

**CITY OF SEQUIM
CITY COUNCIL MINUTES
SEQUIM CIVIC CENTER
152 WEST CEDAR STREET
SEQUIM, WA
NOVEMBER 25, 2019**

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Dennis Smith, William Armacost, Ted Miller, Bob Lake, Candace Pratt,
Brandon Janisse

Absent: Jennifer States

Excused: Jennifer States

CHANGES TO THE AGENDA

Student Liaison Hannah Hampton requested to move the Student Liaison report up in the agenda.

Miller requested to move item 5 to the December 9 meeting. He said he didn't receive the packet until Friday because of staff illnesses and absences and he didn't have enough time to review it.

Lake asked if it should be a work study.

City Attorney Kristina Nelson-Gross specified that item 5 is a quasi-judicial matter and that it would not be appropriate to hold a work session.

She specified that that the public hearing is the appropriate time to get questions answered. She said that the applicants are here and questions are answered during that time.

Pratt also mentioned that she has a change in the agenda. She also asked if the agenda was full at the next meeting.

Assistant City Manager Charisse Deschenes stated that the agenda for the December 9 meeting is light at this time.

Nelson-Gross stated that you have to open the public hearing and continue it to a date certain because the quasi-judicial public hearing was noticed for November 25.

Pratt mentioned that it would mean that they hear the public hearing.

Pratt asked to move the solid waste contracts, item 10, up to before the public hearings.

MOTION to Approve CHANGES TO THE AGENDA to move item 5 to the December 9 meeting.

The motion did not pass.

MOTION to Approve CHANGES TO THE AGENDA to open the public hearing tonight for item 5 and postpone item 5 to December 9 sometime tonight; to move the Student Liaison report to immediately after changes to the agenda, and to move item 10 up before the public hearings. Motion by Lake and seconded by Pratt.

YES: Dennis Smith, William Armacost, Ted Miller, Bob Lake, Candace Pratt, Brandon Janisse

NO: None

ABSENT: Jennifer States

The vote was Approved.

STUDENT LIAISON REPORT

Hampton said that the school started a new program called Raising Student Voice and Participation (RSVP). It is an opportunity for students to bring up what they like about the school and the community. They are hoping to go through the feedback and hope to make changes to the school and Sequim.

They are also doing the Winter Wishes program.

CEREMONIAL

PUBLIC COMMENTS Please limit comments to 3 minutes. Please see “Public Comments” rules attached.

Jean Pratschner wishes to share her concerns about the MAT, she is strongly opposed to the location of the MAT. She discussed the warming center services and short comings making them on the edge of not being able to open in the future.

Tim Wheeler said he is here on behalf of Voices for Health and Healing. He discussed the ad that appeared in the Sunday paper, half page ad. He supports the building of the campus. He said that the ad thanks all supporters including law makers, local law enforcement, medical care providers and local citizens.

Wayne Pederson said he is here to discuss the issues with the stats that the Jamestown is telling the community. He said that he escaped California, and tells all his friends and family that coming to Sequim is worth the trek. He opposes the MAT.

Becca Korby of Healthy Families of Clallam County (HFCC) is so happy to see everyone here. She is here to discuss sexual assault and domestic violence, emergency housing for victims of domestic violence and sexual assault. She said that the victims are already here in Sequim. She said that they opened 257 days ago and have housed 11 families

with 11 kids. HFCC has provided many nights of good clean, safe sleeping arrangements. HFCC plans on making more opportunities in Sequim.

Anne Henniger said kudos to the Councilmembers for their service to Sequim. She is a 23-year resident of Clallam County and six-month resident of Sequim. She enjoyed their contributions to make improvements to Guy Cole and Haller fields.

CONSENT AGENDA

1. Claim Voucher Recap in the Amount of \$1,143,199.32

MOTION to Approve:

1. Claim Voucher Recap in the Amount of \$1,143,199.32 by Ted Miller; seconded by Bob Lake. **Carried Unanimously.**
2. CORRECTED October 14, 2019 Minutes
3. October 28, 2019 Minutes with roll call changes.

