

**CITY OF SEQUIM  
CITY COUNCIL MINUTES  
SEQUIM CIVIC CENTER  
152 WEST CEDAR STREET  
SEQUIM, WA  
SEPTEMBER 6, 2016**

**ROLL CALL**

**Members present: Bob Lake, Genaveve Starr, Candace Pratt, John Miller, Ted Miller, Dennis Smith, Pam Leonard-Ray**

1. **Bid award - Pavement Preservation Project**

Matt Klontz reported this went out to bid in August. The bid came in at \$477,000 which exceeded the Engineer's Estimate. The project was re-advertised and bids opened on September 1. Northern Asphalt from Kingston submitted a bid of \$290,000 which is a significant change from \$477,000. References have been checked. Klontz explained the items that were removed from the call for bids.

Garlington provided additional information concerning the bidding process and engineer's estimate calculations.

**MOTION** to approve and authorize contract award for the 2016 pavement preservation project to Northern Asphalt and authorize the City Manager or his delegate to enter into a contract with Northern Asphalt for the contract amount of \$290,553.55. I further authorize an additional 10% of the contract amount for construction contingency. by Candace Pratt; seconded by Ted Miller. **Carried Unanimously.**

2. **Zoning Text and Zoning Map Amendments to Implement the Comprehensive Plan**

Nelson-Gross explained we have an adopted Comp Plan. We are required to adopt development regulations to implement the Comp Plan. There are ways that portions of the Comp Plan can be addressed at a later date. Any Comp Plan amendment needs to be looked at as a whole.

Hugo stated a Comp Plan is adopted for a 20-year time period. State law requires review every 8 years. There are 600 vested lots in the city. We currently have a 10 year supply of buildable lots.

Nelson-Gross stated the city also did an addendum to the EIS. That is one of the documents that was used in developing the Comp Plan. Bush added that an addendum is a significant investment and runs approximately \$20,000. Hugo explained how the process began, developed and the public participation that took place. There was discussion about how to proceed with any changes requested to the Comp Plan. Any

change needs to be analyzed to see how other areas may be affected. Each chapter relates to other chapters. We are required to manage under GMA and to have a plan. We are required to have development regs that are consistent with the Plan.

Hugo explained that some aspects of the Comp Plan are aspirational and some areas are more directive. Affordable housing is addressed in a couple of chapters of the Comp Plan. He explained we have increased the range of housing types and lot sizes that will relate to affordability.

There was council consensus to bring this issue back on September 12.

PUBLIC COMMENT - Please limit comments to 3 minutes.

Marguerite Glover owns Peter Black Real Estate. She submitted a letter from Bruce Emery of Green Crow. She has heard from 2 people that they approached the city and were told the Cameron property could not be a mobile home park because no additional mobile home parks are allowed in the city, even though it is adjacent to a mobile home park.

Bruce Emery letter was read by Glover.

Karen Pritchard addressed the potential docketing of attached single family housing for future consideration. It takes a lot of study to determine what the zoning map says. I

Ron Gilles stated that the loss of commercial property at Port Williams creates an inconsistency on the corner. The zoning needs to allow attached housing. It's not the housing, it's being able to attach it. The zoning is an issue when it comes to the EOA. Developers need to know what to expect. He encourages council to look closely at that zoning.

Mike McAleer stated Chris went to the community on several occasions. The presentation didn't change much and a lot was rejected based on the presentations. There was concern about the cottage housing and rear loading garages and requirement for alleys which significantly adds to development costs. Not all 700 agreed with the product. He didn't feel they were being listened to.

Tom Williamson was presented to a number of times. He was on the study group. They were presented with a vision/plan. The input they gave was ignored and they were asked to accept a number of items such as a grid system along with rear loading. People love the cul de sac communities. People feel this is a safe neighborhood. Insurance adjusters will tell you rear access alley garages are more frequently burglarized. Any time you have straight, uninterrupted roads, you will have people speeding. They are not safer. We have been given misinformation as fact.

## **GOOD OF THE ORDER**

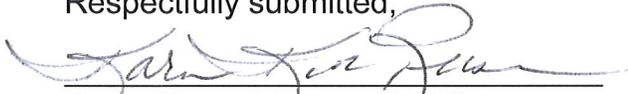
Bush stated his contract requires checking with the council if he is considering a board position. He has been approached about being a board member on the Alliance for Innovation. He asked if council would support his involvement with the Alliance as a board member? Council was supportive of Bush pursuing the board position.

Mayor Smith reported there was a mistake in the billing department. Residents will receive their August bills again rather than a September bill. Corrected bills have been distributed.

Smith announced the next meeting is September 12 at 2:30 with tours of city facilities. Work session begins at 5.

Meeting adjourned at 4:23 p.m.

Respectfully submitted,



Karen Kuznek-Reese, MMC  
City Clerk



Dennis Smith  
Mayor

Minutes approved at a regular Council meeting held on September 12, 2016.