

**CITY OF SEQUIM
CITY COUNCIL MINUTES
ONLINE MEETING
APRIL 19, 2022**

1. CALL TO ORDER

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

Present: Elizabeth Hall, Julianne Coonts, Jeff Carter, Eileen Cummings, Alex Fane
Absent: None
Excused: Karen Mahalick, Dan Butler

- b. Pledge of Allegiance
c. Purpose Statement Reading

2. APPROVAL OF MINUTES: April 5, 2022

MOTION to approve 2. APPROVAL OF MINUTES: April 5, 2022; moved by Eileen Cummings seconded by Elizabeth Hall.

YES: Elizabeth Hall, Julianne Coonts, Jeff Carter, Eileen Cummings, Alex Fane

NO: None

ABSTAIN: None

The vote Passed.

3. NEW BUSINESS

- a. Stormwater Code Update – Public Hearing

Commissioner Carter opened the Public Hearing

MOTION to continue a. Stormwater Code Update – Public Hearing to May 3, 2022 Planning Commission Meeting.; moved by Julianne Coonts seconded by Elizabeth Hall.

YES: Elizabeth Hall, Julianne Coonts, Jeff Carter, Eileen Cummings, Alex Fane

NO: None

ABSTAIN: None

The vote Passed.

- b. CUP-22-001 Swisher Hall – Public Hearing

Commissioner Carter opened the Public Hearing.

City of Sequim Senior Planner, Tim Woolett gave a presentation on the project being proposed. This is an expansion of the existing Swisher Hall building located adjacent to the James Center Bandshell.

Tim explained that parks are listed as a conditional use in the R4-8 zone so this particular project must go through the Conditional Use Permit (CUP) process, and explained what a CUP entails.

Commissioner Coonts asked a question about the square footage of the addition? Tim explained that the square footage shared is just for the addition. Commissioner Coonts also asked about the ADA Bathrooms, will they be available for public use? When the building is being used the bathrooms will be open to those using it.

Commissioner Cummings asked about how the ownership of this building works? The City Band is helping pay for this, but who is responsible for the maintenance? Public Works Director, Sarah VanAusdle explained that this is not a City project, and this is a City Band project as they have raised all the funding for it. Once construction is completed they will dedicate it to the City for the City to maintain.

Commissioner Hall asked about the recommendations for approval and needs for sprinklers and how we're going to run a water line under or around Bell Creek? Tim explained that the conditions are not binding and that we'll determine the feasibility during the construction review.

Zenovic and Associates, Steve Zenovic, addressed the Planning Commission and some of the questions that were brought up. The square footage presented is the square footage being added - existing structure is about 1300sq/ft and this will be an additional 2400sq/ft added to it. A second restroom will be added to the single restroom currently there. A maintenance room will also be added with an IT/recording management sound booth as well. Current band room is not up to standards and this new addition will accommodate the growing size of the band and their needs.

Commissioner Fane asked about connecting sidewalks? Steve explained that there are sidewalks currently in place and that there will be accessible paths planned with the playfields and bandshell.

Commissioner Hall asked what the occupant load will be for the total building once this is completed? Steve believes that the load will be 80 in the new hall and about half that in the old rehearsal hall.

Commissioner Coonts asked about the existing pedestrian walkways and if they will be impacted? Sidewalks are being added around the building that will impact one of the existing walkways, but not a major one.

Commissioner Carter asked if Zenovic was involved with the original building? Steve explained that they were not, but that they were involved with the Haller Playfield design. Commissioner Carter asked about the PW requirement for asphalt? Steve

explained that the original building was built 20yrs ago so things were different, and that the new building isn't going to increase the need for newly paved parking spaces in his opinion.

Sequim City Band Board President, Debbi Soderstrom addressed the Planning Commission. Funding was received from some grants and made this a perfect time to act on desire to expand. Band's mission is to perform, preserve and promote concert band music. Explained who all uses facility and why need for expansion exists. Added that they are looking for a waiver on the parking requirements outlined in the staff report.

