

**CITY OF SEQUIM
PLANNING COMMISSION MINUTES
ONLINE MEETING
MARCH 1, 2022**

1. CALL TO ORDER

- a. Purpose Statement Reading
- b. Roll Call - Commissioners: Butler, Carter, Coonts, Hall & Mahalick

Present: Karen Mahalick, Elizabeth Hall, Julianne Coonts, Jeff Carter

Absent: None

Excused: Dan Butler

- c. Pledge of Allegiance

2. APPROVAL OF MINUTES: February 15, 2022

MOTION to approve 2. APPROVAL OF MINUTES: February 15, 2022; moved by Karen Mahalick seconded by Elizabeth Hall.

YES: Karen Mahalick, Elizabeth Hall, Julianne Coonts, Jeff Carter

NO: None

ABSTAIN: None

The vote Passed.

3. NEW BUSINESS

- a. Comprehensive Plan Amendments – Public Hearing

Community Development Director, Barry Berezowsky gave a brief recap of the previous meeting in which the public hearing regarding the comprehensive plan amendments was started. Barry also gave a summary of the proposed amendments. He explained that tonight's meeting is a continuation of that meeting.

Commissioner Mahalick asked a clarifying question about the differences in the motions in the presented staff report and the presentation shown. Barry explained that the omission in the power point presentation was just a typo.

Commissioner Carter explained to the committee that the motions presented are just recommendations, and that the commission can make motions as they see fit - which includes unbundling the staff recommendations and looking at each one individually.

Commissioner Mahalick asked about CPA21-005 - is this outside the downtown district? Barry explained that these are text amendments for the land use and housing policy for where residential developments are allowed and would not apply to the downtown district. Commissioner Mahalick states that what was amended in vision statement states, "downtown will grow in activity.. function of the core of a residential neighborhood that is a primary setting of multifamily development" leads this read that multifamily developments primary location would be the downtown district. Barry suggested removing the word "primary" to the amendments in order to satisfy the concerns of the commission.

Commissioner Coonts asked for clarification on CPA21-006 - where it states a map amendment to redesignate 2.5 acres of HTLI to low density residential, but in public comment provided by Deb Wallace they are actually asking for 4 acres to be rezoned instead. Barry explained that it could be a mix-up of the two sections and should actually be 4 acres and will make the change to match the public comment.

Jeff Carter opened the hearing up for Public Testimony.

Barbara West - Habitat for Humanity homeowner provided public testimony to the benefits of having a home provided by organization. Her comments were in support of allowing for more types of multifamily homes.

Deb Wallace provided comment about CPA21-006 for the site proposed for the zoning change. The suggestion is that the lower elevation 4 acres is better positioned to being residential housing as opposed to the higher elevation 2.5 acres. She reiterated that the delay of up to two years could drive up the cost to provide and develop more affordable housing.

Commissioner Carter asked Deb Wallace about developing affordable neighborhoods and affordable housing, can you elaborate on that? Deb explained that they would like to mirror the uses of the neighboring Fairweather neighborhood with duplexes. This property is not conducive to a high value development, and would be better suited as a multifamily affordable neighborhood.

David Toyer provided comment related to CPA21-003. Client's original request was broader in scope than what they have now revised. Centered around flexibility allowing multifamily uses in that zone. Offered up some suggested amendments to the development code regarding multifamily, and have filed for an administrative interpretation to allow for additional multifamily uses in the EOA zone. What they are seeking tonight - while an administrative interpretation is being pursued there is still an opportunity for the Commission to make changes to make the code consistent with the proposed similar uses.

Jeanne Sparks, a member of Littlefox LLC, gave comment on CPA21-003 and the EOA zone. She believes that it is very important to find a use for this zone. Affordable housing is something that needs to be addressed within the city of Sequim. Would like to see this zone put to good use.

Colleen Robinson, Habitat for Humanity CEO, provided additional testimony on behalf of the organization and desire to see more affordable housing options in Sequim. Allowing for higher densities would help enormously for workforce housing and families seeking affordable opportunities.

