

**CITY OF SEQUIM
PLANNING COMMISSION MINUTES
VIRTUAL MEETING
JULY 7, 2020**

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

Present: Elizabeth A. Hall, Jeff Carter, Julianne Coonts, Karen Mahalick, Kathy Downer, Roger Wiseman

Absent: Olaf Protze

2. **APPROVAL OF MINUTES: March 3, 2020**

Motion to approve the minutes of the March 3, 2020 Planning Commission meeting; moved by Mahalick and seconded by Wiseman.

Carried Unanimously.

3. **PUBLIC COMMENT - None**

4. **NEW BUSINESS**

- a. **Conformity Review of the Proposed 6-Year Capital Improvement Program (CIP)**

City Engineer/Assistant Public Works Director Matt Klontz presented, stating that the CIP is not a budget document; it is a planning document for projects that fulfill the City's Comprehensive Plan (Comp Plan); projects come from system plans the City prepares, system plans get rolled into the capital facility component of the Comp Plan; and, the City is about to embark on updating a handful of those system plans.

Carter stated that we are looking at projects that are in conformity with the Comp Plan, which is coming due for an update. Klontz stated that some projects on the CIP are growth related and some are not. Berezowsky stated that the Comp Plan was adopted in 2015; he would need to check with Department of Commerce on our date is for updating; the time does not start from when we took the action, it is based on the statutory requirement; County and City Associations have asked Commerce over the years to align the updates; and, at minimum the City would need to complete a checklist stating that nothing has changed, but that may not be where we land. Klontz stated that WDOH has mandated that the Water System Plan be updated this year.

Klontz discussed funding and projects. Mahalick asked whether there was a push to move broadband projects up sooner, with more people working from home due to COVID-19.

Klontz stated that there has generally been a bigger emphasis on broadband, and the Commission could make that recommendation to Council.

Coonts asked about the EV charging station planned at the City shop, and whether the City is looking to do more, and Klontz stated that the City recently installed two EV charging spaces at the PUD parking lot for use by the public, and that the one at the City shop was intended to be used to charge City vehicles. Klontz presented several planned projects stating that street projects make up the largest percentage of dollars in the CIP; an alternative east-west corridor is needed and the City has been working with the community on a plan; and, planned water projects include a new deep well.

Motion to recommend approval of the Capital Improvement Program as presented by Klontz to the City Council, with the suggestion that the Council consider moving up the timetable for Citywide broadband implementation; moved by Mahalick and seconded by Downer.

Carried Unanimously.

b. [2021-2026 Transportation Improvement Program \(TIP\)](#)

Klontz presented, stating that the TIP file provided for the agenda packet was not the correct file, and shared the correct information with the Commission. Klontz stated that projects identified in the Transportation Master Plan are shown in year 2026 of the TIP; if a grant opportunity comes along and a project fits the criteria for that grant we'll advance that project; and, transportation planning is done at local and regional levels, and those plans roll up into the statewide transportation plan. Mahalick stated that the Commission has spoken about having a parking study, and asked whether that could be on the TIP, and Klontz confirmed that potentially it could. Klontz stated that the US 101 East Sequim Corridor Improvement Project is a DOT project to complete the diamond at the Simdars interchange; Sequim received federal funding and is in the process of transferring it to DOT and pairing it up with \$1.2 million that the legislature appropriated; the City is providing \$600k, so in total there is \$1.8-1.9 million to start design and permitting work so the design would be ready for the transportation package coming out from the legislature in 2022. Carter stated that the area has elk habitat, and asked if there was coordination with the DFW to avoid collisions. Klontz stated that a gentleman from the community drew up an idea for a tunnel or bridge for elk to use to cross the highway; he told the gentleman he would give it to DOT; and, that it would cost an additional \$20-25 million. Berezowsky stated that he does not believe the Comp Plan says mentions an elk corridor, though he's not sure it should since the City is an urban area; if it were included it would be treated like a potential future trail; you would have density restrictions and measures which would perhaps decrease or degrade people's property rights in exchange for maintaining a migratory path; and, DFW and likely DOE would be involved in the project and may work with other agencies on funding to not only alleviate transportation issues but also to build in protections beneficial to wildlife. Klontz stated that DOT is removing a culvert along Johnson Creek which is a fish barrier and replacing it with a bridge, and it's possible that the bridge may provide a crossing for elk. Berezowsky stated that the sin occurred in the past; perhaps if GMA had come into play ten or twenty years earlier we wouldn't have the

