



BOARD of CLALLAM COUNTY COMMISSIONERS

MINUTES for the week of April 1–5, 2024

APR 09 2024

WORK SESSION – 9 a.m.

The work session convened at 9 a.m., Monday, April 1, 2024. Present were Commissioners Ozias, Johnson and French, and Administrator Mielke.

Items of discussion per the agenda published March 28 were:

- Calendar/Correspondence
- Pre-application questionnaire with Department of Commerce for Home Electrification and Appliance Rebate Program
- Call for request for proposals/qualifications to be received no later than Tuesday, May 7, 2024 at 10 a.m. for Hearing Examiner Services
- Review the "How Did We Do" reports comparing each month's actual performance
- Towne Road update and a request to call for bids to be received no later than Tuesday, May 7, 2024 regarding Lower Dungeness River Floodplain Restoration and Levee Road Realignment Project Phase 3 – 2024 Construction

Meeting concluded at 1 p.m.

REGULAR MEETING OF THE BOARD OF CLALLAM COUNTY COMMISSIONERS

Commissioner Ozias called the meeting to order at 10 a.m., Tuesday, April 2, 2024. Also present were Commissioner Johnson and Administrator Mielke. Commissioner French was excused.

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

ACTION TAKEN: CRJm to adopt the agenda as presented, CMOs, mc

PUBLIC COMMENT

- John Worthington, Sequim, commented on items 1d and 1h
- Ed Bowen, Clallam Bay, commented on item 1e and 3a

CONSENT AGENDA

- 1a Approval of vouchers for the week of March 25
- 1b Approval of payroll for the period ending March 15
- 1c Approval of minutes for the week of March 25
- 1d Proclamation Recognizing Food Waste Prevention Week
- 1e Call for hearing to be held no Tuesday, April 16, 2024 at 10:30 a.m. for the Parks and Recreation Master Plan Amendment
- 1f Call for hearing to be held on Tuesday, April 16, 2024 at 10:30 a.m. regarding the Federal Surface Transportation Block Grant STBG program
- 1g Resolution for appointments and designations of/for each member of County of the Washington Counties Risk Pool
- 1h Resolution appointing LaTrisha Suggs and Andrew Schwab to the Solid Waste Advisory Committee

ACTION TAKEN: CRJm to adopt the consent agenda as presented, CMOs, mc

REPORTS AND PRESENTATIONS

- CMO read the Proclamation Recognizing Food Waste Prevention Week
 - Benji Astrachan, Washington State University, provided comments
- CRJ commented on Vietnam Veterans Day Ceremony
- CMO commented on Washington State Association of Counties Director, Healthcare Authority, North Olympic Development Council, small water systems

CONTRACTS AND AGREEMENTS

2a Agreement with Peninsula Daily News for Legal Advertising July 1, 2024 – June 30, 2025

ACTION TAKEN: CRJm to approve, CMOs, mc

2b Agreement with the City of Forks for law enforcement services

ACTION TAKEN: CRJm to approve, CMOs, mc

HEARING(S)

H1 Resolution on the proposed vacation of undeveloped right of way – North Honeycomb

- Joe Donisi and Linda Capps, Road Department, provided a staff report

ACTION TAKEN: CRJm to open the public hearing, CMOs, mc

- No one provided testimony

ACTION TAKEN: CRJm to close the public hearing and adopt, CMOs, mc

BIDS AND AWARDS

3a Proposal opening – Lower Elwha River Channel Migration CMZ Delineation

CONTRACTOR

Natural System Design

ACTION TAKEN: CRJm to forward the bids to the Department of Community Development for review and recommendation to the Board of Commissioners, CMOs, mc

ADMINISTRATION

4a Call for bids to be received no later than Tuesday, April 23, 2024 at 10 a.m. for Art Barn Roof Replacement project

ACTION TAKEN: CRJm to issue notice, CMOs, mc

COMMUNITY DEVELOPMENT

5a Call for request for bids to be received no later than Tuesday, May 7, 2024 at 10 a.m. regarding the McDonald Creek Irrigation and Fish Passage Improvement project

