

**CITY OF SEQUIM CITY COUNCIL  
MINUTES OF SPECIAL AND REGULAR MEETINGS  
DECEMBER 9, 2019**

**SEQUIM CIVIC CENTER  
152 WEST CEDAR STREET  
SEQUIM, WA 98382**

**SPECIAL MEETING CALL TO ORDER**

At 5:00 p.m., Mayor Dennis Smith called to order a work session. Deputy Mayor Candace Pratt and Councilmembers William Armacost, Jennifer States, Ted Miller, Brandon Janisse and Bob Lake also were present. The meeting was quorate. City Manager Charlie Bush was present.

**1. Legislative Update with Kevin Van De Wege and Mike Chapman**

The City Council and staff discussed state legislative matters with Senator Kevin Van De Wege and Representative Mike Chapman, both of Washington's 24<sup>th</sup> Legislative District.

Following this discussion, the Council stood at ease from 5:35 p.m. to 5:45 p.m.

Mayor Smith announced an addition to the special meeting agenda. He said the Council would receive a report from staff originally scheduled as item 8 on the regular meeting agenda, "Code Compliance/Enforcement Annual Update."

**2. Code Compliance / Enforcement Annual Update**

Sequim Police Chief Sheri Crain gave a presentation on process and procedure improvements for code compliance and enforcement. Community Development Director Barry Berezowsky spoke about the status of code compliance software implementation and some improvements in complaint tracking. Councilmembers discussed with staff possible improvements in follow-up and communication with citizens requesting action.

**REGULAR MEETING CALL TO ORDER**

The City Council of the City of Sequim, Washington, met at the Sequim Civic Center, 152 W. Cedar St., Sequim, WA, 98382, on Monday, December 9, 2019. The meeting was called to order at 6 p.m., with Mayor Smith presiding.

**PLEDGE OF ALLEGIANCE**

Mayor Smith led the flag salute.

## ROLL CALL

City Clerk Sara McMillon conducted roll call. Mayor Smith, Deputy Mayor Pratt and Councilmembers Armacost, States, Miller, Janisse and Lake were present. The meeting was quorate. City Manager Bush also was present.

## CHANGES TO THE AGENDA

MOTION: Councilmember Miller moved that item six be removed from the consent agenda and be considered separately. Councilmember Lake seconded. VOTE: 6 in favor, 1 against. Motion *carried*. Deputy Mayor Pratt and Councilmembers Armacost, States, Miller, Janisse and Lake voted in favor. Mayor Smith voted against.

The Council removed agenda item six, "Cameron Village Phase A Final Plat (File #SUB 18-002)" from the consent agenda for discussion.

## CEREMONIAL

### 3. Resolution of Service for Candace Pratt

Mayor Smith read a resolution honoring Deputy Mayor Pratt for service on the Sequim City Council. She was elected to a four-year term beginning on January 1, 2012 and was elected again to a four-year term commencing on January 1, 2016. She served the City Council as Mayor in 2014 and 2015, and as Deputy Mayor in 2018 and 2019.

### 4. Resolution of Service for Bob Lake

Mayor Smith read a resolution honoring for Councilmember Lake for service on the Sequim City Council. Councilmember Lake was appointed January 4, 2016, to fill a vacancy, and then elected to a two-year term commencing on January 1, 2018.

MOTION: Councilmember States moved to approve the two resolutions. Councilmember Armacost seconded. VOTE: 7 in favor, 0 against. Motion *carried*.

The Council approved **Resolution 2019-10**, a resolution of the City of Sequim recognizing Bob Lake for his service on the Sequim City Council, and approved **Resolution 2019-11**, a resolution of the City of Sequim recognizing Candace Pratt for her service on the Sequim City Council.

## PUBLIC COMMENTS

Mayor Smith announced the Council would limit public comment to three people in favor of a Medication Assisted Treatment (MAT) clinic in Sequim and three people against. Three people would be permitted to speak on an unrelated issue.

Sandy Goodwick, Port Angeles, said she is in favor of a MAT clinic in Sequim as people need these services. The clinic would help address a local public health crisis, she said.

Jodi Wilke, Port Townsend, unrolled a scroll of signatures from people she said are against a MAT clinic in Sequim. The clinic would damage the community and cost taxpayers money.

Karen Hogan, Sequim, spoke in favor of a MAT clinic in Sequim to assist people in need. She urged compassion for all.

Henry Howe, Sequim, said Anacortes would be an ideal location for a MAT clinic, next to refineries and the commercial area.

Gil Lujan, Port Angeles, said a MAT clinic would be a source of crime and would be detrimental to the Sequim community.

Lisa Dekker, Agnew area, said a MAT clinic would be a life-saving asset to the Sequim community. She said her perception is that City officials and staff are being responsible public servants following the correct procedures.

David Herbelin, area resident, spoke about the proposed Lavender Meadows development, but Mayor Smith said because this is a quasi-judicial matter, the City Council is not permitted to receive any further testimony.

Rose Marschall, Port Angeles, spoke in favor of preventing temporary homeless encampments. She urged the Council to become educated about this issue and to allow churches to assist homeless people in need of shelter.

Mary Budke, Sequim, spoke as a representative of the Boys and Girls Club, and reported on the successes of the organization and the resulting positive impact on the local community. She thanked the City of Sequim for its support.

Steve Deutermann, Sequim, spoke about the essential functions of the local Boys and Girls Club. The club fulfills a need for children that most parents cannot.

## **CONSENT AGENDA**

The Council reviewed the consent agenda.

