

**CITY OF SEQUIM
PLANNING COMMISSION MINUTES
SEQUIM CIVIC CENTER
152 WEST CEDAR STREET
SEQUIM, WA
DECEMBER 3, 2019**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL: Carter, Ferrell, Mahalick, Protze, Smith, Wiseman.
2. APPROVAL OF MINUTES: November 19, 2019

MOTION to approve the Minutes of the November 19, 2019 Planning Commission meeting; moved by Smith and seconded by Wiseman.

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

ABSENT: Lotzgesell

NO: None

The vote Passed.

3. PUBLIC COMMENT - None

4. NEW BUSINESS

- a. Proposed Accessory Dwelling Unit (ADU) Code Amendments

Berezowsky stated that proposed ADU code revisions were presented to the Planning Commission about a month and a half ago; the Public Hearing scheduled for the last meeting was continued; and, the City Council discussed this November 12th and is not ready to move forward with a Public Hearing.

Berezowsky presented proposed code revisions. Smith asked if ADUs provide affordable housing, and Berezowsky confirmed that they do. Smith asked if there is documentation showing that is true, and Berezowsky stated that Vancouver and Portland have accelerated ADU programs and the cost for ADUs is less than the cost for single-family detached rentals, and for the most part, apartments.

Lotzgesell arrived at 6:07 pm.

Berezowsky stated that the primary determinant of the cost of housing is square footage, and ADUs are typically smaller and cost less. Smith stated that he is in favor of ADUs that are affordable, and his concern is the amount that will be charged for rent. Berezowsky stated that right now the Planning Commission and City Council have no control over people's wages or market rent. Ferrell stated that he does not expect a lot of ADUs as a result of this code revision; and, additional housing helps in terms of supply

and demand but ADUs alone will not achieve much. Berezowsky stated that it is well documented that ADUs are a tool that can be used to provide affordable housing. Carter asked whether an educational component could be added to the permit application to communicate that the intent of allowing ADUs is to provide affordable housing. Berezowsky stated that a message could be added but the market dictates the cost; according to the City Attorney rent control is not something a City can do in Washington; this may provide 20 or 30 people or small families with a better housing opportunity; and, together with other steps we can provide a tapestry that is supportive and responsive to the community's needs.

Carter asked if having the property owner live onsite reduces the "cons" of ADUs, and Berezowsky stated he has not come across research addressing that specifically, but there is a movement toward eliminating that requirement. Berezowsky stated that the legislature has considered implementing statewide rules on ADUs in the past and is looking at them again. Lotzgesell stated that short-term rentals are a problem and asked if the 90-day minimum rental period is long enough; and, a Council member suggested letting RVs be used as ADUs and he does not like the idea. Berezowsky stated that the Council member was referring to "park models"; the younger generation uses public transportation more so extra parking is not needed; and, the exact minimum rental period is a policy choice. Ferrell stated that he thinks a manufactured home would be alright as an ADU if it was tied down to the ground. Protze asked about utility hookup fees, and Mahalick pointed out that per the ordinance the fee is equal to that of a hotel room. Mahalick asked what the next steps will be, and Berezowsky stated that he may bring the proposed code revisions back to the Council for consideration in February or early March. Smith mentioned that there has not been a City Council liaison present at some of the Planning Commission meetings and asked if it is normal to have a one present. Berezowsky stated that it was normal to have a liaison; there will be a new liaison next year; and, suggested that if the Commission does not believe the role is being filled adequately, they could discuss it with the City Manager.

b. Proposed Residential Infill Development Regulations

Berezowsky presented an overview of the proposed Residential Infill Development Regulations. Carter stated that the proposed regulations tie in with the Comprehensive Plan. Ferrell stated that from a developer's point of view it needs to be attractive and asked if a moratorium on fees would help. Berezowsky stated that fees are typically based on the project valuation and are less of an issue to a developer. Ferrell asked how developers' needs are determined. Berezowsky stated that developers provide input regularly but responding to those needs on a daily basis as they walk in does not work; we have to set down some ground rules. Smith stated that he thinks the City should market development opportunities aggressively. Berezowsky stated that he and the City Manager meet with the Chamber of Commerce, builders, and developers on a regular, cyclical basis to discuss ideas and get input. Smith stated that the many empty storefronts on Washington Street are a problem; and, suggested that if the City built small parks on some of the vacant lots, the remaining lots would be more desirable. Ferrell stated that this approach is used in London, where they have a private neighborhood parks, and the City could present that as a package. Lotzgesell stated that he heard

that residents' age, on average, has dropped in Sequim; his personal opinion is that more affluent, younger retirees are moving to Sequim; with affluence comes rising home values and expectations; housing is an issue for people under 55; Sequim has jobs, and minimum wage goes up January 1st; and, many restaurants pay above minimum wage because they cannot get reliable workers. Smith asked if those were full-time workers, and Lotzgesell stated that many are, but many restaurants cannot afford to pay for health benefits for full-time employees.

5. UNFINISHED BUSINESS

Carter stated that it would improve the presentation to explain in the beginning how the proposed code revisions relate to the Comprehensive Plan; a large number of people worked on the Plan; and, without a tie-in to the Plan, it seems as though someone came up with the idea out of the blue. Berezowsky stated that the proposed ADU code revisions came up as an idea from the Housing Task Force, and the proposed residential infill regulations are items he observed were needed but that certainly are discussed in the Plan; and, we are tied to format of the agenda item cover sheet, but within or after that it could be made clear how this furthers the values and goals of the Comprehensive Plan.

Carter asked about the protocol that should be used if he attends a City Council meeting to watch or comment. Berezowsky stated that he can speak as a citizen and make it clear that he is not speaking on behalf of the Planning Commission. Alternatively, he could let them know he is representing himself as a Planning Commission member, if that is the case.

Carter stated that for the next Comprehensive Plan an index, as well as a cross-reference between the Comprehensive Plan and SMC, would help. Berezowsky stated that ordinances do not always relate to an item or chapter in the Comprehensive Plan. Carter asked if there were currently any ordinances in SMC pertaining to residential infill development, and Berezowsky stated there are not, and that currently there is only language in the Comprehensive Plan related to infill.

6. DIRECTOR'S REPORT

Berezowsky stated that an application has not been received from the Jamestown S'Klallam Tribe (for a medically-assisted treatment clinic), although it may come in late this year since the fees go up next year.

7. GOOD OF THE ORDER

The Commission determined that the next meeting will be January 21, 2020.

Carter offered to help with research or other help that is needed. Lotzgesell stated that retirees offering tremendous skill sets is a tremendous value to our town, and complimented Carter for offering to help.

Berezowsky thanked the Commissioners for a great year and wished them happy holidays. Ferrell stated that he has enjoyed working with the Planning Commission, that he really appreciates them, and will take their good ideas to the City Council.

8. ADJOURNMENT

MOTION to adjourn by Gary Smith; seconded by Roger Wiseman.
Carried Unanimously. Meeting adjourned at 7:17 pm.

Respectfully submitted,



Alisa Hasbrouck
Secretary to the Planning Commission



Karen Mahalick
Chair

Minutes approved at a regular Planning Commission meeting January 21, 2020.