ACTION TAKEN: CRJm to issue notice, CMOs, mc

PUBLIC COMMENT

- Paul Hansen, Sequim, commented on Towne Road
- Josie Gosner, Sequim, commented on Towne Road
- Liam Antrim, Sequim, commented on Towne Road
- Pam Maurides, Sequim, commented on Towne Road
- James Robbins, Sequim, commented on Towne Road
- Ed Bowen, Clallam Bay, commented on policy on virtual attendance, item 3a and timber trust lands
- Elizabeth Bain, Sequim, commented on Towne Road
- Margaret Walthall, Sequim, commented on Towne Road (see attached)
- Emma Yeaman, Seattle, commented on Towne Road
- Tim Wheeler, Sequim, commented on Towne Road
- Bill Biery, Sequim, commented on Towne Road (see attached)
- Jamie Porter, Sequim, commented on Towne Road
- Jim Stoffer, Sequim, commented on Towne Road
- Derrick Eberle, Sequim, commented on Towne Road
- Patty Eaton, Sequim, commented on Towne Road
- Rebecca Horst, Sequim, commented on Towne Road
- Trina Berg, Sequim, commented on Towne Road
- John Worthington, Sequim, commented on Towne Road

BOARD of CLALLAM COUNTY COMMISSIONERS

MINUTES for the week of April 1-5, 2024

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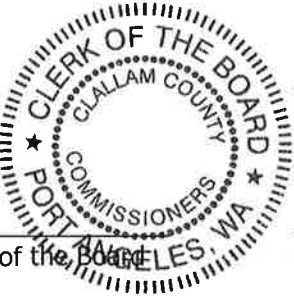
- Pepai Whipple, Sequim, commented on Towne Road
- Eric Fehrman, Sequim, commented on Towne Road
- Chad Kaiser, Sequim, commented on Towne Road
- Nola Leyde, Sequim, commented on Towne Road
- David Kelm, Sequim, commented on Towne Road
- Chuck Main, Sequim, commented on Towne Road (see attached)
- Rae Haselbach., Sequim, commented on Towne Road
- Karen Hubert, Sequim, commented on Towne Road
- Jeff Tozzer, Sequim, commented on the Vietnam Veterans Day Ceremony
- Peter Steadman, Port Angeles, commented on trust lands, Elwha
- Emily Beals, Sequim, commented on Towne Road
- Bri Eberle, Sequim, commented on Towne Road (see attached)
- Rick Rhoads, Sequim, commented on manufactured housing
- Kristy Campbell, Sequim, commented on Towne Road

Meeting concluded at 12:04 p.m. and continued to 9 a.m., Monday, April 8, 2024

The Board of Commissioners attended WSAC Virtual Update, Coffee with Colleen, Housing Solutions Committee, and North Olympic Land Trust Annual Breakfast during the week of April 1.

PASSED AND ADOPTED this 9th day of April 2024.

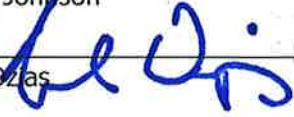
ATTEST:  Loni Gores, MMC, Clerk of the Board

 CLERK OF THE BOARD
CLALLAM COUNTY
COMMISSIONERS
PORT ANGELES, WA

BOARD OF CLALLAM COUNTY COMMISSIONERS


Mike French, Chair

Randy Johnson


Mark Ozias

KEY TO ABBREVIATIONS:

ATM Administrator Todd Mielke
CMO Commissioner Mark Ozias
CRJ Commissioner Randy Johnson
CMF Commissioner Mike French

m moved
mc motion carried
s seconded

BOCC Mail Correspondences Received from other Jurisdictions



United States Department of the Interior

BUREAU OF INDIAN AFFAIRS
OLYMPIC PENINSULA AGENCY

2707 COLBY AVENUE

SUITE 1101

EVERETT, WA 98201

RECEIVED
CLALLAM CO. COMMISSIONERS

MAR 25 2024

1...2...3...A...

