

**CITY OF SEQUIM
CITY COUNCIL MINUTES
ONLINE MEETING
MAY 3, 2022**

1. CALL TO ORDER

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

Present: Karen Mahalick, Elizabeth Hall, Jeff Carter, Dan Butler, Eileen Cummings, Alex Fane

Absent: Julianne Coonts

Excused: None

- b. Pledge of Allegiance
c. Purpose Statement Reading

2. APPROVAL OF MINUTES: April 19, 2022

MOTION to approve 2. APPROVAL OF MINUTES as Conditioned: April 19, 2022; moved by Karen Mahalick seconded by Elizabeth Hall.

YES: Karen Mahalick, Elizabeth Hall, Jeff Carter, Dan Butler, Eileen Cummings, Alex Fane

NO: None

ABSTAIN: None

The vote Passed.

3. NEW BUSINESS

- a. Stormwater Code Update – Public Hearing

Public Works City Engineer, Don Ctibor gave an update to the changes made to the stormwater code.

Commissioner Carter asked if there is any reason not to mention that the most current manual is the 2019 manual? Don stated that they prefer to not list a date so that it does not need to be continuously updated moving forward.

Commissioner Carter opened the Public Hearing.

Don explained that the code updates were to make it flow and modernize the practices so that whomever is picking it up has a better understanding of the direction that they need to go.

Commissioner Mahalick was satisfied with corrections made addressing the questions that she had from the previous meeting.

Commissioner Hall stated that section 13.104.200 is listed twice so can remove one of the listings.

Commissioner Carter stated that at the bottom of page 9 in 13.104.130 under illicit discharges, the very last sentence says "a public drainage system, a private drainage system or a receiving water within" - should this be waterway or something like that? Don explained that it should read as it is written.

Commissioner Carter asked about page 11 - Civil Penalty section was reduced considerably. Don explained that this would defer it to our standard process that is consistent with everything else, but that it is possible that the civil penalty section in the SMC could see additions relating specifically to stormwater infractions.

MOTION to approve Sequim Municipal Code 13.104 update and to forward it to City Council for adoption.; moved by Karen Mahalick seconded by Eileen Cummings.

YES: Karen Mahalick, Elizabeth Hall, Jeff Carter, Dan Butler, Eileen Cummings, Alex Fane

NO: None

ABSTAIN: None

The vote Passed.

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

Outgoing DCD Director, Barry Berezowsky, gave an update on the deliberation that was had between staff and the applicant regarding paving at the project site. The condition was altered to just require the paving of an ADA parking space and an ADA compliant entrance into the facility, and not to include paving the entire parking lot.

Commissioner Fane asked about the requirement for ADA parking and what it was determined on? Barry explained that he was not the planner of record that brought this application forward, so therefore he is not educated enough on this topic to provide a sufficient response.

Commissioner Mahalick asked what are we asking for the conditional approval on? What is being asked? Barry explained that we are looking for approval for the Conditional Use Permit, as conditioned with the removal of the requirement for the paving to be completed for this project.

Commissioner Carter asked project engineer, Steve Zenovic, and Sequim City Band's Debbi Soderstrom if they were satisfied with the conditions, and they were.

MOTION to approve The proposed Swisher Hall Remodel and Community Rehearsal Hall Addition at James Performance Center Conditional Use Permit application (file No. CUP 22-001).; moved by Karen Mahalick seconded by Elizabeth Hall.

YES: Karen Mahalick, Elizabeth Hall, Jeff Carter, Dan Butler, Eileen Cummings, Alex Fane

NO: None

ABSTAIN: None

The vote Passed.

4. UNFINISHED BUSINESS

- a. Transient Accommodations (10/6/20)
- b. Rules and Procedures (2/25/2022)

Commission Clerk, Travis Simmons, asked if there was anything in particular that the commission wanted to discuss at the next meeting? Commissioner Carter said nothing in particular, but that meeting with the new City Clerk would be helpful.

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

5. DIRECTOR'S REPORT

Barry gave an update on where he is with multiplex codes and that his last day is projected to be in the first week of June.

New DCD Director Steve Lachnicht introduced himself to the Planning Commission.

6. GOOD OF THE ORDER

- a. Open Discussion

Commissioner Hall brought up an issue regarding a neighbor of hers. They are currently renting the property, and the house is not up to adequate standards and she wants to see this be something that the City looks into, specifically the International Property Maintenance Code, and consider addressing.

Commissioner Carter asked about code enforcement and what drives the Hearing Examiner following up with complaints? Barry explained that we work on a complaint driven basis and prioritize health and safety. In regards to the Hearing Examiner, Barry explained that currently code compliance is difficult to get in front of judges and that the new process involving the Hearing Examiner will allow the city to get more cases heard.

Commissioner Fane asked about code compliance for quality of workmanship on new construction - is there anything that the city or that the community can do? Barry explained that we review plans and perform inspections, but it's not from the quality control aspect as long as it meets the minimum requirements for the current building code adopted.

Commissioner Fane asked about rent increase in mobile home park in Forks and shared that if its possible there, it could come to Sequim so do we have any plan in place to mitigate this potential impact to our community before it happens? Barry explained that he's not aware of something in place currently to assist with this or to help mitigate it, but that the Council is possibly looking into some kind of rental assistance program, but that he's not entirely sure.

Commissioner Carter shared thoughts on the term "affordable housing" and conditions that he believes need to be in place in order for something to qualify as such.

7. ADJOURNMENT

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

YES: Karen Mahalick, Elizabeth Hall, Jeff Carter, Dan Butler, 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 6/7/2022.