

**CITY OF SEQUIM
PLANNING COMMISSION MINUTES
ONLINE MEETING
OCTOBER 5, 2021**

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

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

2. **APPROVAL OF MINUTES**

MOTION to approve Minutes as conditioned.; moved by Dan Butler seconded by Vicki Lowe.

YES: Jeff Carter, Karen Mahalick, Vicki Lowe, Dan Butler, Julianne Coonts

NO: None

ABSTAIN: None

The vote Passed.

3. **NEW BUSINESS**

a. **2021 Comprehensive Plan Docket**

DCD Director Barry Berezowsky led the discussion on the proposed Comprehensive Plan Amendments for 2021. He gave a background of the process for making amendments to the plan on an annual basis. This is allowed no more than once per year. Our larger periodic review that is done every 8years is not due until 2024. There was no 2020 amendment process in place so this year we have opened up the docket for public input.

CPA21-01: proposed amendment to change Comprehensive Plan's land use designation for property located at the southwest corner of Silberhorn Road and South 7th Avenue from low-density residential to multi-family. The Comprehensive Plan must change prior to making the necessary zoning change to make this project work. Council wants the commission to find areas to allow locations to have higher density, so this request would fit into what the council is looking for.

Barry asked if anyone had any questions?

Commissioner Lowe asked what the impacts of zoning changes could have on sewer and water? Barry stated that a higher density development is much more economical impact.

Commissioner Coonts asked for clarification that the original zoning of the lot that allowed for fourplexes and now the owners want to see the zoning allow that again? Barry stated that there's a little bit more to it than that, and would likely need to get the City Attorney involved in order to lay it out entirely, but that Commissioner Coonts is generally correct.

CPA21-02: This amendment request was accidentally left off the docket for Council consideration and staff brought it back at a subsequent meeting at which the Council agreed to consider the amendment request. Member of the public propose text and map amendment to redesignate a portion of the High Tech Light Industrial (HTLI) zoning district to low density residential (R4-8). The applicant believes this portion of property (approx. 2.4 acres) is better suited for residential development due to its topography and adjacency to existing developed low-density development. Barry believes that this will provide housing for the middle class folks of our area - teachers, medical staff, etc.

Barry asked if there were any questions?

Commissioner Lowe asked if there is a way to ensure our locals are able to be taken care of in the way of housing? Barry stated we can add language to encourage local housing, but there is no way to create a neighborhood only for locals to purchase.

Commissioner Mahalick stated that this proposal makes sense, and asked if the current zoning regulation would allow for a nearby property (Elk Creek Apartments) to be built? Barry stated that it would not, and that there is currently a request to put in another multifamily complex that cannot move forward because of the current zoning. Commissioner Mahalick believes it would be wise to include expanding this request to include some of the nearby properties and not just the lot in question. Barry added that it would be something to consider.

CPA21-03: At their June 14, 2021 meeting the City Council affirmed the City's policy to limit housing in the EOA's to the upper floors of commercial structures, and therefore, unless the Council wishes to reconsider its affirmation of land use policy regarding the City's two EOA's, staff recommended the Council deny this amendment request to be added to the docket. The Council originally denied this request on a 6-1 vote but, at a subsequent meeting, decided to add this request to the docket for consideration. Member of the public proposed text amendments to the Comp Plan to allow residential development independent of commercial land use activities to be developed in the City's Economic Opportunity Area (EOA). The text amendments promote the EOAs, specifically the Bell Creek EOA to be developed with multi-family housing, a Recreation Vehicle (RV) park with small supporting commercial uses such as an office and coffee shop. The intent of the City's two EOA's is to provide land for job creation. While the EOA's are intended to support land uses that general employment opportunities housing is also allowed, but limited to only the upper floors of a mixed-use building.

Commissioner Carter stated that it is kind of weird to consider a comprehensive plan scrub to change direction when something proposed of this magnitude needs a lot of eyes on it.