Commissioner Carter asked about the pavement and the Albert Haller sidewalk? Steve explained that the Albert Haller sidewalk is a separate issue from this project. Commissioner Carter also asked about expiring grants in 2023 and Debbi explained that \$250,000 is set to expire in June 2023 and \$150,000 would expire by the end of 2023.

Public Comments from Justin Knobel - president of Sequim Community Orchestra. Gave background on the programs that they provide out of this building currently and the desire to grow the space.

Commissioner Carter closed the public hearing.

Commissioner Coonts wants to further discuss the issue regarding parking. Sees the need for the parking lot improvements, but does not feel comfortable making any sort of motion that would require the improvements without seeing if there was room for compromise.

DCD Director, Barry Berezowsky explained that the Sequim Municipal Code (SMC) provides guidelines for what must be followed. He explained that this expansion requires parking, and that the SMC requires that and the Planning Commission cannot waive that requirement. We can put this motion off until our next meeting, and gather some more info if so desired. Sarah agreed with Barry and added that staff will need to work with the City Attorney to explore all possibilities.

Commissioner Coonts asked if the code requires parking be upgraded? Do we need to add parking? What are the specifics? Sarah believes that because it is an addition that it requires asphalt parking. Barry added that what is currently in the staff report is not over conditioned, so what is currently in the staff report is because that is what the code requires.

Commissioner Hall asked if the code allows for shared parking? Can they share parking with Carrie Blake Park? Barry explained that the code does allow for shared parking in some situations, but that he's not privy to any existing agreements with the City Band. Commissioner Hall asked how many new spaces we're looking at requiring? Tim explained that we're not requiring any new spaces (aside from ADA parking), but that we're requiring parking lot improvements.

Commissioner Fane asked if there is anything in the long range planning for the City to pave the entire parking area currently? Sarah explained that it is possibly about 3 years out, and is a matter of funding and capacity of staff to get projects engineered and started.

MOTION to continue b. CUP-22-001 Swisher Hall – Commission Discussion prior to making a motion at the May 3rd, 2022 Planning Commission meeting.; moved by Elizabeth Hall seconded by Julianne Coonts.

YES: Elizabeth Hall, Julianne Coonts, Jeff Carter, Eileen Cummings, Alex Fane

NO: None

ABSTAIN: None

The vote Passed.

4. UNFINISHED BUSINESS

a. Transient Accommodations (10/6/20)

Nothing new to report.

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

Nothing new to report.

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

Nothing new to report.

5. DIRECTOR'S REPORT

Barry explained that he is likely going to be around until early June or for as long as the City Manager needs his assistance.

6. GOOD OF THE ORDER

a. Open Discussion

Eileen brought up the housing grant and zoning changes happening in Port Angeles. She advocated for everyone to listen to the April 11 Port Angeles City Council work session on homelessness if they have the time. One of the big things brought up relates to zoning changes, and wonders if there would be anything similar that the City of Sequim could do? Hopeful to find some solutions to address these issues. Barry explained that this is something that will likely be coming soon.

Commissioner Fane asked about the transportation section of the comprehensive plan and wondered about specifically a section regarding lanes along west Sequim Bay Rd

and it's timeline? Barry is not aware that this project is on the near future plan, but being in the comprehensive plan it is a project that the city believes is necessary.

7. ADJOURNMENT

MOTION to adjourn 7. ADJOURNMENT; moved by Elizabeth Hall seconded by Eileen Cummings.

YES: Elizabeth Hall, Julianne Coonts, Jeff Carter, Eileen Cummings, Alex Fane

NO: None

ABSTAIN: None

The vote Passed.

Respectfully submitted,

Travis Simmons

Travis Simmons
Commission Clerk

Jeff
Carter

Jeff Carter
Commission Chair

Minutes approved at a regular Planning Commission meeting held on 5/2/2022.