MOTION: Councilmember Miller moved to approve the consent agenda as modified. Deputy Mayor Pratt seconded. VOTE: 7 in favor, 0 against. Motion *carried*. Ted moves to approve the consent agenda. Candace second. 7-0

The Council approved the:

4. Claim Voucher Recap, in the total amount of \$2,329,733.40

5. Semi-Annual Human Services Funding Report, eight contracts with organizations comprising the Sequim Health and Housing Collaborative, which includes:
  - Dungeness Valley Health & Wellness, \$13,300
  - Healthy Families of Clallam County, \$0
  - Olympic Community Action Programs, \$16,033
  - Olympic Peninsula Community Clinic, \$11,083
  - Parenting Matters, \$4,863
  - Peninsula Behavioral Health, \$13,821
  - Sequim Food Bank, \$15,900
  - YMCA, \$0

## **ACTION ITEMS**

6. Cameron Village Phase A Final Plat (File #SUB 18-002)

Councilmember Miller requested staff make a brief presentation concerning the plat. Senior Planner Tim Woollett made some informative remarks, and confirmed Community Development Director Barry Berezowski and Public Works Director David Garlington are satisfied final plat requirements have been met.

MOTION: Councilmember Miller moved to approve the final plat of Cameron Village Phase A and to authorize the Mayor to sign the final plat in accordance with SMC 17.21. Councilmember Lake seconded. VOTE: 7 in favor, 0 against. Motion *carried*.

The City Council approved the final plat of the Cameron Village Phase A Subdivision, Sequim City File SUB 18-002, as submitted, and authorized Mayor Smith to sign the plat. The subdivision consists of three commercial lots on 1.04 gross acres, situated adjacent to the south of Hendrickson Road and on the east side of N. 9<sup>th</sup> Avenue within the City of Sequim LD zone.

7. Lavender Meadows Preliminary Major Binding Site Plan (File #BSP 19-001)

Mayor Smith announced that the Council's consideration of this item is quasi-judicial. The proposal is a preliminary Binding Site Plan (BSP) to develop a 217-unit manufactured home park in three phases on approximately 38.3 acres of R 4-8, Single Family Residential zoned property. The subject property consists of two lots located adjacent to the south side of Port Williams Road and on the east side of N. Sequim Avenue.

Streets within the development are planned to be privately owned and maintained. Councilmember Miller said in his opinion the 1997 ordinance allowing this type of development required private streets, but a 2007 ordinance required all streets in the City of Sequim to be public streets. He said he is not in favor of approval unless the requirements of the 2007 ordinance are met.

City Attorney Kristina Nelson-Gross said staff's interpretation of the current Sequim Municipal Code is that the streets are not required to be public. She advised that the 2007 ordinance language does not supersede adopted manufactured home regulations, and the more specific standard applies. Attorney Nelson-Gross advised that the record has been closed and cautioned against new interpretations. It was noted during previous Council deliberations that roads in manufactured home developments are to be private except under very specific circumstances.

Councilmember Miller continued to voice disagreement. Councilmember Lake said while he thinks all roads should be public, following manufactured homes regulations in this instance is the legally defensible course of action. He said at some other time, staff should work on resolving any conflict that may exist within the current SMC.

At 7:07 p.m., Mayor Smith called an **executive session** to discuss potential litigation with legal counsel. He said the executive session was expected to be 15 minutes in duration. At 7:21 p.m., the Council came back into session. From 7:22 p.m. to 7:23 p.m., the Council stood at ease.

**MOTION:** Councilmember Lake moved to approve the Lavender Meadows Preliminary Major Binding Site Plan application, file number BSP 19-002, subject to the conditions of the approval set forth in the staff report, and subject to all City regulations, standards and requirements whether articulated or not in the staff report, and to adopt the Planning Commission's Findings of Fact and Conclusions of Law in support of the Council's approval. Deputy Mayor Pratt seconded. Mayor Smith took a voice vote.

**DIVISION:** Councilmember Miller challenged the voice vote. City Clerk McMillon took a roll-call vote.

**VOTE:** 3 in favor, 3 against, 1 abstention. Motion *failed*. Mayor Smith, Deputy Mayor Pratt, and Councilmember Lake voted in favor. Councilmembers Armacost, Miller and Janisse voted against the motion. Councilmember States abstained.

## **INFORMATION**

### **Committee, Board and Liaison Summary Reports**

No reports were available.

### **Presiding Officer**

Mayor Smith discussed the dedication of the Karen Kuznek-Reese art gallery at the Sequim Civic Center. Mrs. Kuznek-Reese served as the Sequim City Clerk for over 20 years and was an arts advocate.

### **City Manager**

## 9. Dog Waste Stations

Public Works Director Garlington said the City received a request from the public that the City look at additional sites for pet waste stations, however feedback from citizens gathered through a survey indicates 56% of people are not in favor of additional stations. Respondents indicated pet owners should carry bags and be responsible for disposing of waste.

Councilmembers by **unanimous consent** directed staff to maintain the current number of pet waste stations.

### GOOD OF THE ORDER

Attorney Nelson-Gross reported that staff is working to resolve the "road island" issue, and constituents have selected an overwhelmingly preferred option. This item is anticipated to come before the Council at the January 27, 2020 regular meeting. At the first regular meeting in January, the Council is expected to review a draft community survey, City Manager Bush commented.

Mayor Smith mentioned the Council election scheduled for the regular meeting January 13, 2020, and stated he is interested in serving as Mayor for another two-year term.

### ADJOURNMENT

With no further business before the Council, Mayor Smith announced meeting adjournment at 7:50 p.m.

Approved:



William Armacost, Mayor

Attest:



Sara McMillon, City Clerk