

**CITY OF SEQUIM
CITY COUNCIL STUDY SESSION MINUTES
SEQUIM, WA**

JANUARY 5, 2009

Mayor Dubois called the meeting to order at 9:00 a.m.

Clerk Kuznek-Reese called roll. Council members present: Laura Dubois, Erik Erichsen, Ken Hays, Bill Huizinga, Susan Lorenzen, and Walt Schubert.

MOTION to excuse Paul McHugh who is out of town made by Hays; second by Schubert. **Carried Unanimously.**

MOTION to excuse Bill Huizinga who is at work made by Lorenzen; second by Hays. **Carried Unanimously.**

City Staff present: Acting City Manager/Admin. Services Director Karen Goschen, Clerk Karen Kuznek-Reese, Capital Projects Manager Frank Needham, City Attorney Craig Ritchie

Public Comments

Nancy Goldstein, 521 Spyglass, expressed her appreciation for the City's website. She has heard from many people who are unable to attend the meetings and they also appreciate the website. She misses the City Manager weekly wrap-up. There was a lot of good information available. She feels the City's website is one of the best sites she has ever seen.

Mayor Dubois added that she appreciates that Spinks started that open communication. Herzog has indicated she will continue to provide a weekly report.

Hays indicated that he will make a motion to reconsider Planning Commissioner appointments at the next regular meeting. He will provide more information at that meeting.

Bell Family & City of Sequim Annexation Agreement re Kelly Annexation

This item is deleted from the agenda. Ritchie reported that a letter was received from Mary and Delane Bell indicating they do not want to annex at this time.

Council committee assignments

Mayor Dubois stated that the mayor makes committee assignments on an annual basis. She presented committee assignments for 2009.

Following discussion concerning the duties of the Peninsula Development Association, Erichsen volunteered for this committee. Hays will serve as alternate.

Schubert stated he is not interested in attending the Planning Commission meetings. He does not believe McHugh will be in town enough to attend EDC meetings. Schubert is willing to be the City's representative to the EDC. Dubois responded there will be no Planning Commission liaison.

Water IV – inflow stream rule

Needham indicated this is to provide information and asked if there were any questions from Council. Water Part V will provide additional information to Council. They will then be ready to make policy decisions.

Judy Larson stated that a tally should be completed concerning water use on new and approved projects. She was provided information in 2004 indicating the City had 1,850 available water rights. The information provided by Needham is different. The Peninsula Daily News reported in December that the Holiday Inn was under construction. Was there any accounting for water that this facility would utilize? There will be 77 guest rooms and a pool. This will also have conference facilities. A large amount of water will be used. A water use accounting is needed. Bullock did provide a water system comp plan update for her to review. She is not sure there is a copy at the library. In November 2000, the water usage was 170 gallons per day per dwelling unit. The most recent water comp plan shows 196 gallons per dwelling unit per day even though in 2000 there was a commitment for conservation. The City of Sequim is not going the right way in conservation.

Needham responded that the City originally had 1,850. There are now 2,250 water rights. He will check with Bullock to see if the comp plan is available at the library.

Hays stated that Needham had indicated Council will need to take action after Water Part V. He asked that Needham provide an outline of what will be required of the Council.

Climate Action Plan

Needham stated that the Governor's office is providing cities with a lot of opportunity for doing things without funds. The Climate Action Plan was developed. He has provided a summary based on a report that was made in early December. Legislation is being developed and cities will be required to look at issues to reduce the number of vehicle miles traveled and reduce greenhouse gases, encourage incentives for developers to provide more green building and energy efficient homes. Another executive order will require municipal governments to be leaders and cities will be required to do certain things.

The City has already taken some steps. Staff will be making recommendations to the change code. The County has taken a very active role with carbon footprint and greenhouse gas.

Lorenzen finds it hard to reduce emissions that are not being monitored. Needham stated the ICLEA software will help establish a baseline. He explained how the baseline is developed.

Puget Sound Partnership Action

The Puget Sound Action Team was designed to implement the outcomes of the Endangered Species Act. It became evident to participating entities that the primary focus was the health of the Sound. The Governor provided \$5 million for this focus and created the new partnership with action agenda. There was very intense public participation. A report in December created an action agenda. By 2020 there will be a clean Strait and it will affect each community in 14 counties. Another goal is to work with the Strait of Georgia and establish a partnership with more Canadian base. They are also creating an action agenda. The cities will have an opportunity to participate.