MOTION to Approve CONSENT AGENDA by Janisse; seconded by Miller.
Carried Unanimously.

10. Solid Waste Contract Renewal

David Garlington discussed the solid waste contract renewal. He said different can sizes available. They are coming up with low income options to allow for waste services. Starting January 1, 2020 the City will enter into a ten-year contract. Murreys will provide service to the majority of the City, however the City will retain services around City Hall based on the flexibility that the City has for pick up. Murreys will provide the containers for Rally in the Alley and also other city festivals. Staff and Murreys will meet yearly to discuss positives and negatives of the year.

Lake asked if you pay extra for recycling.

Garlington confirmed that the cost is within the bill.

Lake pointed out that the contract said that the recycling is covering glass. Murrey's confirmed that it does not cover glass at the curbside pick-up.

Pratt asked about yard waste and cutting off the bill for part of the year.

Chad with Murreys said that you can have service for part of the year and cut off service at any time.

MOTION to Approve the Solid Waste Contract Renewal with a modification that excludes glass from the curbside recycle bins by Armacost; seconded by Pratt.

Carried Unanimously.

PUBLIC HEARINGS (Quasi-Judicial or Legislative)

4. Final Hearing on the 2020 Budget (Legislative)

Administrative Services Director Sue Hagener gave the presentation for the final public hearing of the 2020 budget. She said that the ask is to approve the 37.7 Million budget which establishes the appropriations for 2020. It includes an FTE count of 85.38. It includes part-time unbenefited Emergency Management Coordinator and a temporary 0.5 employee for training before the WRF Lead retires.

Smith closed the public hearing.

MOTION to Approve the Ordinance 2019-16 adopting the 2020 Budget by Miller; seconded by Lake.

Carried Unanimously.

5. Lavender Meadows Binding Site Plan and Draft Notice of Decision (Quasi-Judicial)

Lake said that he did send someone an email regarding this topic. He said that he has lived in a mobile home park before and that he understands the financial aspects of it.

Nelson-Gross asked for some clarification.

Lake read his email.

Nelson-Gross asked if the applicant had any objections. The applicant replied for the record that he has no objections to Lake's email correspondence.

Deschenes said that the Senior Planner Tim Woollett is here for a presentation as well as the applicant.

Miller said that this is where he would like to make a motion to continue.

Lake said he would like to hear the presentation since everyone is here.

Nelson-Gross clarified the options for how to proceed.

Smith said we would hear everything and then make a decision at the end as to how to proceed.

Armacost said that he would like to hear what they have to say tonight but would like the two weeks to allow Councilor Miller to make the decision.

Woolett gave the planning presentation for the Lavender Meadows preliminary major binding site plan. The property is zoned R 4-8, single-family residential. He said the designation is consistent with the Comprehensive Plan and the zoning allows manufactured home parks. He pointed out the roads and 10 percent open space. He said the development is proposed in three phases. He said that everything will have to be built to standard as a stand-alone project.

Miller asked if they allow mobile homes? Woolett said that this is for a manufactured home park only and not mobile homes.

Armacost asked if they could sell the lot to the owner? Woolett said no. That would be a subdivision process.

Miller asked if there is a recourse if the owner of the home has a dispute with the owner of the land? Nelson-Gross said that there is nothing in here that speaks to that and we don't have the authority to regulate to that affect.

Nelson-Gross gave two clarifications for the record. First we need to make sure that the mobile home and manufactured home park standards. We don't dictate one way or another through this process whether they are manufactured or mobile homes. And secondly Woolett mentioned that there are private streets built to City Standards. She said that they aren't built to City Standards but if at some time they become City owned, then they would have to meet the standards of public streets.

Garlington said that they aren't an essential part of the City at this point but if they develop then there would be the need.

Pratt said that we have had poor success in the past of builders providing roads for the people who live there.

