

**CITY OF SEQUIM
PLANNING COMMISSION MINUTES
ONLINE MEETING
MARCH 15, 2022**

1. CALL TO ORDER

- a. Roll Call - Commissioners: Butler, Carter, Coonts, Cummings, Fane, Hall & Mahalick

Present: Karen Mahalick, Julianne Coonts, Jeff Carter, Dan Butler, Alex Fane, Eileen Cummings

Absent: None

Excused: Elizabeth Hall

- b. Pledge of Allegiance
- c. Purpose Statement Reading

2. APPROVAL OF MINUTES: March 1, 2022

Commissioner Carter stated that two of the motions listed in the minutes indicated that they were passed, but during the meeting the commission indicated that they had failed. DCD Director, Barry Berezowsky, explained that after speaking with the City Attorney it was determined that a simple majority was enough to deem the motions as passing. Commissioner Carter explained that his understanding is that a unanimous would be required, unless our rules and procedures states otherwise - which it does not. Commissioner Carter also requested tabling the minutes until this can be further clarified.

MOTION to table 2. APPROVAL OF MINUTES: March 1, 2022; moved by Jeff Carter
YES: Karen Mahalick, Julianne Coonts, Jeff Carter, Dan Butler, Alex Fane, Eileen Cummings
NO: None
ABSTAIN: None
The vote Passed.

3. NEW BUSINESS

- a. Introduce New Planning Commission Members

New Commissioners Alex Fane and Eileen Cummings introduced themselves.

- b. Mariner's Outlook Subdivision - Public Meeting

Barry explained why this is a public meeting opposed to a public hearing.

Senior Planner, Tim Woolett shared a presentation on Mariner's Outlook 3 a preliminary subdivision application. C2 Process - subject to quasi-judicial review being that it goes before a hearing body for decision (City Council). The conditions determined in this process will provide guidance as they work towards final plat approval.

Commissioner Butler asked about the water utility locations. Tim explained that he is not an engineer, but that he knows it will be City water.

Tim brought up a specific comment received about a tree on the property and cited a code regarding the allowance of the removal of the tree. He explained that it is hard to require the preservation of a single tree based on the code.

Commissioner Fane asked about irrigation water coming from the Marina? There is already low water pressure in August, and he is concerned that the lawns will be brown and dying by the end of the season. Tim explained that this will be handled by Public Works and that they won't allow it to become an issue for new and existing homeowners.

Commissioner Fane asked about the width of public streets and whether or not they would be wide enough for emergency vehicles and overflow street parking. Tim explained that the widths being proposed would be sufficient and are up to the City's street standards that takes emergency vehicle access into consideration. There is no requirement for overflow parking, but that parking is allowed on public streets.

Commissioner Butler gave a disclosure that the specific comment about the tree that Tim covered came from his wife and that he was CC'd on the email that was submitted.

Commissioner Coonts - asked about public comments themes - concerns for stormwater runoff and erosion not being addressed right now, but will be addressed further along in the process? Tim said absolutely and gave an explanation about how infiltration will work. Commissioner Coonts followed up about trail access - lots of pedestrian traffic in the area so would be beneficial to think about developing with that in mind. Tim explained that we do have trail connections regulations that will be nailed down as this progresses.

Commissioner Cummings - provided thanks to everyone involved in the process.

Commissioner Carter wanted to point out that there are 3 requirements for findings - project is consistent with the Sequim Comprehensive Plan and meets requirements and intent for Sequim Municipal Code. Jeff also asked about plants referring to Garry Oaks, and is assuming this is called out because they are somewhat protected. Tim explained the protections that Garry Oaks have.

Applicant, Andrew Unkefer introduced himself to the Planning Commission. Addressed Commissioner Coonts question about community members walking in that area and

that this is something they are aware of and are working with city staff on. He also addressed one of the stormwater management questions asked and shared that because of new guidance and regulations that stormwater issues should be a thing of the past and shouldn't be an issue on modern subdivisions. Andrew also added that the proposed phasing with an allowed emergency access via Cedar Ridge would be feasible and respectfully asks that it be considered tonight.

Commissioner Butler asked Andrew about the emergency access out to Cedar Ridge to satisfy the two access points, but this does not address the risks for safety at the access points at W Sequim Bay and Mariner View - and asked if this has been addressed? Andrew explained that the traffic study showed that this is not as big of a risk as it may be perceived by residents.