Bell Hill or Solano developments because elk habitat would have been recognized and deemed important to preserve; instead, the City grew well before GMA in a sprawling low density way, creating a conflict between humans and wildlife. Downer stated that Netherlands does an elk crossing, a grass freeway overpass, and it prevents many collisions. Klontz stated that there is a crossing at Interstate 90 near Snoqualmie Pass that has been successful.

Carter stated that a motion could include Mahalick's suggestion that a parking study be enumerated on the TIP. Mahalick stated that she would defer to Berezowsky, asking him whether he felt it needed to be included. Berezowsky stated that while it is important, and the parking study is not complete, he is not sure it belongs in the TIP since typically the TIP is dealing with the transportation network, and that at this point the parking study for downtown is in a draft summary form.

Motion to recommend approval of the Transportation Improvement Program as presented by Klontz to the City Council; moved by Mahalick and seconded by Downer.
Carried Unanimously.

5. UNFINISHED BUSINESS

Carter stated that the minutes from last meeting stated there was unfinished business regarding update to Planning Commission Rules and Procedures and the possibility of a Comp Plan update; this unfinished business did not make it onto the agenda; and, suggested we include all unfinished business on the agenda with the date it was suggested and name of the person who suggested it. Berezowsky agreed, stating that it should be done provided there is consensus from the Commission to do so. Carter asked if four out of seven Commissioners would constitute a consensus and Berezowsky agreed. Wiseman and Hall stated that they liked the idea. The Commission expressed unanimous consent to implement Carter's suggestion.

Carter asked if there is anything that currently needs to be placed on the agenda as unfinished business other than the Rules and Procedures update. Mahalick asked about the status of proposed code revisions related to accessory dwelling units (ADUs). Berezowsky stated that when it was brought to Council previously, they were not very interested in it; the Council is different now and we hope to gauge their support for affordable housing; he and Charlie hope to talk with Council about it Monday or at the following meeting and get direction; staff have been working on the code scrub and will bring several items forward to the Commission; and, the City has been dealing with eight appeals and a pending lawsuit related to the MAT clinic. Carter stated that the Council and their priorities change over time but as an advisory body the Commission's only direction is the Comp Plan; ADUs are a component of the Comp Plan; and, there's no reason the Commission cannot bring it forward if we feel it's appropriate regardless of Council's agreement or disagreement. Berezowsky stated that it is not unusual for Council to follow the tune of one or two members; and, while ADU regulations are already on the books and we are only looking to expand the regulations in a way that would be more

attractive. Carter asked Hasbrouck to put Rules and Procedures on the unfinished business portion of the agenda for the next meeting.

6. DIRECTOR'S REPORT

Berezowsky stated that it has been quite a learning experience doing things in new ways; it's the way we operate now and could be the way going forward; corporations have been doing this for some time, and now we've stepped across the threshold; and, if you step backward you're not going forward. Berezowsky stated that dealing with the eight appeals for the MAT clinic are consuming a large amount of staff time; the City has asked the judge to summarily dismiss the pending lawsuit; and, the City still has to go through the Hearing Examiner process, and potentially through LUPA and Superior Court; we are making progress on the code scrub; and, it's probably time to start talking about revising some language in the Comp Plan.

7. GOOD OF THE ORDER none

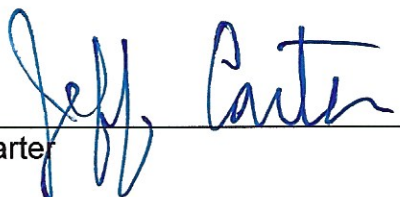
8. ADJOURNMENT 7:40

Motion to adjourn; moved by Hall and seconded by Downer.
Carried Unanimously.

Respectfully submitted,



Alisa Hasbrouck
Secretary to the Planning Commission



Jeff Carter
Chair

Minutes approved at a regular Council meeting held on July 21, 2020.