MINUTES
Planning Commission Meeting
5:30 PM - Tuesday, February 17, 2026
Council Chambers, 152 W Cedar St., Sequim, WA 98382

1. CALL TO ORDER

The land that we know as Sequim [sxʷčkʷíyəŋ "soo-ch-kwee-ing"] was once inhabited solely by first peoples known as the S'Klallam [nəxʷsƛ̓áy̓əm̓ "new-sklai-yem"] People, represented by the three Tribal Governments, Lower Elwha Klallam, Jamestown S'Klallam and Port Gamble S'Klallam. We serve as stewards of the land within the City of Sequim with the same care and consideration the S'Klallam / Klallam Tribes has and continues to provide. This acknowledgment is a respect to the S'Klallam People and their history.

The Planning Commission serves as an advisory body to the City Council. The purpose of the Planning Commission is to provide guidance and direction for Sequim's future growth through continued review and improvement to Sequim's Comprehensive Plan, zoning code, shoreline management, environmental protection, and related land use documents. The Planning Commission will have all of the powers and perform each and all of the duties specified by Chapter 35A.63 RCW, as amended, and set forth or amended by ordinance. (Ord. 2009-036 § 1; Ord. 2009-030; Ord. 311 § 2, 1974).

2. ROLL CALL

Present:	Vice Chair Julianne Coonts, Commissioner Karen Mahalick, Chair Eileen Cummings, Commissioner Larry Hueth, Commissioner Dennis Lefevre, and Commissioner Alex Fane
Absent:	Commissioner Will Habel
Staff Present:	Permit Coordinator Emily Coler, City Manager Matthew Huish, Interim DCD Director Karla Boughton, Senior Planner Travis Simmons, and Senior Planner Scott Radden

3. PLEDGE OF ALLEGIANCE

Chair Eileen Cummings led the flag salute.

4. APPROVAL OF MINUTES - REGULAR SESSION

Minutes approved as written.

RESULT:	**Passed 6-0**
MOVER:	Commissioner Hueth
SECONDER:	Commissioner Coonts
AYES:	Commissioner Coonts, Commissioner Mahalick, Commissioner Cummings, Commissioner Hueth, Commissioner Lefevre, and Commissioner Fane
ABSENT:	Commissioner Habel

5. PUBLIC COMMENT

Commission Chair Cummings opened the floor for general public comment at 5:32 pm.

County Resident Chuck Weber addressed the Commission about the notion of "Sequim's small town character" that is referenced throughout the Comprehensive Plan. He noted that the document doesn't graphically capture what about Sequim we want to maintain and protect; that needs to be captured. Most of the recent developments that have gone in don't look like they belong, and he is worried that over time, the town will lose its identity. As we're doing the Comp Plan update, we need to codify the identity we are looking to preserve. Weber was also curious in general about the Hearing Examiner approach on approval of projects. He would like more clarification on who has the final say whether or not a development moves forward.

City Resident Rhonda Coats was pleasantly surprised to be so welcomed as an audience member. She wanted to ask if, as a citizen, they can influence the municipal code in the direction of environmental progression; lighting standards, etc. Could they be doing more to influence the kind of plans that go outside of buildings that are also good for birds and humans alike? Can municipalities be ahead of State RCWs and more progressive as a community than the State laws dictate?

Public comment was closed at 5:38 pm.

6. GENERAL BUSINESS

6.1. 2025 Comprehensive Plan - Status Update

Interim DCED Director Karla Boughton gave the Commission a brief update on the status of the Comprehensive Plan since the last meeting.

7. NEW BUSINESS

7.1. PUBLIC HEARING: Development Code Update: Draft 17 Land Divisions and Chapter 18.21 Supplemental Housing Requirements

Chair Cummings opened the Public Hearing at 5:42 pm.
Senior Planner Travis Simmons gave a summary to the Commission and residents in the audience.

Commissioners had no questions.

City Resident Brad Griffith addressed the Commission about his latest project, Lighthouse Shelters. This project relates to affordable housing, but has had setbacks because of the Washington State Energy Code Requirements. Griffith recommended producing clear definitions or a table, that clearly states what is permitted within zones. He also asked for new terminology that would essentially "lower the bar" and provide residents with the opportunity to build smaller. An

example he used was "accessory sleeping units," which do not have heating or plumbing, so they differ from accessory dwelling units.

City Resident Denice Irish provided public comment about her property and an issue she ran into last year with wanting to sell an acre and how the process was less than ideal then. There is a lot she does not know and does not want to spend the money again to find out the requirements - she just wants to sell an acre of her lot.

There was a short discussion between the Commissioners and Staff to answer some questions for clarification.

The Public Hearing was closed at 6:38 pm.

Motion Language: I move to recommend approval with modifications to the Sequim City Council the Planning Commission Redlined Draft Title 17 Land Division and Draft Chapter 18.21 Supplemental Housing Requirements as identified in Exhibit A to this staff report and recommended findings.

RESULT:	**Passed 6-0**
MOVER:	Commissioner Hueth
SECONDER:	Commissioner Lefevre
AYES:	Commissioner Coonts, Commissioner Mahalick, Commissioner Cummings, Commissioner Hueth, Commissioner Lefevre, and Commissioner Fane
ABSENT:	Commissioner Habel

8. DIRECTOR'S REPORT

Interim Dir. Boughton thanked the Commission for their work in reviewing a full draft code update, and noted that there will be a first touch by the Council at their next meeting.

9. GOOD OF THE ORDER

Commissioner Mahalick thanked Staff for being so receptive and thorough in the comments from the Commissioners.

Commissioner Coonts liked the idea of summarizing the comments for the minutes that were received from the public tonight. Staff noted that they would provide a summary of those comments.

10. ADJOURNMENT

Motion to adjourn.

RESULT:	**Passed 6-0**
MOVER:	Commissioner Coonts
SECONDER:	Commissioner Mahalick
AYES:	Commissioner Coonts, Commissioner Mahalick, Commissioner Cummings, Commissioner Hueth, Commissioner Lefevre, and Commissioner Fane
ABSENT:	Commissioner Habel

Meeting adjourned at 6:50 pm.

Emily Coler, Planning Commission Clerk

Eileen Cummings, Chair
Julianne Courts, Vice Chair