

**SEQUIM PLANNING COMMISSION**

**Public Meeting**

**Sequim Civic Center  
152 West Cedar Street**

**Sequim, WA 98382**

**6:00 P.M.**

**Tuesday, May 1, 2018**

**MINUTES**

**1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**

Chairwoman Mahalick called the meeting to order at 6:00 p.m., led those present in the pledge of allegiance to the flag, and took roll call. A quorum was present.

**Commissioners Present:**

Thomas Ferrell  
Karen Mahalick  
Dave Potter  
Olaf Protze  
Gary Smith  
Roger Wiseman

**Commissioners Excused:**

None

**Staff Present:**

Alisa Hasbrouck, DCD Specialist  
Barry Berezowsky, Community Development Manager

**2. APPROVAL OF MINUTES: APRIL 17, 2018 PLANNING COMMISSION MEETING**

**Motion:** By Commissioner Smith and seconded by Commissioner Ferrell to approve the minutes of the April 17, 2018 Planning Commission meeting.

**Motion Carried unanimously.**

(An error was discovered later during the meeting. The Commissioners unanimously approved a correction to the minutes, Item 4.a., changing Item 1 in the table to read "Platting process" instead of "Short platting process".)

**3. PUBLIC COMMENT**

None

#### 4. NEW BUSINESS

##### a. Public Hearing on the 2018 Title 18 Zoning Proposed Amendments

Community Development Manager Barry Berezowsky presented proposed amendments:

	<b>Topic</b>	<b>Staff Recommendation</b>	<b>Action Taken</b>
1	18.20.050 Platting process	Add language that allows lots larger than 14,500 sq. ft. when subdividing property.	<b>Motion:</b> By Commissioner Wiseman and seconded by Commissioner Smith to approve staff recommendation. <b>Motion carried unanimously.</b>
2	18.20.130 Zero lot line development	Add language to the Lifestyle District zone table to allow zero lot line development in the LD District.	<b>Motion:</b> By Commissioner Smith and seconded by Commissioner Wiseman to approve staff recommendation. <b>Motion carried, 5 ayes and 1 nay.</b>
3	18.48.130-18.48.45 Town Center sub-area	Remove references to the "Town Center sub-area".	<b>Motion:</b> By Commissioner Ferrell and seconded by Commissioner Potter to approve staff recommendation. <b>Motion Carried unanimously.</b>
4	18.57.070 Downtown parking requirements	An exemption from the need to provide parking is currently provided to <i>retail</i> businesses less than 2,500 sq. ft. The proposed code change would extend the exemption other types of businesses as well.	<b>Motion:</b> By Commissioner Potter and seconded by Commissioner Wiseman to approve staff recommendation. <b>Motion carried unanimously.</b>
5	18.48.050 Parking requirements for hotels/motels	Currently the code requires a specific number of parking spaces be provided for RV and employee parking at hotels. Staff recommends we remove these requirements and leave it up to hoteliers to determine the amount of parking needed.	<b>Motion:</b> By Commissioner Protze and seconded by Commissioner Wiseman to approve staff recommendation. <b>Motion carried, 5 ayes and 1 nay.</b>
6	18.24.032 - 18.24.040 Design review board	The design review process has numerous references to a "Design Review Board" which no longer exists. Staff recommends removing these references.	<b>Motion:</b> By Commissioner Wiseman and seconded by Commissioner Potter to approve staff recommendation. <b>Motion carried unanimously.</b>

	<b>Topic</b>	<b>Staff Recommendation</b>	<b>Action Taken</b>
7	18.22.075 Mini-storage and self-storage facilities	The code includes development standards for mini-storage and self-storage facilities in commercial districts; however, these facilities are only allowed in the Heavy Commercial Warehouse District. Staff proposes to amend the language to reflect the prohibition of these types of facilities in the City's other commercial zones.	<b>Motion:</b> By Commissioner Protze and seconded by Commissioner Ferrell to approve staff recommendation. <b>Motion carried unanimously.</b>
8	18.59.020 Shipping/cargo containers	Amend the code to prohibit the use of cargo containers and other structures that were originally built for purposes other than storage from being used as accessory structures or buildings in residential zones.	<b>Motion:</b> By Commissioner Smith and seconded by Commissioner Wiseman to approve staff recommendation with the following change: strike out the portion under Section C. which states "Cargo containers, railroad cars, truck vans, converted mobile homes, travel trailers, recreational vehicles, and similar prefabricated items and structures originally built for purposes other than the storage of goods and materials are not considered to be accessory structures or buildings." <b>Motion carried, 5 ayes and 1 nay.</b>
9	18.62.040(B)(1) Manufactured home parks	Staff recommends the minimum and maximum parcel size requirements for manufactured home parks be stricken, as staff cannot identify the requirement's relation to the public's health, safety and welfare.	<b>Motion:</b> By Commissioner Wiseman and seconded by Commissioner Protze to approve staff recommendation. <b>Motion carried unanimously.</b>

**5. UNFINISHED BUSINESS**

None.

**6. DIRECTOR'S REPORT: Barry Berezowsky**

None.

**7. GOOD OF THE ORDER**

Commissioner Smith stated that several citizens mentioned they were pleased that a moment of silence was observed during the last meeting in remembrance of former first lady Barbara Bush.

**8. ADJOURNMENT**

**Motion:** By Commissioner Smith to adjourn the meeting, seconded by Commissioner Wiseman.

**Motion carried unanimously.**

The meeting was adjourned at 7:40 p.m.

Next meeting: May 15, 2018 at 6:00 p.m.

Respectfully submitted,

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Alisa Hasbrouck  
Secretary to the Commission

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Karen Mahalick  
Chair

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