IN REPLY REFER TO:
Real Estate Services
TR-4609-P5

Case Number: 56249

NOTICE OF NON-GAMING LAND ACQUISITION APPLICATION

Pursuant to the Code of Federal Regulations, Title 25, INDIANS, 151.10 On-Reservation, notice is given of the application filed by the JAMESTOWN S'KLALLAM TRIBE to have real property accepted "in trust" for said applicant by the United States of America. The determination whether to acquire this property "in trust" will be made in the exercise of discretionary authority which is vested in the Secretary of the Interior, or his authorized representative, U.S. Department of the Interior. To assist us in the exercise of that discretion, we invite your comments on the proposed acquisition. In order for the Secretary to assess the impact of the removal of the subject property from the tax rolls, and if applicable to your organization, we also request that you provide the following information:

- (1) If known, the annual amount of property taxes currently levied on the subject property allocated to your organization;
- (2) Any special assessments, and amounts thereof, that are currently assessed against the property in support of your organization;
- (3) Any governmental services that are currently provided to the property by your organization; and
- (4) If subject to zoning, how the intended use is consistent, or inconsistent, with the zoning.

We provide the following information regarding this application:

Applicant:

JAMESTOWN S'KLALLAM TRIBE

Legal Land Description/Site Location:

See "Exhibit A" for legal descriptions.

Project Description/Proposed Land Use:

The property is currently used for office space and storage for maintenance workers and will continue after the property is transferred into trust status.

NOLA001



Office Codes: P,P,06,129 AD Number: 4200432128 Case: 56249

As indicated above, the purpose for seeking your comments regarding the proposed trust land acquisition is to obtain sufficient data that would enable an analysis of the potential impact on local/state government, which may result from the removal of the subject property from the tax roll and local jurisdiction.

This notice does not constitute, or replace, a notice that might be issued for the purpose of compliance with the National Environmental Policy Act (NEPA) of 1969.

Your written comments should be addressed to the Bureau of Indian Affairs office listed at the top of this notice. Any comments received within thirty days of your receipt of this notice will be considered and made a part of our record. You may be granted one thirty day extension of time to furnish comments, provided you submit a written justification requesting such an extension within thirty days of receipt of this letter. Additionally, copies of all comments will be provided to the applicant for a response. You will be notified of the decision to approve or deny the application.

If any party receiving the enclosed notice is aware of additional governmental entities that may be affected by the subject acquisition, please forward a copy to said party.

A copy of the application, excluding any documentation exempted under the Freedom of Information Act (FOIA), is available for review at the above address. A request to make an appointment to review the application, or questions regarding the application, may be directed to the Olympic Peninsula Agency Office attention: Monica Dahrens, Realty Specialist, (360) 614-5883.

Sincerely,



Digitally signed by
JANINE VAN DUSEN
Date: 2024.03.20
12:02:27 -07'00'

Janine Van Dusen, Acting Superintendent Olympic Peninsula Agency

Enclosure(s)

NO LA Q01



Office Codes: P1P1061129 AD Number: 4200432128 Case: 56249

CC:

BY CERTIFIED MAIL:

CLALLAM COUNTY COMMISSIONERS

CLALLAM COUNTY

223 EAST FOURTH STREET, SUITE 4

PORT ANGELES, WA 98362

Certified Mail ID: 7020 0640 0002 1037 0974

BY FIRST CLASS MAIL:

NOLA001



Office Codes: P, P, 06, 129 AD Number: 4200432128 Case: 56249

LEGAL DESCRIPTION EXHIBIT A

Tract ID:

Tract Name: GOLF COURSE II PROPERTY

<u>Land Area</u>	<u>Land Area Name</u>	<u>Tract Number</u>	<u>LTRO</u>	<u>Region</u>	<u>Agency</u>	<u>Resources</u>	
129	JAMESTOWN KLALLAM (CLALLAM)		PORTLAND, OR	NORTHWEST REGIONAL OFFICE	OLYMPIC PENINSULA AGENCY	Both (Mineral and Surface)	
<u>Section</u>	<u>Township</u>	<u>Range</u>	<u>State</u>	<u>County</u>	<u>Meridian</u>	<u>Legal Description</u>	<u>Acres</u>
3	030.00N	004.00W	WASHINGTON	CLALLAM	Willamette		1.960

METES AND BOUNDS: LOT 3 OF SCHMITTROTH SHORT PLAT, RECORDED JANUARY 28, 1992 IN VOLUME 23 OF SHORT PLATS, PAGE 11, UNDER CLALLEM COUNTY RECORDING NO. 663191, BEING A SHORT PLAT OF A PORTION OF TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON. SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

WD AEA01



Office Codes: P,P,06,129 AD Number: 4200432128 Case: 56249



Sequim School District No. 323

Engage Empower Thrive

503 N Sequim Ave, Sequim, WA 98382

Telephone: (360) 582-3260, FAX: (360) 683-6303

Todd Mielke

Clallam County Administrator

223 E 4th Street

Port Angeles, WA 98362

March 20, 2024
RECEIVED
CLALLAM CO. COMMISSIONERS

MAR 25 2024

1...2...3...A...

