

**CITY OF SEQUIM  
JOINT CITY COUNCIL /  
SEQUIM PLANNING COMMISSION  
MINUTES  
SEQUIM TRANSIT CENTER  
190 WEST CEDAR STREET  
SEQUIM, WA**

**NOVEMBER 4, 2013**

**5:00 P.M. SPECIAL JOINT CITY COUNCIL/PLANNING COMMISSION MEETING**

Council members present: Laura Dubois, Erik Erichsen, Ken Hays, Ted Miller, Candace Pratt, Dennis Smith and Genaveve Starr.

Commission members in attendance: Jon Wendt (Chair), Bill Sterhan, Sita Thompson, Terry Peterson, Marc Connelly. Not in attendance: Barbara Sanford and Olaf Protze

City Staff: Steve Burkett, Karen Kuznek-Reese, Craig Ritchie, Chris Hugo, Jack Dodge, Barbara Hanna, Elray Konkel, Paul Haines

**Welcome**

**Urban Growth Area**

Washington is a mandated growth state. We are directed to prepare for growth rather than just manage growth.

Hugo provided information concerning urban growth areas, requirements and definitions. Sequim's current UGA has capacity for 20 years' growth. There is no need to expand the UGA to accommodate growth. There could be quid pro quos for no net gain.

Haines outlined the City's water and sewer service areas and provided information concerning other water providers in the area. A 2% annual growth rate is projected for Sequim.

Urban growth updates are required in Clallam County by 2016. Countywide projections updated and expired in 2012. UGA updates and population distribution requires regional agreement and county commissioner enactment.

Hugo identified and discussed the UGA and city limits. (Ken Hays left the meeting at 6:30 p.m.)

Jim McEntire stated we are the only county with an elected community development director. Commissioners cannot step in front of independently elected officials. He recommends including the County DCD Director in these discussions.

Burkett asked for thoughts on including Bell Hill in the UGA. Miller feels it would be a positive asset for the city. It will have to come from Bell Hill residents. Dubois, Erichsen and Smith would like a cost benefit analysis. Burkett stated property taxes from a \$500,000 home would be about \$600 to the city annually. Street maintenance would be a large issue. They pay a lot of money to their HOA for that cause. Haines commented that they have easements over parcels. They are outside the city limits and UGA. Their stormwater runoff comes into the city but we have no control over their runoff. There was discussion about Sunland being part of the UGA.

Staff will prepare recommendations on a comprehensive list on what should stay, be removed or added to the UGA along with a cost/benefit analysis. There was discussion concerning Flora's Acres, Daytona and other islands in the city.

**ADJOURNMENT**

The meeting adjourned at 7:45 p.m.

Respectfully submitted,



Karen Kuznek-Reese, MMC  
City Clerk



Ken Hays  
Mayor

Minutes approved at a regular council meeting held on November 25, 2013