



# SPECIAL MEETING AGENDA SEQUIM CITY COUNCIL

Sequim Civic Center  
152 West Cedar Street  
Sequim WA  
September 6, 2016  
3:00 p.m.

## ROLL CALL

1. Bid award – Pavement Preservation Project
2. Zoning Text and Zoning Map Amendments to Implement the Comprehensive Plan

**PUBLIC COMMENT** – *Please limit comments to 3 minutes.*

## GOOD OF THE ORDER

5:00 Adjourn

### **PUBLIC COMMENTS**

Although *no* public comment is *required* to be provided for at City Council meetings, City Council members have provided for two public comment periods.

Not all agenda items are appropriate for public comment. Matters which are or were the subject of a public hearing for which required notice was given are topics where public comment outside of the public announced hearing are not allowed by law. Matters that may affect liability for the City are not appropriate for comments from the public even though it may be an agenda item. Frequently questions from the audience to the council or to staff or to consultants are not appropriate to answer at a council meeting. The chairperson will explain when public comment is not appropriate as the need may arise. If you wish to comment on a Public Hearing item, please sign up on the specific Public Hearing sign-up sheet.

#### Public Comment Rules:

1. Come to the lectern; state your name, address, and topic for the record.
2. Please limit your comments to 3 minutes.
3. Please refer to the sign-in sheet for additional rules.

## SEQUIM CITY COUNCIL AGENDA COVER SHEET

**MEETING DATE:** September 6, 2016

**FROM:** Matt Klontz, City Engineer

**MDK**  
Initials

**SUBJECT/ISSUE:** Award Pavement Preservation Contract

Discussion dates			
<b>CATEGORY</b>	<input type="checkbox"/> City Manager Report	<input type="checkbox"/> Information Only	Time Needed for Presentation  5 Minutes
	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Consent Agenda	
	<input checked="" type="checkbox"/> Unfinished Business	<input type="checkbox"/> New Business	
Reviewed by		Initials	Date
Charles P. Bush, City Manager		CPB	9/2/16
David Garlington, Public Works Director			
Sue Hagener, Administrative Services Director			

**PROBLEM/ISSUE STATEMENT:** In 2016, the City of Sequim budgeted approximately \$473,000 for city wide pavement rehabilitation on select streets including;

- W. Fir St between 9th Ave and 5th Ave (Overlay)
- W. Fir St. Ramp upgrade
- Klahn Pl cul-de-sac (Overlay)
- Klahn Pl alleyway between Klahn and 5th Ave (Recycled Asphalt Millings)
- N. 7th St at the April 2016 water main break location (Reconstruction)

The rehabilitation work includes pavement overlay, pavement reconstruction, recycled asphalt millings placement and base repair.

**LIST OF ATTACHMENTS:**

1. Plan View of Improvement

**DISCUSSION/ANALYSIS:** The contract for these improvements was re-advertised after the single bid received on August 12, in the amount of \$477,754.94, exceeded the Engineer's Estimate of \$429,000 by more than 10%. When including material testing, construction staking and a 10% construction contingency, the estimated total project cost was \$540,000, exceeding the budgeted amount of \$473,000. Even though budget reserves were available to cover the added cost, the City Engineer determined it to be in the best interest of the City to obtain a bid that was closer to the budget amount. Therefore, the contract scope was modified by removing paving at the Water Reclamation Facility (WRF) and reducing the limits for reconstruction on 7<sup>th</sup> Ave near the water main break. Construction of the WRF headworks is still underway and likely will not be completed in time for paving this year and the limits of paving on 7<sup>th</sup> Ave was limited to the area with visible surface damage. The contract for these improvements was advertised August 18, 2016. Sealed bids were opened in public Thursday, September 1, 2016 and Northern Asphalt, LLC of Kingston, Washington was the lowest responsive and responsible bidder for this project.

**FINANCIAL IMPLICATIONS:** The Engineer's Estimate remains at \$429,000. Funding for the project totals \$473,000. The Transportation Benefit District funding amount is \$199,000 and the combined Water and Sewer allocation amount is \$274,000.