Dear Todd,

Thank you for meeting with me last week. It was a pleasure meeting you. On behalf of the Sequim School District and the community, I would like to welcome you to the Peninsula and thank you in advance for your support and commitment to education.

As you may be aware, the Sequim School District has been working diligently to enhance our Career and Technical Education (CTE) programs. Our recent efforts have resulted in being named as a local community project in the proposed state capital budget in the amount of \$4.9 million. This will establish a CTE Center for Excellence which will provide invaluable opportunities for our students and benefit the entire community. The CTE Center will serve as a hub for hands-on learning, skill development, and career pathways, ultimately preparing our students for success in the workforce.

Last year, the Sequim School District had planned to request a \$250,000 AARPA funds match to support the CTE Center for Excellence. We were thrilled that the City of Sequim committed \$250,000 toward this initiative. It is our hope that the CTE Center of Excellence Project be considered for available County ARPA funds. By assigning unallocated or reallocating ARPA funds to the CTE Center for Excellence, Clallam County can play a pivotal role in shaping the next generation of skilled workers and community leaders.

We kindly request your support in securing funding for the CTE Center for Excellence. Your contribution will make a lasting impact on our students' lives and strengthen our local economy. We are confident that together, we can create a brighter future for Clallam County.

Thank you once again for your dedication to education and your commitment to our community. We look forward to the opportunity to discuss this matter further and explore how Clallam County can partner with us in this transformative endeavor.

Sincerely,


Regan Nickels, Superintendent

Sequim School District does not discriminate in any programs or activities on the basis of sex, race, creed, religion, color, national origin, age, veteran or military status, sexual orientation, gender expression or identity, disability, or the use of a trained dog guide or service animal and provides equal access to the Boy Scouts and other designated youth groups. The following employees have been designated to handle questions and complaints of alleged discrimination: Victoria Balint, vbalint@sequimschools.org, Title IX Coordinators, Civil Rights Compliance Coordinator: Sequim School District Office, 503 N. Sequim Ave., Sequim, WA 98382, 360-582-3260; and for Section 504/ADA Coordinator, Cheryl Pillon, 503 N. Sequim Ave., Sequim, WA 98382, 360-582-3405, cpillon@sequimschools.org.

Sequim School District



A Career Technical
Education Center of
EXCELLENCE



BUSINESS PLAN



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Picture Credits:

Cover- Michael Soto, Sequim High School Student

*Spotlight pictures- Sequim Robotics Federation and
Allison Hastings- Middle School Staff*

Executive Summary

Career Technical Education Center of Excellence

Introduction: Sequim School District in collaboration with the Sequim Community and local/regional business partners are pursuing a \$15 million dollar Washington State funded grant to build a Career Technical Education (CTE) Center of Excellence. The project objective is to construct a 20,000 square foot (100' x 200') steel building that provides industry grade training capabilities for the conduct of technical and skilled trade instruction of Sequim School District students.

The building will replicate a training center for skilled trades and local industries

- 3 Open Bays 40'x100'
- Industrial grade access to water/power/air
- 2 Fully Resourced Classrooms 30'x100'
- Space Includes Restrooms/Showers
- 1 Fully Sourced Industry Rated Kitchen 50'x100'
- Access to both Middle and High School students

Primary Purpose: The development of 21st century industry ready graduates from career technical education programs with the knowledge, skills, and experiences for immediate entrance into a journeyman/skilled trade labor market required within the local/regional area and to the benefit of our local economy.