Commissioner Fane asked about the comments concerning lighting relating to the having downward facing light fixtures. Andrew explained that in the past has developed industrial property and used shields for lighting and would be open to making that a requirement if possible.

Commissioner Carter asked about any ideas for design standards for this proposal? Andrew explained that they have not gotten to that point yet. Commissioner Carter followed up and asked about size of homes and if there would be any alleys created? Andrew explained that no alleys would be created and that the homes would be 2200+ sq/ft. Commissioner Carter asked if garages would be flush with front of the home or setback. Andrew explained that this has not been determined yet.

Zenovic Engineer, Seth Rodman provided some dialogue for this project as it relates to phase 1 access. He cited the SMC where two points of access are necessary and explained that they appear to be based on the International Fire Code, but that the SMC is a little more restrictive than the IFC. The applicant would like to use a proposed emergency access road through an adjacent subdivision rather than build out a second road (at this time), or using a splitter. The proposed emergency access would only be used for emergency purposes and would not be allowed for residents to travel on.

Commissioner Butler asked Seth about the concerns for the ability of Mariner View to handle the construction traffic, yet alone the residential traffic. Andrew jumped in and explained that there is a plan in place with builder to keep construction traffic off of a substantial portion of Mariner View in an effort to minimize having construction traffic on the majority of Mariner View.

Tim asked the applicant if they had any issue with Commissioner Butler participating in the discussion and motions in light of his public comment involvement. Andrew didn't have an issue with it.

Commissioner Fane wondered about the 12ft ADA path and a bike lane around W Sequim Bay Rd. Commissioner Cummings followed up by saying that she would refuse to walk on Sequim Bay Rd as it is obviously unsafe in its current state, and is unsure as to why anyone would choose to do so, but that it is their choice. She followed up stating

that this area was always tagged as an area to be developed, and that the future road improvements are not part of what we're talking about for this development and that it meets the requirements of the SMC and comprehensive plan from what she can tell.

Commissioner Butler asked about the City's Staff Report for the 9 lot limit on requiring two points access and now the applicant is proposing an alternative, how do we proceed? Tim gave an explanation that the issue of number lots being served, and that the staff report is going to use the code and that the Planning Commission's recommendation is going to be based on the code, and not the alternative that is being proposed as that will ultimately be up to the City Council.

Andrew Unkefer asked for the approval with the alternative to the two points of access and explained why it makes sense for them and how the proposed two points aren't going to be as much of an improvement or impact the traffic in a substantial way.

Commissioner Carter mentioned that he believes this meets all the codes of the SMC, but has concerns about the proposal meeting the Comprehensive Plan direction. Barry reminded the commission that the comprehensive plan is not regulatory document and that there is code in place that was left in place after the adoption of the comprehensive plan showing that the code is in support of the current comprehensive plan.

MOTION to approve Move to recommend (APPROVAL), to the City Council, of the Mariner's Outlook III Preliminary Subdivision application (file No. SUB 21-001).; moved by Julianne Coonts seconded by Eileen Cummings.

YES: Julianne Coonts, Dan Butler, Alex Fane, Eileen Cummings

NO: Jeff Carter

ABSTAIN: None

The vote Passed.

4. UNFINISHED BUSINESS

a. Transient Accommodations (10/6/20)

Barry explained that a discussion is set to commence shortly regarding transient accommodations. This has been discussed by senior leadership and that this will be coming forward soon.

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

Commissioner Carter wanted to ask where we are at with these updates? We've made some changes, but they don't appear to have been updated on the code website is there a reason for this? Barry explained that the changes don't happen overnight, and that the staffing changes regarding the Clerk could have had an impact on the changes not being shown on the City's website.

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

d. Comprehensive Plan Amendments (3/1/2022)

Discussed earlier this meeting regarding the passed and failed motions.

5. DIRECTOR'S REPORT

Nothing new at this time.

6. GOOD OF THE ORDER

a. Open Discussion

Commissioner Coonts invited everyone to attend this year's Irrigation Festival.

7. ADJOURNMENT

MOTION to adjourn 7. ADJOURNMENT; moved by Dan Butler seconded by Julianne Coonts.

YES: Julianne Coonts, Jeff Carter, Dan Butler, Alex Fane, Eileen Cummings

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 April 5, 2022.