Tyrell Bradley - principal engineer provided comment to support Habitat for Humanity and the good works that they do.

Jeff Carter closed the public hearing and opened the discussion period for the commission.

Commissioner Carter asked for feelings about making a single motion for each proposal as opposed to bundling each amendment. Commissioner Coonts suggested motioning each item individually. Commissioner Hall agreed with this suggestion. Commissioner Mahalick had no issue with this.

CPA21-001 - Maliandro Property to request to go from R4-8 zoning to allow more multifamily. Commissioner Carter asked for comments, there were none.

MOTION to approve CPA21-001 as presented in the staff report and as recommended by the Planning Commission.; moved by Karen Mahalick seconded by Julianne Coonts.

YES: Karen Mahalick, Elizabeth Hall, Julianne Coonts, Jeff Carter

NO: None

ABSTAIN: None

The vote Passed.

CPA21-003 - economic opportunity area. Commissioner Carter asked for comments. Commissioner Mahalick asked Barry for clarification on the staff recommendation. Barry explained that the staff recommendation was to wait until the larger review later this year and that the applicant has since submitted an interpretation request that could potentially resolve some of their immediate concerns. Commissioner Mahalick followed up by asking if a motion to bring this to the periodic would limit ability to make the administrative interpretation? Barry confirmed it would not impact his interpretation. Commissioner Carter asked for clarification on the request for interpretation - what is being interpreted? Barry explained that the code is unclear in regards to horizontal mixed use and is not called out in table of uses, but a footnote listed does direct a reader to the standards for horizontal mixed use. So the interpretation is determining if there is enough evidence that horizontal mixed use and limited standalone residential could be intended in the EOA. Commissioner Carter asked if this was something that was potentially missed in code scrub? Barry explained that this potential contradiction was likely just an oversight.

Commissioner Coonts asked how long it would take if we put this off for the periodic review? Barry explained that isn't a question that he can answer with certainty due to not knowing how much work may go into that review, but that the timeline shouldn't supersede the need to plan properly. Commissioner Carter expressed that he believes this lot is too important for the Planning Commission alone to make the decision. Commissioner Hall

shared that she is torn, because she sees the need for workforce housing but understands that this site is an important reflection of Sequim. Commissioner Mahalick shared that she believes that the City spent the money for studies in the past because of the importance of this particular lot, and that the applicants knew of the zoning when they purchased it.

MOTION to approve CPA21-003 docket for consideration during City's required periodic review commencing 2022.; moved by Karen Mahalick seconded by Julianne Coonts.

YES: Karen Mahalick, Elizabeth Hall, Julianne Coonts, Jeff Carter

NO: None

ABSTAIN: None

The vote Passed.

CPA21-004 - Private streets. Commissioner Carter asked for comments. Barry explained that the Comp Plan is not a regulatory document and therefore "thou shalt not develop private streets" is not appropriate and we should make the amendment to leave the door open for private streets in certain scenarios that make sense, such as manufactured home parks or resort zones. Commissioner Carter touched on how in the past we discussed not allowing private streets and would like clarification on what has changed. If we allow private streets do they need to be built to City standards? Barry confirmed that currently yes, all streets must be built to city standards. Commissioner Hall voiced support for private streets, and allowing the flexibility for them to be an option as they would ultimately still need to be approved by the commission and the city council. Commissioner Mahalick said that many private street neighborhoods come to the city and ask for them to be taken over as they can no longer pay to maintain them, and while being built to city standards would help - there is nothing to ensure that they are maintained at that standard. Commissioner Coonts doesn't see the harm in supporting a change in the wording to allow for them in the instance there is something in the future that makes sense, and would favor changing the language to allow the option. Commissioner Carter stated that he is not in favor of private streets, but believes this is something that should include involvement from the community and that there is no hurry in getting this changed.

MOTION to approve CPA21-004 docket for consideration during the City's required periodic review commencing 2022.; moved by Julianne Coonts seconded by Karen Mahalick.