1. Create access to required floor space while conducting skilled and technical trade modules/culminating projects and industry required certifications
2. Provide access to technical trade tools, industrial equipment and industry grade instructional models that are currently not compatible within existing classroom configurations and/or meet industry required standards
3. Replicate large open manufacturing/construction/factory workspaces that are easily transformed to meet varied technical skill training tasks and objectives
4. Build relationships/provide industry expert contracted training/seminars utilizing latest industry and certification practice on specifications
5. Emergency/Crisis Management Center
6. Support Community Related Events
7. Conference Center
8. Regional EMS/Training Center

Project Challenges: The award of the \$15 million dollar grant is predicated upon the Sequim School Districts ability to secure a \$1 million dollar matching fund through pledges of actual monetary donations or in-kind services donated from local/regional/community sources. (Local governments, non-profits, local businesses, and individuals)

Estimated Cost: \$16.5 million dollars

Economic Impact and Benefit: Research has shown that participation in CTE programs prepare students for high-wage, in-demand careers, while simultaneously addressing critical workforce shortages. A recent study (pg.13 CTE ACTE study) of Washington State CTE programs found that for every dollar spent on secondary CTE students, taxpayers receive a \$9 return on investment. Locally, this translates into over \$11 million per year of additional annual economic output, including \$3.7 million of wages, and over \$200,000 of additional city and county sales tax receipts per year.

Proposed Project Timeline: The Washington State Legislature will complete it's 2023-2024 budget by early May 2023, for the fiscal year starting July 1, 2023. If the CTE Center is included in the budget, contract development will begin early in the new fiscal year. Detailed design and engineering for this type of project is expected to take five months and offsite fabrication and onsite preparation and construction seven months. The new CTE Center would open as soon as mid-calendar year 2025.



January 2023

Building The Next Chapter

Sequim School District recognizes that our local community will benefit from a robust and relevant Career Technical Educational program that educates and trains industry-ready, career-prepared graduates to enter the workforce as highly trained skilled trades people. Our local community is on the cusp of a unique and one time state investment to update and modernize our technical education facilities. Our next steps will be critical to capitalize on this potential \$15 million dollar state investment to modernize and construct a CTE Center of Excellence. It will allow Sequim School District to be cutting edge in our response to the workforce development and student training needs right in our own local community. In order to demonstrate the school district's and community's commitment to this endeavor, Sequim School District is seeking a \$1 million dollar match to realize a \$15 million dollar investment to benefit our local economy, our workforce development and our career ready graduates. Opportunities like this don't come along too often, and it is imperative that we seize the day.

Our local businesses and community members have emphasized that a well-trained, local workforce is needed in our area to fill the many openings in healthcare, building construction, manufacturing and diesel/marine automotive technologies. Sequim School District is committed to supporting our local economic development through technical education and training. These essential trade careers not only have strong earning potential for our youth; the careers will fill the hiring gap for our businesses and meet the service demand of our community. Building trades, skilled service careers, and the medical community need industry ready workers immediately in Clallam County.

To meet these pressing regional workforce needs, the Sequim School District is actively pursuing this one time financial opportunity to enhance our current programs and facilities by constructing a Career Technical Education Center of Excellence. The modern training facility will be designed to meet emergent industry standards. Additionally, the district will continue to broaden the current Career Technical Education program capability through the evolution of our current industry programs and the addition of new pathway courses and training experiences that effectively prepare and inspire our students to join the local labor and industry markets within our community. Careers are waiting for them.

Sequim School District is diligently working to develop and sustain an active partnership with our local businesses, community partners, public service agencies, and industry partners to prepare our graduates for careers in Clallam County. Meeting the call of pledging a \$1 million dollar match toward the much larger potential \$15 million dollar state investments before us. The Sequim School District is leading the charge to inform local community about the degree of community impact and return on investment that this opportunity for our student presents. Students graduating from Sequim CTE programs will realize their potential in industry ready training programs and enter local careers with strong living wage potential. Our collective goal is to design, develop, implement, and sustain a Career Technical Education Center that actively and effectively meets our local labor and industry employment needs with industry-ready and career-prepared graduates. We thank you for being a partner alongside us in this important workforce development opportunity. Join the cause and move our students and work force needs toward fulfillment.

Sincerely,

Regan Nickels

Superintendent
Sequim School District

Why a new Career Technical Education Center for Sequim?

Sequim School District in collaboration with local business and non-profit partners is pursuing \$15 million dollars in Washington State funding to create a Career Technical Education (CTE) Center of Excellence. The project objective is to invest in local economic development by targeting career training for local trades including building construction, manufacturing, fabrication, and health care. Construction of a 20,000 square foot (100' x 200') steel building that provides industry grade training capabilities and skilled trade instruction of Sequim School District students is the target of initial expenditures.

