the signage and clubhouse to honor the history of the property.

PUBLIC COMMENT

Darlene Schanfald stated that traffic is bad; the development is too dense; there is not enough water to serve new development; increased traffic will create pollution; pervious pavement will help but there will still be more cement, which will lead to flooding; and, when you get close to \$200k you may as well go with a stick-built home.

Peter Davis, President of the HOA on Valley Farm Ct, stated that the applicant has been working well with neighbors, and is proposing a "right-in, right-out" entrance.

Chuck Haygood stated that he commends the applicant for working with neighbors; the biggest concern was the entrance from Port Williams Rd; and, the applicant listened to their requests and amended the plan.

FURTHER DISCUSSION

Berezowsky stated that the Comprehensive Plan was written to accommodate this growth; therefore, water capacity for this development is not an issue. Smith asked if there is a plan to make the roundabout safer for pedestrians, and Klontz stated that the City obtained a grant that will be used to improve safety. Carter asked how the development fits within the vision of the Comprehensive Plan, and Woolett stated that the City has one zoning designation for single-family residences; the Comprehensive Plan mentions the need for diverse housing types; and, the Comprehensive Plan led to the zoning code. Berezowsky suggested that a possible future discussion topic is to consider designating different geographic areas for different types of housing within the R4-8 zone. Lotzgesell stated that we cannot preserve a community by stagnation, and workforce housing is needed. Wiseman stated that manufactured homes can appreciate, and Silicon Valley became so desirable that manufactured homes there appreciated by a large factor.

MOTION to table this decision and study the traffic pattern on the north to determine the impacts of closing off that entrance to the development; moved by Carter; seconded by Ferrell.

Failed; 2 ayes, 4 nays.

John Johnson, representing the applicant, stated that his brother's first home was manufactured and gave him equity; he toured the factory and found the homes very well built; there are cases where, after a hurricane, it was manufactured homes that were left standing; offered to pay the traffic consultant; and, that time is money.

MOTION to recommend approval of the Lavender Meadows Preliminary Major Binding Site Plan application, file No. BSP19-002; moved by Lotzgesell; seconded by Smith.

Failed; 3 ayes, 3 nays.

MOTION to recommend approval with the modification that studies relative to the intersection and traffic circle safety occur; moved by Ferrell; seconded by Smith.

Carter asked a question regarding the motion: Is it that the study *occurs*, or that it shows some *finding*? Chuck Haygood stated that the applicant offered a voluntary condition; it cannot be required by the City since it isn't warranted by the traffic impact analysis; they hoped the Commission could recommend approval while still leaving some kind of door open to deal with the intersection without slowing the project down; the applicant has done due diligence; and, the Commission is stuck in the middle. Berezowsky stated that this potential modification was previously discussed with the City's Public Works Director and Engineer and the answer was no, and Klontz confirmed. Berezowsky stated that the Commission's options include recommending approval, recommending approval with modifications that may or may not agree with staff recommendations, or denying the project. Protze stated that the traffic design affects the whole city, and he's sorry this goes against the wishes of those in the 17 homes to the north, but the Commission is looking at what's good for everybody.

MOTION to recommend approval to the City Council, of the Lavender Meadows Preliminary Major Binding Site Plan application, file No. BSP 19-002; moved by Protze; seconded by Smith.

Passed; 5 ayes, 1 nay.

b. **Public Meeting on Proposed Accessory Dwelling Unit Code Amendments**

MOTION to continue the Public Hearings for Proposed Accessory Dwelling Unit Code Amendments and Proposed Residential Infill Development Regulations to the next meeting, November 19, 2019; moved by Wiseman; seconded by Ferrell.

Passed; 6 ayes, 0 nays.

c. **Public Meeting on Proposed Residential Infill Development Regulations**

(Continued to next meeting, November 19, 2019.)

5. **UNFINISHED BUSINESS**

Berezowsky stated that the City received a request from an attorney representing the SOS group for records from Planning Commissioners' personal devices related to the potential MAT, and asked Commissioners to search their devices and provide any records that are responsive to the request, or if there are no records to provide an affidavit.

6. DIRECTOR'S REPORT

7. GOOD OF THE ORDER

Carter suggested not cancelling meetings when there are no agenda items since there are other items the Commission can be working on, including potential code amendments needed to bring the code into alignment with the Comprehensive Plan. Berezowsky stated that the manufactured home sections are likely to need an update.

8. ADJOURNMENT - 8:29 pm

Respectfully submitted,



Alisa Hasbrouck
Secretary to the Planning Commission



Roger Wiseman
Acting Chair

Minutes approved at a regular Planning Commission meeting November 19, 2019.