Matt Klontz, City Engineer said that they do have street standards for manufactured home parks. It is an approved standard for the street standards for the private streets. Only certain streets within their development may be needed in the future to connect with the Urban Growth Area. He said that we are planning for that need for connectivity for when that connection may be needed some time in the future.

Pratt said there will be a lot of traffic on the streets that serve the houses.

Klontz said to do that now said there is not a nexus to ask for that now.

Nelson-Gross said this is an area of our Municipal Code that needs updating.

Lake asked if there is room for emergency service vehicles to service the area.

Klontz said that the roads are 24 feet in width without parking.

Pratt asked about the height limit requirements that are contradictory in the staff report.

Woolett said that Staff is holding to the 25 feet as the maximum height allowance. He said the applicant will give more clarifications when the developer gives their presentation.

Fred and Jane Mansoor provided a letter of support received on November 25.

Pratt also sent emails to Woolett about open spaces and a taking. Open spaces aren't required because there was a case in Bainbridge that considered that requirement a taking. The applicant has volunteered open space and a possible club house as part of this proposal. Woolett restated Klontz' response concerning private streets. He also said the street light plans will come along with road plans. He said shingles will be discussed by the developer and he also responded that the owner / project proponents will take responsibility for insuring the common space.

There was a question about affordability and land rental. Woolett clarified that this project is not submitted as an affordable housing project.

Applicant Levi Holmes, Principal at JWW Group submitted a couple of exhibits. He said he has a team with him. He said that they do single-family, multi-family and other projects. They do an acre for acre type development. They have 38 acres here and they set aside 38 acres in permanent conservation elsewhere in Washington State to keep trees from being cut and protecting the wildlife. They created an open space area and community space in their development here. They also provided extra parking. He said they will be doing up to 2600 feet of public road improvements on Sequim Dungeness Way and Port Williams Road. Residents will be required to get new home from the factory, no used homes or mobile homes will be allowed in the development. Holmes said that JWW Group is committed to quality and being good neighbors to the existing owners. Residents will be required to get new home from the factory, no used homes or mobile homes will be allowed in the development.

Miller asked if they have opposition to solar panels or solar collection on their roofs. Holmes said that Labor and Industries would require the permit.

Lake said that it is State law that you can't prohibit solar. He asked Holmes to clarify if they would prohibit solar. He said Holmes said no.

Miller asked about single-wide, double-wide and triple-wide homes. Holmes said they will not allow single-wides.

Lake asked if they made estimates for the entry-level housing in the development. He also asked for an estimate for the lot rental. He said Pratt had some questions about insurance.

Holmes said his colleague can answer.

Pratt asked that they look right here in Sequim for preservation of their 38 acres.

Armacost asked about the use of the word "may" when the developer talks about open space.

Holmes said that the parks are in the binding site plan but they wanted flexibility with the types of amenities. He said there is going to be a clubhouse.

Armacost also asked about price range.

Leah Brook said the price range would be well under 362K median price range. She said that she would be looking at homes between 160 to 200K.

Armacost asked what owners would get for the \$400 to \$600 a month. Brook said that it pays for the upkeep of the open space, maintenance, landscaping, and onsite management. She said there is no additional HOA fees. People will be responsible for their own yards.

She said that the people living there will not have individual property taxes.

Armacost asked if there would be protections for the homeowners not to have additional rates raised. He also asked about the cost and who they use as the manufacturer of the homes. He also asked about the funding. Brook said Community Sound Bank has committed to providing loans.

Nelson-Gross interjected and said that the types of things that we are talking about are not the types of things that we can regulate. The issue before us is if the application we have before us is if the application meets the standards that we have. She said that Council might want to revisit their questions.

Lake said that they are encouraged to have affordable housing in the area and that they are getting an understanding of it.

Holmes said that they will also provide stormwater management with pervious pavement that is a little more expensive. He quoted Warren Buffet saying that it takes twenty years to build a reputation and five minutes to ruin it. He said they want a quality project in Sequim and want to do more projects in Sequim. He said they don't want to destroy that reputation with poor quality.