YES: Karen Mahalick, Julianne Coonts, Jeff Carter

NO: Elizabeth Hall

ABSTAIN: None

The vote Passed.

CPA21-005 - Barry explained this is for relaxing code to allow for more flexibility regarding creating more multiplex housing options - including eliminating the commercial ground floor requirement in some zones. He added that there are potentially 350 new units that could come to Sequim if the comprehensive plan was amended. Commissioner Coonts asked commissioner Mahalick if this was something that was on our radar in the past when the current comprehensive plan was created? Commissioner Mahalick provided insight that it may not be reflected in present plan, but there were concerns and knew that

there was a housing crunch so this proposed amendment would allow more broad types of uses. Commissioner Carter also added that the comp plan states a variety of housing would do well, but that the vision is of a friendly single family community that doesn't outright call out multiplexes but it's a vision document and not a regulatory document. Commissioner Carter also has concerns about the term "affordable housing" because there are no guarantees that this is going to serve workforce families and those in low income situations. Commissioner Hall agrees that affordability is currently completely out the door, so anything we can do to assist in allowing for more uses to benefit the city, and added that she doesn't agree with a vision of just single family residences and therefore supports the proposed change. Commissioner Carter asked if the text amendments would come back to the Commission for review? Barry explained that the text amendments proposed would go to the City Council and if approved would be applied to the zoning code which would be reviewed by the Commission at a later date.

MOTION to approve CPA21-005 as presented in the staff report and as recommended by the Planning Commission.; moved by Karen Mahalick seconded by Julianne Coonts.

YES: Karen Mahalick, Elizabeth Hall, Julianne Coonts, Jeff Carter

NO: None

ABSTAIN: None

The vote Passed.

CPA21-006 - Map amendment to redesignate 4 acres from HTLI to R4-8. Commissioner Carter asked for Barry's staff recommendation. Barry explained that the staff recommendation is in line with their recommendation for the EOA rezone, regardless of the size being significantly smaller and location being different, and that they should be treated the same. Commissioner Coonts asked about the uses compared to the HTLI versus the EOA zone - Barry explained they share some similarities, but that they are not identical in how their uses are permitted. Commissioner Coonts asked about the applicants statement that the area was in the past zoned as residential, and that they are asking it to be moved back so is this more similar to CPA21-001 or CPA21-003 - Barry explained that they are very different and that the HTLI was zoned as such because of the 5yr Comprehensive Plan process including community involvement.

MOTION to approve CPA21-006 docket for consideration during City's required periodic review commencing 2022.; moved by Elizabeth Hall seconded by Karen Mahalick.

YES: Karen Mahalick, Elizabeth Hall, Jeff Carter

NO: Julianne Coonts

ABSTAIN: None

The vote Passed.

Commission Clerk, Travis Simmons, asked for clarification on what is next for the motions that failed. Barry explained that we'll just need to go back and listen to the motions that were made. Commissioner Coonts asked if staff will revisit and represented the motions that failed? The Commission explained that the City Council will consider the recommendations, including the failed motions and they can make their own choices based on the information that they are presented.

4. UNFINISHED BUSINESS

a. Transient Accommodations (10/6/20)

Nothing at this time.

b. Rules and Procedures (2/25/2022)

Nothing at this time.

c. Land Division Code (12/7/2021)

Nothing at this time.

5. DIRECTOR'S REPORT

Barry did not have anything additional to add.

6. GOOD OF THE ORDER

a. Open Discussion

Commissioner Carter explained that he believed he should've done a better job as chair in the previous meeting. Once the vote to continue the hearing was made at the last meeting he felt as though he could've asked for explanations as to why a continuation was desired. Commissioner Mahalick explained that you can discuss a motion before it is voted on, but not after the motion was completed.

7. ADJOURNMENT

MOTION to adjourn 7. ADJOURNMENT; moved by Julianne Coonts seconded by Karen Mahalick.

YES: Karen Mahalick, Elizabeth Hall, Julianne Coonts, Jeff Carter

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 4/5/2022.