

**CITY OF SEQUIM  
CITY COUNCIL MINUTES  
SEQUIM CIVIC CENTER  
152 WEST CEDAR STREET  
SEQUIM, WA  
May 22, 2017**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**CHANGES TO THE AGENDA**

**CEREMONIAL**

1. [Certificate of Recognition to Cathy Dao AWC Scholarship Recipient](#)

Mayor Smith presented the certificate of recognition to Cathy Dao AWC Scholarship recipient.

Cathy Dao extended a thank you to the City Council.

**REPORTS**

T. Miller attended the North Olympic Development Council meeting on May 18th. He reported on the Guy Cole ribbon cutting to the NODC.

Leonard-Ray attended the Arts Commission meeting and the Clallam County Board of Health meeting.

Starr attended the Association of Washington Cities on Labor Law on May 3 - 5. She also attended the Clallam County Transit meeting on May 22 with J. Miller.

**Committee, Board and Liaison**

**Presiding Officer**

**City Manager**

Irvin reported on the Community Economic Revitalization Board Grant acceptance. He also reported that Rally in the Alley is kicking off on Saturday, June 3 in the northeast quadrant of Sequim.

**PUBLIC COMMENTS Please limit comments to 3 minutes. Please see "Public Comments" rules attached.**

Charles Mawson reported on the elk visiting Solana. He is concerned about the preservation of the elk habitat in Sequim.

Douglas Francis is concerned with the open space concerning the Francis subdivision. Three developers proposing different options were turned away in this location.

Emily Wescott, about the plantings and flowers she helps to maintain in the community.

Ron Fairclough mentioned that most people want to live on a cul-de-sac or at the end of a street. He stated that Sequim should build up and investigate the idea of building towers.

Alan Jarboe expressed concern with the banner policy and that religion is singled out on the form. He mentioned the *Widmar v. Vincent* case for review.

Teddy Sanem spoke concerning the banner policy. Is it possible for a religious organization to get a banner for events that promote small town and friendly? She mentioned the need to further define some of the policy language.

Brody Broker spoke about the High Tech Light Industrial (HTLI) and Lifestyle District (LD) proposed zoning changes. He discussed how the HTLI zone is too restrictive in a small town and also mentioned that the LD allows many types of uses and affordable housing ends up competing with other allowed uses in the broad zone. He also mentioned that attached housing should be an option in the Single-Family Residential (SFR).

Lavina Johnson confirmed that the City Council received her letter submitted earlier in the day.

Ron Fairclough talked about the banners and also readerboards. He said the City should be wiser and should not zone people into places.

## **INFORMATION/COUNCIL QUESTIONS INVITED**

2. Chamber of Commerce 1st Quarter Report
3. Human Services Quarterly Funding Reports
  - a. Peninsula Behavioral Health
  - b. Shipley Center

## **PUBLIC HEARINGS (Legislative)**

4. Ordinance No. 2017-10 Bicycle Licensing

Mayor Smith read the rules and opened the public hearing at 6:45 p.m.

Nelson-Gross presented the Bicycle Licensing ordinance and recommended the repeal of the outdated Sequim Municipal Code.

Mayor Smith asked for speakers. Hearing no response, the public hearing was closed at 6:49pm.

**MOTION to approve Ordinance No. 2017-10 Bicycle Licensing as proposed in report made by Genaveve Starr; second by Pam Leonard-Ray. Carried Unanimously.**

5. [Ordinance No. 2017-11 Chapter 2.04 - City Council](#)

Mayor Smith opened the public hearing at 6:50pm.

Nelson-Gross presented the overview of the City Manager authority to cancel the public meetings. Option A gives authority to the City Manager or City Council and Option B gives authority to the City Council only.

Ron Fairclough talked about the elected mayor of the past and would like to see the City Council cancel the meetings.

Mayor Smith asked for additional speakers. Hearing no response, the public hearing was closed at 7:01pm.