Mission Statement

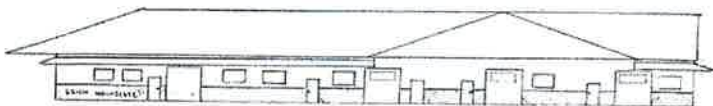
The Career Technical Education Center of Excellence provides modern, hands-on training that generates skilled students to pursue high-wage careers focused on Clallam County workforce needs.

The Need For A CTE Facility

The proposed new workforce trade training facility in Sequim will contribute to the growth of our local economy.

An important part of Sequim School District's curriculum is CTE (Career and Technical Education). This curriculum requires hands-on experiences to prepare students for careers in the skilled trades. The new building allows for industry driven curriculum and realistic exposure to training. Unlike traditional classrooms, this new facility is designed to adapt to the changing needs of well-paying skilled trade careers.

Clallam County has a shortage of workers in critical fields like healthcare, the building trades, maritime, manufacturing, and technical automotive industries. These shortages restrain economic growth. Studies show that participation in CTE programs prepares students for high-wage and in-demand careers, while simultaneously addressing critical workforce shortages. CTE programs create meaningful learning opportunities and increase graduation rates and result in higher earnings and benefits for graduates at the secondary and post-secondary levels.



Key Metrics

Research has identified several ways Career Technical Education helps our community.

➔ For Employers



1.) Workforce Shortages: CTE programs can address workforce shortages in key business sectors, which can have a significant impact on local, regional, and state economic output.

2.) Employer Training Costs: CTE programs can save employers on training costs for new employees.

➔ For Workers



3.) Earnings: CTE programs enhance an individual's skills and productivity, thus increasing wage rates. This results in significantly greater short-term and lifetime earnings.

4.) Fringe Benefits: CTE program participation results in additional fringe benefits in the form of paid leave, paid insurance, retirement/savings plan contributions and other non-cash benefits.

➔ For The Public



5.) Tax Payments: CTE programs, which generate higher incomes for participants, lead to payment of increased payroll, sale/excise, local, state, and federal income taxes.

6.) Economic Impact: A recent study of Washington State CTE programs found that for every dollar spent on secondary CTE students, taxpayers receive a \$9 return on investment. Locally, this translates into over \$11 million per year of additional annual economic output, including \$3.7 million of wages, and \$200,000 of additional city and county sales tax receipts per year.



Clallam County Market Conditions Analysis

In 2022, the Clallam Economic Development Council (EDC) commissioned a comprehensive study by Olympus Consulting to “take the socioeconomic pulse of Clallam County”. The study, *Economic Development in Clallam County – When Prosperity Matters*, examined the question of prosperity from multiple angles and identified several findings relevant to the Sequim School District CTE Business Plan.

Community Member Challenges: Community member survey respondents rated the following as their top three challenges to their economic prosperity:

- Finding suitable housing that is affordable
- Access to quality healthcare
- Finding a job that will allow me to meet my financial obligations

Economic Output and Wages for Key Industries: The researchers analyzed over 175 job categories in fourteen job clusters. Five of these job clusters and 31 job categories are relevant to current or future training in the Sequim CTE Program – Construction, Healthcare, Automotive Repair/Maintenance, Manufacturing, and Information Technology.

Job Cluster	Employee FTEs	Wage/ Emp FTE	Proprietor FTEs	Total FTEs	(2021 \$) Econ Output	Output/ FTE
Construction	1,623.6	\$48,300	605.3	2,228.9	\$321,756,840	\$144,357
Healthcare	1,189.2	\$46,367	98.5	1,287.7	\$128,011,509	\$99,409
Automotive Repair/Maintenance	300.5	\$49,475	59.3	359.8	\$36,197,539	\$100,605
Manufacturing	372.7	\$67,913	6.1	378.8	\$118,304,623	\$312,314
Information Technology	154.3	\$81,867	518.8	673.1	\$51,955,077	\$77,188
CTE-Related Totals	3,640.3	\$293,922	1,288.0	4,928.3	\$656,225,588	\$133,154

In total, approximately 5,000 Clallam County workers (employees and proprietors) are generating over \$656 million in economic activity, averaging \$133,000 of output per full time equivalent worker. The following definitions help explain this table.