Commissioner Coonts asked if this proposal needs to be moved forward with the rest of them? Barry explained that it's not an "all or nothing" situation in that a decision needs to be made about all of the proposals at the same time, but that you don't have to accept all or deny all. Barry added that he doesn't believe this proposal shouldn't be addressed in an annual scrub due to its scope. Commissioner Coonts agrees that this one could use extended discussions.

Barry clarified that businesses could open up here now, but that an RV Park cannot. So the question isn't about being able to develop this lot, it is about developing it in the way that the new owner wants.

Commissioner Mahalick asked about ground floor commercial with upstairs residential - what if we left the EOA as it is, but removed the restriction of putting multifamily in the same district. Barry explained that this property in the comprehensive plan is not intended for residential and focused on commercial and other land use alternatives to residential.

CPA21-04: Staff generated text amendment to Transportation Policy 4.3.9 Private Streets. Whether private streets should be allowed in new developments has been actively debated by the City Council since review and approval of the Lavender Meadows Binding Site Plan. Although the Council's current policy is not supportive of private streets, staff has suggested that an outright prohibition on private streets may be a policy that will not serve the city well in the future and the Council should consider allowing private streets under certain circumstances. To facilitate this flexible policy approach the Comprehensive Plan policy language suggesting private roads should be prohibited must be amended.

Commissioner Carter asked about recent discussions regarding this - in the past it appeared everyone was on the same page of prohibiting private streets. Barry stated that after further discussion and consideration that additional conversations were needed to properly vet this.

CPA21-05: The City Council has expressed interest in encouraging more opportunities to provide affordable housing throughout the City of Sequim and believe that allowing more multifamily housing will further this goal. Therefore, staff is requesting the Council docket text and map amendments, as necessary, to allow for more multifamily housing opportunities withing the City of Sequim.

CPA21-01 - Barry stated he believes that this merits further discussion to provide housing - the commission agreed.

CPA21-02 - 2.5 acres to provide housing, makes some sense that merits some further attention - the commission agreed.

CPA21-03 - Not sure what to make of it. Biggest issue is that the Comp Plan and curb study would need to go away to support this proposition. This is doable but need to look at it from a different perspective to provide additional housing in a way that won't prevent economic development. There is a need to be cautious so that the full picture is better understood for what the desired use will be. Commission requests to not move this one forward, but to talk about the zoning restrictions in the future.

CPA21-04 - Commission wants to move forward with continuing to look at this and exploring proposed amendments.

CPA21-05 - Commission is all in support of further looking at this proposed amendment.

4. UNFINISHED BUSINESS

- a. Transient Accommodations (10/6/20)
- b. Rules and Procedures (6/1/2021)

Travis explained to the Commission that a code scrub had been completed in revising SMC 2.36. The Commission does not need to approve these changes, but are being informed as to better revise their own policies and procedures document. It was requested that original policy and procedure documents be provided to the commission so that they could review and make recommendations at the next meeting.

5. DIRECTOR'S REPORT

Barry explained that we are interviewing for the associate planner position so we are closer to being fully staffed.

6. GOOD OF THE ORDER

- a. Homesharing Follow Up

Commissioner Lowe gave a brief follow up about the homesharing presentation from the last planning commission meeting. She explained that she followed up with the Kitsap program to see how it was implemented, but that it was difficult to get in touch with someone. Explained that there are quite a few housing bills that didn't get pushed through recently that are worth following.

- b. Open Discussion

7. ADJOURNMENT

MOTION to approve 7. ADJOURNMENT; moved by Karen Mahalick seconded by Dan Butler.

YES: Jeff Carter, Karen Mahalick, Vicki Lowe, Dan Butler, Julianne Coonts

NO: None

ABSTAIN: None
The vote Passed.

Respectfully submitted,

Travis Simmons
Commission Clerk

Jeff Carter
Commission Chair

Minutes approved at a regular Planning Commission meeting held on 10/19/21.