The contractor's bid was in the amount of \$290,553.55. Public works staff is requesting City Council allow a 10% contingency for the project, totaling to \$319,608.91.

**RECOMMENDATION:** Staff recommends that the City Council Award the contract to Northern Asphalt and authorize the City Manager or his delegate to enter into a contract with Northern Asphalt for the 2016 Pavement Preservation project.

**MOTION:** I move to 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.

W. FIR ST./KLAHN PL./N. 7TH AVE./ALLEY



## SEQUIM CITY COUNCIL AGENDA COVER SHEET

**MEETING DATE:** September 6, 2016

**FROM:** Chris Hugo, Director – DCD

CRH  
Initials

**SUBJECT/ISSUE:** Zoning Text and Zoning Map Amendments to Implement the Comprehensive Plan (Consistency Update)

Discussion dates	July 25; Aug. 8, 2016		
<b>CATEGORY</b>	<input type="checkbox"/> City Manager Report	<input type="checkbox"/> Information Only	Time Needed for Presentation and Discussion  90 Minutes
	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Consent Agenda	
	<input type="checkbox"/> Unfinished Business	<input type="checkbox"/> New Business	
Reviewed by	Initials	Date	
Charles P. Bush, City Manager	CPB	9/2/16	
Kristina Nelson-Gross	KNG	9/1/2016	
Karen Kuznek-Reese, City Clerk	Kkr	8/31/16	

**PROBLEM/ISSUE STATEMENT:** With the adoption of the Sequim 2015-2035 Comprehensive Plan in late 2015, the city’s development regulations need updating to implement the new Plan’s directions on growth and character of development. The extent of code changes needed to meet these new directions warrants this Council work session to prepare for future action in pending implementing regulations.

**ATTACHMENTS:**

[None: Staff will present a PowerPoint presentation to facilitate work session discussion.]

**DISCUSSION/ANALYSIS:** The Growth Management Act (GMA) was codified as state law in 1990 in an effort to better manage growth. The intent of the Act is to protect critical areas and rural lands, and to promote growth in urban areas, i.e., cities. In order to meet this obligation, the GMA requires local jurisdictions to prepare comprehensive plans. As part of this mandate, the GMA *requires* that local jurisdictions engage in significant public outreach in order to determine what the community’s vision entails. RCW 36.70A.140 of the GMA provides:

*Each county and city that is required or chooses to plan under RCW 36.70A.040 shall establish and broadly disseminate to the public a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans.*

GMA appeals to hearings boards and state courts have confirmed that plans and implementing regulations should be a reflection of the community's vision for future growth as developed through active public participation.

Once the comprehensive plan is adopted, the community's vision, including a growth strategy, is "set," and the local jurisdiction is expected to do the work necessary to bring the vision to reality. This is where development regulations enter the picture. The GMA requires all development regulations be consistent with the City's comprehensive plan. It is the development regulations that effectuate the community's vision, which is why the development regulations must be consistent with the comprehensive plan. Without this consistency, there can be no expectation that the community's vision will be realized. *"Communities express their desired futures through their plans; they get the futures that are in their codes."*

The City's new Comprehensive Plan proposes citywide changes to development patterns, densities, and land use districts. In this work session, the Council will review the foundations of zoning, how the new Plan's goals and policies direct the update of regulations, and the consequences if consistency isn't achieved. The Plan is based on a new growth framework and development strategy to give substance to the Vision and values from which it is derived. The Plan's Future Land Use Map (FLUM) presents the considerable changes to the land use patterns and districts throughout the city, including accommodating density where it is best connected to services and providing new opportunities for living-wage jobs and economic diversity. The FLUM is a direct reflection of the Plan's Goals and 220 Policies. To achieve these and the many other components of the growth strategy – and mandated plan / regulatory consistency – requires changes to all existing zoning classifications and the creation of some new ones. Every property in the city is affected in some way by the new Plan and the regulations needed to realize it.

This work session provides the Council opportunity to discuss what is required to attain regulatory consistency as well as be informed on the potential consequences if it is not achieved.

**BUDGET IMPLICATIONS: None.**

**RECOMMENDATION: None.**

**MOTION: None.**