**MOTION to adopt Ordinance No. 2017-11 with the City Council cancelling meetings made by T. Miller; second by J. Miller. Carried Unanimously.**

6. [Ordinance No. 2017-12 Implementing Zoning Changes for Comprehensive Plan Compliance](#)

Mayor Smith opened the public hearing at 7:08pm.

Chris Hugo, DCD Director presented the updates to the City Council.

The comments made earlier are contrary to what the Comprehensive Plan direction states.

Leonard-Ray - Comprehensive Plan (CP) approved in October 2015. Are we required to follow the CP adopted in 2015?

Hugo responded that if the level of detail is in the CP, the direction must be followed. If it is vague, then no. Standards can be adjusted there.

Irvin mentioned the docketed items.

Bill Malkasian wanted to build a mini-storage warehouse on the property on North Rhodefer Road. He doesn't see the value of HTLI there. He discussed the option for affordable housing or mixed-use on the property.

Maria Malkasian owns the property in the HTLI zone. She stated that many people are looking for affordable housing.

Steve Smith represents the party for HTLI property. Highest value for commercial property is on Washington Street. He said the zoning takes away the value in this location.

Brody Broke has similar concerns to S. Smith. He does think industrial is important. Affordable housing is a concern. Housing types in the past were separated out and now those uses are competing with other uses.

Melanie Swagerty had buyers for the HTLI zone but the buyers can't do what they want there. It is a commercial business. Natural farming and bee keeping. Didn't want to invest in a 1919 farm site. Front of community, HTLI doesn't make sense.

Eileen Schmitz mentioned townhouses in Sunland as an example. This is not a good use of the space.

Marguerite Glover agrees with previous speakers. Offer on property for HTLI but restrictions on the property and she would like more flexibility in that zone.

Cal Leenstra purchased a property in the Neighborhood Commercial zone. He is concerned that fewer uses are available than the previous code. He mentioned that it isn't a neighborhood commercial area because it serves the greater community. Leenstra mentioned that the Community Center zone would be better for this location.

Doug Francis mentioned the concern with slope on his 8 acres. He mentioned that the sites should be looked at individually and that the constraints of each parcel should be considered. He said that the property has been deemed undevelopable by staff.

Mae Graves agrees HTLI zoning issues are right. She is a realtor and she stated that most people are in the service industry looking for affordable homes or attached townhomes. She mentioned the importance of providing affordable housing.

Ron Gilles stated that zoning needs to be market driven. He said that the market drives development and the developers are the ones taking a risk. Affordable housing must also be considered.

Charles Smith appreciates realtors and the comments surrounding the HTLI zone. He mentioned that highest and best use has not been considered. He said an Outback Steakhouse may work in this location. He said that staff couldn't tell him what type of business fits the HTLI category.

Ron Fairclough stated that the city should let the people be creative and build what they want.

Mayor Smith asked for additional speakers. Hearing no response, the public hearing closed at 8:00pm.

Lake stated we are making our laws consistent with the Comprehensive Plan that we do have.

T. Miller generally agrees with HTLI and also mentioned attached housing.

Lake stated that we have attached housing on the items to consider.

Leonard-Ray stated we had a period for people to comment on the plan and also the Docket deadline on May 1. She agrees that we should also look at HTLI.

Nelson-Gross stated that the Community Development Manager will develop an RFP for a consultant to look at the docketed items for the upcoming Comp Plan annual review. I will move this summer. It is a quick process and we will have the list in the next 60 days.

Hugo commented on the neighborhood business and said that most of the uses on the list are allowed. The new code is more flexible and has more open regulatory guidelines. He said retail can mean anything because we are setting requirements for the size and setbacks and we are not limiting by use. It broadly defines uses instead of specific uses.

He mentioned that there are zones like Highway Commercial that allow hotels or specifically designate those uses.

