

**CITY OF SEQUIM
PLANNING COMMISSION MINUTES
ONLINE MEETING
APRIL 20, 2021**

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL:**
Commissioners: Butler, Carter, Coonts, Downer, Hall, Lowe & Mahalick.

Present: Jeff Carter, Karen Mahalick, Elizabeth Hall, Julianne Coonts, Kathy Downer, Dan Butler, Vicki Lowe
Absent: None
Excused: None

2. **APPROVAL OF MINUTES: April 6, 2021**

MOTION to approve 2. APPROVAL OF MINUTES with corrections: April 6, 2021 by Kathy Downer; seconded by Elizabeth Hall. **Carried Unanimously.**

3. **NEW BUSINESS**

- a. **New Commissioners – Welcome & Introductions**

New commissioners Dan Butler and Vicki Lowe were introduced and shared some background information about themselves.

- b. **Shoreline Master Program – Public Hearing**

Karen opened the public hearing.

Barry introduced Michelle McConnell from the state department of Ecology and added that she would be able to answer questions following Dan's presentation.

Dan with the Watershed Company gave a short presentation on the Shoreline Master Program.

Dan explained the background of what the Shoreline Master Program is.

Dan explained where the SMP applies in Sequim.

Dan gave a rundown of some of the proposed amendments.

Michelle gave a brief update on procedural details and legalities.

Commissioners asked questions about the presentation.

Jeff asked Dan Nickel about the buffer for a road that is existing - "The buffer ends where that road begins?" Dan stated that this is correct and gave some further explanation of the purpose of the buffers being proposed.

Julianne asked for clarification about adding the allowance for a reduced buffer on an existing road - "what is the reasoning for allowing a reduced buffer?" Dan stated that the reasoning is that this is a commonly used allowance that allows for some development flexibility where an existing road intersects buffer functions.

Vicki asked a follow-up to Julianne's question - "can't develop because of something being grandfathered in - still have to go through a process to make sure what they do doesn't cause damage correct?" Dan stated that this is correct.

Jeff asked a question about the Gap Analysis - "Am I to assume that mandatory and recommended are both implemented or is there some give and take between you and Department of Community Development on the ones that are just recommended?" Dan explained that the mandatory ones are implemented in some fashion, whereas the recommended are things that make sense, but aren't necessarily required by the Department of Ecology.

Ann asked - "When is the next growth management act update?" Barry stated that regarding our comprehensive plan it is in either 2023 or 2024.

Dan Butler asked regarding the prohibition of private marinas - "Are there private marinas that are being considered?" Barry explained that there are not any to our knowledge and that it likely wouldn't be feasible to expand the existing John Wayne Marina.

Jeff asked Barry - "Are some of the recommended suggestions not incorporated?" Barry and Dan explained that around 80% of the recommended suggestions have been incorporated into the proposed SMP.

Karen opened the public comment portion of the public hearing.

Chris Hartman from the Port of Port Angeles brought up a concern that the Port has with the proposed amendments regarding the prohibitions of private boating facilities within marinas.

Karen closed the public comment portion of the hearing.

MOTION to approve Move to close public hearing and continue deliberations until commissions next scheduled meeting on May 4, 2021. by Jeff Carter; seconded by Julianne Coonts. **Carried Unanimously.**

4. UNFINISHED BUSINESS

a. Rules and Procedures (7/21/20)

Travis gave an update on what to expect from a By-Laws update.

b. Transient Accommodations (10/6/20)

Nothing to report

5. DIRECTOR'S REPORT

Barry gave updates on several things that are in the works including new building projects, Temporary Uses Permits, Private roads in manufactured home parks, and commercial on the ground residential updates.

Jeff asked Barry a question about the timeline for making updates to the comprehensive plan.

Kathy asked a follow up question about private vs public streets.

6. GOOD OF THE ORDER

Dan Butler asked where to find info on the Transient Accommodations.

Commission had a discussion on the Transient Accommodations issue.

7. ADJOURNMENT

MOTION to adjourn by Dan Butler; seconded by Kathy Downer. **Carried Unanimously.**

Respectfully submitted,

Travis
Simmons
Travis Simmons, Commission Secretary

Karen
Mahalick
Karen Mahalick, Commission Vice Chair

Minutes approved at a regular Planning Commission meeting held on May 4, 2021.