Smith asked if there would be on-street parking. Holmes said there would not be.

Smith went on to public comment.

Charles Haygood said he supports the neighborhood. He said JWW is equitable and fair and that they spoke to their concerns. He feels that the developers have met all obstacles.

Darlene Schanfald has concerns about where they are going to get water, there is not enough water for the existing homes, let alone all the proposed homes. Cautions Council to think and hard.

Pete Davis is the HOA president in his neighborhood, Valley Farm Court. When this project came there were a lot of concerns about the additional traffic. JWW addressed their concerns regarding traffic on Port Williams Road. Pete supports the development and found JWW easy to work with.

David Herbelin is not against manufactured home, or manufactured homes, but said that this is not affordable homes. He asked what happens if the land they are leasing disappears; what is the exit plan for the families? He wants to protect the futures of the families who are investing in these homes.

Glynda Ball was very concerned when she first heard of this plan. Her property adjoins this property; she was concerns about losing her views, property values and safety. She became proactive in learning about the process involved, worked with the City, her neighbors and JWW. JWW is creating ways to mitigate her concerns. She fully supports this project and wants to continue to be proactive and be a good neighbor.

John (JWW) thanked the City, neighbors and his team. The team worked very diligently to make sure that they are doing what a good developer should do, complied with all City requirements and brought the best people in the Puget Sound to make this project a success.

Mary Bell asked what the Fire District comments were. She said she loves firemen and medics.

Woolett said that everything meets the fire code.

Ron Gillis has been working with John and Levi for over a year now, they have done a fantastic job with the communication and working with the neighbors. Real Estate broker for 22 years and the city is losing the affordable home market.

Miller said he doesn't want to rush into a decision. He said it deserves due consideration because it is a quasi-judicial matter.

Nelson-Gross reminded Council that the determination is on the regulations and the standards before us. Not on whether it meets affordable housing, whether or not there are site rents.

Pratt said that she is ready to vote tonight.

Nelson-Gross said that if you want to delay your decision she would highly recommend closing the public hearing because that would keep us from getting additional testimony and additional Council interaction.

Smith closed the public hearing.

MOTION to continue all further actions for two weeks for Lavender Meadows Binding Site Plan and Draft Notice of Decision (Quasi-Judicial); moved by Ted Miller seconded by William Armacost.

YES: Dennis Smith, William Armacost, Ted Miller, Bob Lake, Brandon Janisse, Candace Pratt

The vote Passed unanimously.

OTHER

6. Fir Street Update

City Engineer Matt Klontz provided updates on Fir Street. He said that the project is about 50% complete. He said that it is on schedule and at least on budget, possibly under.

7. Comprehensive Emergency Management Plan

Police Chief Sheri Crain said that the county plans on a lot of work on this project. The document presented tonight is not a final draft and updates are to come. The changes will make the state happy; but there are modifications to come.

MOTION to Approve the Comprehensive Emergency Management Plan by Lake; seconded by Pratt.

Carried Unanimously.

8. Broadband Interlocal Agreement

IT Program Manager Anthony Martin presented the latest information on the Broadband Interlocal Agreement. He said this project is to meet the Council Goals set for exploring broadband services for Sequim. He said that proud to be part of this study leading to better broadband services in our community. He said that while the City was preparing grant application they attended a symposium with Charlie Bush. With the recommendation from the State to work on the projects from a regional perspective they saw a need to approach this as a regional project with neighboring cities, the Port of Port Angeles and Clallam County. The group was approved for grant of \$25,000 with City of Forks, City of Port Angeles, Port of Port Angeles and Clallam County. Sequim's portion is \$2,500 to get a broadband feasibility study completed for the area.

They are reviewing proposals to see what services are needed to the citizens and what areas are served or underserved. At this phase the group is only looking at a feasibility not making decisions. The study will go on through the first two quarters of 2020. He said that we should be getting the same information that we would get

Janisse said that we will get the short end of the stick and said it will be centered on the Port, the County and the City of Port Angeles. He said that we are the small fish in the pond and how we can guarantee that we are getting the information that we need.