SEPA Changes

SEPA requires development projects complete a SEPA checklist. It covers anything where a land use change can affect the environment. It includes economic development, transportation and affordable housing. SEPA will be an enforcement tool that the state will utilize to require municipalities to resolve water and climate issues. Staff will monitor this closely.

Hays suggested seeing what other communities are doing with LEED standards. Council could consider forming an ad hoc committee of concerned citizens to approach the problem. It can add cost to projects and influence how they are developed.

Needham responded that staff has been addressing this issue. An effort is underway by U.S. Build Green that will create a new LEED system. Hays suggested providing links on the website concerning LEED certification and information.

There was discussion concerning sidewalks and bike lanes being provided by developments.

Judy Larson is concerned about updating the SEPA checklist and being proactive. It is important to make sure the Planning Department is forthright in providing SEPA reviews. Title 18 proposed revisions that were remiss in proceeding to provide the SEPA as indicated by Protect the Peninsula's Future. There was no public notice for the action taken on December 8. It is usually 14 days required. The Council did not proceed with the revisions. She is concerned that the Planning Department be aggressive with on site reviews and follow ups. She thanked Lorenzen for asking that an email be provided on the Cummins project. There are concerns with those tracking projects that there be proper public notice. She has noticed that there was a construction site permit in August provided for the Cummins property but it does not appear. It is important for SEPA review in a timely manner and that it is available for public review and they follow the legal clock so there is public review.

Dick Foster, 270 W. Hammond, said if you look around Sequim, the history goes back over 70 years. Sidewalks do exist. We are now entering new era of public works programs. Some sidewalks were received through public safety in the last few years. Getting developments to pay for sidewalks is difficult. You need to look at all matters of receiving sidewalks. New federal administration may assist. The City needs innovative thinking to pay for sidewalks.

Mayor Dubois is pushing for sidewalks in older neighborhoods. Needham responded that staff is working on economic stimulus projects and those will be coming forth soon.

Hays stated there will be an opportunity for federal funds. The City of Sequim, in cooperation with the County, should consider trying to solicit service of professional grant writers. It could more than pay for itself by having the right person.

Ritchie can prepare an RFP or RFQ.

Erichsen suggested using colleges because most researchers live on receipt of grants. They have the expertise.

Needham indicated that most available money will be loans, not grants. There are 4 stimulus packages. There is already a significant interest in the money.

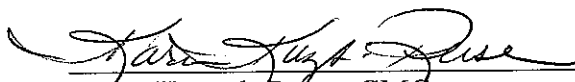
Dick Foster said every time we ask staff to do something, their plate is full. A grant writer could do it. The local tribes have shown the benefit. There is a federal act, MDTA, for people to give them employable skills. We have the needs and some have been here a long time. LID does not work when there is an older force. He supports a grant writer/grant researcher.

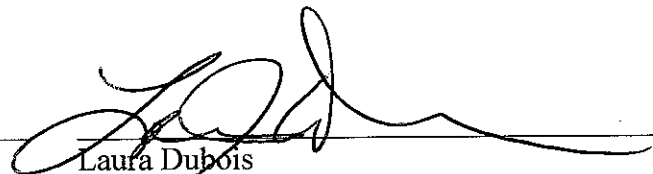
Jeff Edwards indicated he is an employee of Public Works. He recently attended a grant writing workshop. There is a significant amount of money available. Federal grants are available. Most grant writers work on contract. If we can get them on staff, it should be beneficial because they only get paid if a grant is received. He is working on grants for parks.

Judy Larson feels it is important to bring discrepancies to the City. On December 16 a letter was submitted by Lefevre and contains errors. There was an interim ordinance that was proposed regarding a moratorium on land use. He said optimum land use was R-II on 15.02 acres that is owned by Cameron. It is not owned by Cameron alone. Today part of what was submitted regarding the Bell annexation used a map that shows the area as R-II. These discrepancies need to be clarified. Another area of concern is R-II and 3-5 acres. There is an R-II property, SHP08/005 Goff, had an A2 approval. It is not clear why a 5 acre lot was approved. These discrepancies should be addressed. Why did the Goff property seem to be out of the normal requirements? There should be justifications provided by the Planning Department. It is not clear there is public review. She would like email clarification.

The meeting adjourned at 10:10 a.m.

Respectfully submitted,


Karen Kuznek-Reese, CMC
City Clerk


Laura Dubois
Mayor

Minutes approved a regular council meeting held on January 12, 2009.