CITY OF SEQUIM

FACT SHEET

Flaura's Acres Project

SUMMARY

The Flaura's Acres Project is a partnership between the City of Sequim (City), Clallam County, multiple state agencies, and the Flaura's Acres Homeowners' Association (FA-HOA). This important infrastructure project addresses a significant public health issue by replacing FA-HOA's deteriorating private well water and septic system and connecting the new infrastructure to the City's public water and sewer systems. The project is being financially executed with state grant funds and loans, and all costs not covered by grant funds will be paid by the FA-HOA residents under a Utility Local Improvement District (ULID) agreement.

BACKGROUND

Flaura's Acres Homeowner's Association (FA-HOA) represents 54 single-family houses located along Blair Avenue, Belfield Avenue, and Still Street in a pocket of unincorporated Clallam County, surrounded by the City of Sequim (City).

The original community well was constructed in 1966, and a second well, currently used as FA-HOA's primary source of drinking water, was constructed in 1994. Although the current system is functional, the distribution lines are undersized, and FA-HOA has no backup power source during a power outage. The area does not have fire protection in the form of fire hydrants, which cannot even be installed due to inadequate water distribution line size. Additionally, as a community water system, there is no full-time staff. These issues create public health risks due to the necessity of reliability and safety of clean drinking water.

The community septic system, originally constructed when the development was created, has been deemed at risk of failure by the Washington State Department of Health (WADOH), which regulates large on-site septic systems. Failure would impact the water quality of nearby Bell Creek.

CURRENT STATUS

The City, Clallam County, FA-HOA Board and the Department of Commerce's Small Communities Initiative have been working to identify and address the most efficient long-term solutions with state partners, including the Departments of Ecology, Health, and Commerce.

The Department of Ecology's (ECY) funding includes an award for sewer system improvements, specifically to install a new sewer collection system and connect it to the City's sewer system. An Interlocal Agreement (ILA) between Clallam County and the City facilitates the transfer of that funding from the County to the City. The $2.5M award consists of a $1,918,648 Grant, and a $661,550, 20-year loan at a 0.7% interest rate to be repaid by FA-HOA. A ULID agreement between FA-HOA and the City will secure loan repayment by the FA-HOA residents.

Washington Department of Health's (WADOH) funding includes a grant to replace and consolidate FA-HOA's well water system into the City's water system.

The Department of Commerce's (**Commerce**) funding via a Community Development Block Grant program provides an award to improve streets and install curb, gutter, sidewalk, and lighting, aligning all systems to city standards.

These grant and loan awards are summarized below:

Agency	Project Component	Award Amount
Ecology	Sewer System Installation & Connection to City System	$2,580,198*
WADOH	Water System Consolidation & Connection to City System	$1,766,843
Commerce	Street Improvements to City Standards	$1,683,654
	TOTAL:	**$6,030,695**

**Note: This includes $1,918,648 in a non-repayable grant and $661,550 in a 20-year loan at a 0.7% interest rate to be repaid by the FA-HOA via the ULID (see above).*

This project will provide residents of the FA-HOA with a completely new, safe, and sustainable City-operated drinking water and sewer systems. Work will occur under one contract managed by the City. These exciting and significant infrastructure improvements will bring the FA-HOA facilities up to City standards and prepared for annexation to the City. The existing water right for the Flaura's Acres Group A system will be transferred to the City as part of the consolidation. These projects are included in the 2026 City of Sequim Capital Improvement Plan and budget.

TASKS & TIMELINES

Project Tasks/Components	Est. Start Date	Est. Completion Date
1. Design Contract Executed	December (2025)	
2. Design & Permitting	January (2026)	April (2026)
3. ULID Agreement	January (2026)	July (2026)
4. Annexation	January (2026)	October (2026)
5. Award Construction Contract	June (2026)	June (2026)
6. Construction	July (2026)	October (2026)
7. HOA connects to Water & Sewer	September (2026)	October (2026)