Martin said that we will get participation from our citizens. He said that will be the same all over the County. He said that it isn't a one size fits all approach. This is just the study to understand the needs.

MOTION to Approve the Broadband Interlocal Agreement; moved by Lake seconded by Miller.

YES: Dennis Smith, William Armacost, Ted Miller, Bob Lake, Candace Pratt

NO: Brandon Janisse

ABSTAIN: None

The vote Passed.

9. Sequim Health & Housing Collaborative Contracts

Nelson-Gross said that back in 2017 Council asked that we look at the way that the City provides human services. A collaborative was created over the last couple of years to work together to address human services needs in the community. The City has been working with the Sequim Health & Housing Collaborative on a number of contracts for the group to receive that funding. The contracts are retroactive back to January 2019.

MOTION to Approve the Sequim Health & Housing Collaborative Contracts by Lake; seconded by Pratt.

Carried Unanimously.

INFORMATION

Committee, Board and Liaison Summary Reports

Bob Lake- Went to the Clallam County Trails Board, he needs to be replaced.

William Armacost- Attended non-profit group, had members from the Sequim health & housing collaborative. NOLA meeting last Friday.

Candace Pratt- Attended two Clallam Transit meetings, primarily about substance and I-976 measure.

Project Homeless Connect is being renamed Project Connect.

Clallamgivesmightygive.com - give to local non-profits

Janisse- no report

Ted Miller- no report

Presiding Officer

City Manager

11. 2020 City Council Advance Plan

Deschenes asked Council for clarification concerning the 2020 Council advance. She said that if there will be a public meeting, we will need to coordinate with GREASE team. She said the public meeting could occur in January / February and that we could bring it back to Council for the February Council Advance.

Janisse said he would like to do away with the February Council meeting.

Smith said just do public portion and leave it at that until after the new year.

Councilmember Elect Troy Tenneson said he would like to push back until February to start the Council Advance meetings.

12. Centennial Plaza

Deschenes asked for clarification for the Parks, Recreation and Arbor Board (PARB) and for the City Arts Advisory Commission (CAAC) concerning a request to complete upgrades to Centennial Plaza. She said that the PARB and CAAC are interested in knowing more about what the Council expectations are for that site. She asked if Council supported the PARB and CAAC working together with the public to propose a plan for Centennial Plaza.

Janisse suggested that Staff speak to Over the Fence. He would said that a temporary park might be the best way to go. He supports a budget for the project but not to go overboard.

Deschenes asked if the Council supports one-time funds for the project. She also asked if there was a budget amount they would support.

Miller said that it is potentially a valuable space and for open space and park space he could support.

Lake said that the Council needs to be willing to pony up some money. He said that it shouldn't be a waste of their time so we should consider at least \$50,000. Lake said he supports having the boards do something.

Pratt suggested having a sign there calling it Centennial Plaza.

GOOD OF THE ORDER

Lake wants to disallow campaign signs at Council meetings. Nelson-Gross stated that once we open up to public comment it would be inappropriate for us to ban them, unless they pose a threat.

Lake would also like to give the student liaison something to look at such as a monitor to review during meetings. He said that we need a better way to send out the agenda packets.

Pratt stated that Sunday is Karen Kuznek-Reese's memorial service at John Wayne Marina. She also mentioned a toy collection for local kids. Pratt said that the Sunshine festival has their own website now.

Smith said that the First Friday Art Walk includes the dedication of the Gallery in Kuznek-Reese's name on December 5 at 5:15 prior to the tree lighting.

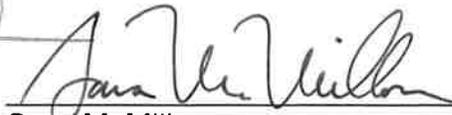
Smith said that the next meeting is December 9 and it will begin with a 5:00 pm work session.

EXECUTIVE SESSION

ADJOURNMENT



William Armacost
Mayor



Sara McMillon
City Clerk