**MOTION to approve Ordinance No. 2017-12, including Exhibits A and B, the proposed amendments to Title 18 Zoning to enhance implementation of the 2015-2035 Sequim Comprehensive Plan made by Ted Miller; seconded by Candace Pratt. Carried Unanimously.**

Council stated that the HTLI should be reviewed with the Docket scrub. Look at transferring HTLI to low visibility areas.

## **CONSENT AGENDA**

7. Approve/Acknowledge
  - a. City Council Meeting Minutes - May 8, 2017
  - b. Claim Voucher Recap Dated 5/22/17 Total Payments  
\$595,806.69
  - c. Permanent Utility Easement - 5th and McCurdy

**MOTION to approve CONSENT AGENDA by Genaveve Starr; seconded by Pam Leonard-Ray. Carried Unanimously.**

## **UNFINISHED BUSINESS**

### **8. Resolution No.R2017-14 Banner Policy**

Nelson-Gross presented the Banner Policy. Religious organizations are singled out by virtue of the law including the US Constitution and the WA State Constitution. The banner support structure was paid for by lodging tax dollars. Banners on the structure must help put heads in beds.

**MOTION** to approve with changes to include specific state and federal laws discussing separation of church and state be stated in the policy section and that the blue section in the signature line be stricken. Resolution No.R2017-14 Banner Policy moved by Bob Lake; second by Pam Leonard-Ray. Aye by Lake, Smith, Leonard-Ray, Pratt, J. Miller, Starr. Nay by T. Miller. Motion Carries.

### **9. Award EOC Generator Contract**

Garlington presented information concerning the installation EOC generator project.

**MOTION to Award EOC Generator Contract to Olympic Electric Company for their bid in the amount of \$115,656.80 plus an additional 10% City held construction contingency and to authorize the City to enter into a contract with Olympic Electric Company made by Bob Lake; seconded by Candace Pratt. Carried Unanimously.**

### **10. Guy Cole Phase II and Funding Options**

Irvin presented information concerning the Guy Cole Phase II and funding options. Phase II is expected to complete the remodel of the east end classrooms and the kitchen. A cost estimate is yet to be determined. Staff will work with the architect to bring back project option in late June. Staff is working to secure an additional \$25,000 to \$30,000 to help complete Phas II.

### **11. Live Streaming Council Meetings Update**

Clint Woods, IT Manager presented the options for live streaming versus audio streaming.

There was council discussion concerning the issue.

Mayor Smith said he hears that we should hold off and that it is not a priority now.

12. **Certify Matching Funds for RCO Grant Request**

Irvin presented information concerning the certification of matching funds for RCO Grant Request.

**MOTION to authorize the City Manager to sign the Certification of Applicant Match Form and Certify Matching Funds for RCO Grant Request by Bob Lake; seconded by Pam Leonard-Ray. Carried Unanimously.**

**NEW BUSINESS**

**GOOD OF THE ORDER**

T. Miller mentioned that the bridge tournament was successful with nearly 300 people.

T. Miller recognized four City Council members running unopposed.

Pratt mentioned a partnership between the Boys and Girls Club and the Sequim Food Bank.

B. Lake stated that we should appreciate Bobbie for stepping up and staying on to help the City.

Chris Hugo addressed the City Council to say goodbye. Appreciate each and every one of you. Thank you and I'll miss all of you. Please come to Mexico.

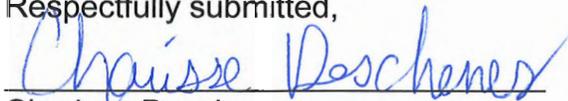
**PUBLIC COMMENTS (Please limit comments to 3 minutes each)**

**NO EXECUTIVE SESSION**

**NEXT MEETING DATE June 12, 2017 (5:00 p.m.) and June 26, 2017 (6:00 p.m.)**

**ADJOURNMENT** at 9:17pm

Respectfully submitted,



Charisse Deschenes  
Deputy City Clerk



Dennis Smith  
Mayor

Minutes approved at a regular Council meeting held on June 12, 2017.