Employee FTEs: Full Time Equivalent employee workers, defined as being paid for an average of 40 hours per week, 52 weeks per year, including time for vacation/sick/paid leave.

Wage/Emp FTE: Average annual wages for a Full Time Equivalent worker.

Proprietor FTEs: Business owner Full Time Equivalents.

Total FTEs: The sum of Employees and Proprietors Full Time Equivalents.

Economic Output: The total dollar cost of the work created by a business including wages, material, and supplies, rent, vehicles, purchased services, taxes, profits, etc.

Output/FTE: The Economic Output divided by the Total FTEs equals the Output per Full Time Equivalent. This is an important measure of how many dollars of economic activity are created for each worker/proprietor as well as how much economic activity is lost to the community when a position is unfilled. Note that businesses with high material and supply costs will have higher Output/FTE than service-type businesses.

Job Openings/Job Growth: Within this economic environment, the 2022 EDC Study also found substantial numbers of job openings within each job area – as many as 29% of surveyed employers listed this as their number one business challenge. For example, our local hospital, Olympic Medical Center had 251 job openings when the study was completed. Most employers in these five job areas also stated that they were likely to expand their businesses (e.g. 58% of surveyed construction businesses, 62% of surveyed automotive repair businesses).

Together, these findings provide important data for the CTE Business Plan. Currently, there is a lack of qualified workers in key job areas, many businesses in these areas are likely to expand, and the Sequim Schools CTE Program can play an important role in addressing the needs.





Career Technical Education Center Project Overview

Sequim School District in collaboration with the Sequim Community and local/regional partners will construct a building called the Career Technical Education Center on the Sequim Schools main campus. This document provides a high-level overview of the new CTE Center and how it will support our community.

Overview

The building will include the following:

- 100'x200' Steel Building
- 3 Open Bays 40'x100'
- Industrial grade access to water/power/air
- 2 Fully Resourced Classrooms 30'x100'
- Space Includes Restrooms/Shower
- 1 Fully Sourced Industry Rated Kitchen 50'x100'

CTE Center Secondary Purpose

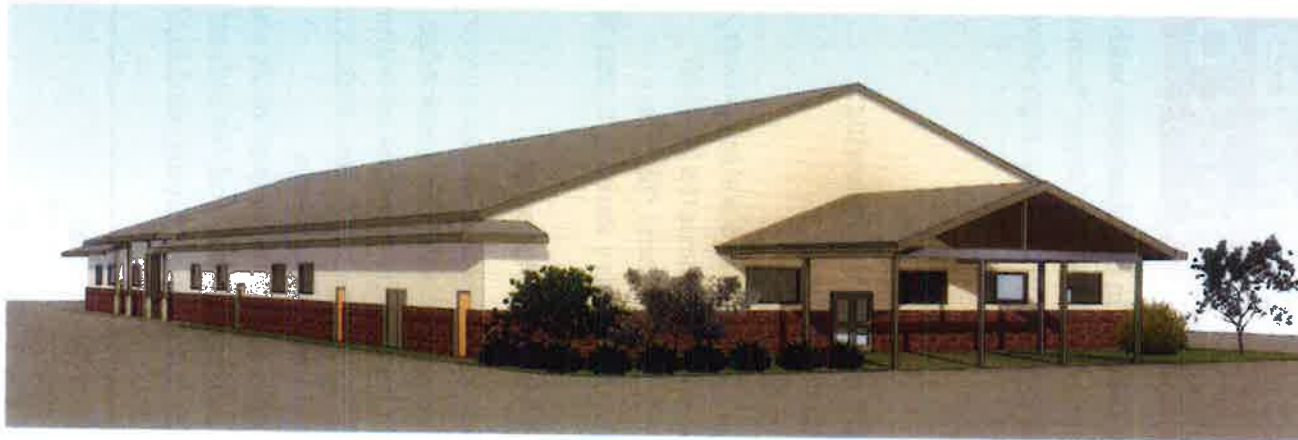
- Emergency/Crisis Management Center
- Support large community related events
- Conference center
- Regional EMS/training center
- Post graduation training
- Partnerships with Olympic and Peninsula College.

CTE Center Primary Purpose

- Facilitate the development of 21st century industry ready graduates from career technical education programs with the knowledge, skills and experiences for immediate entrance into a journeyman/skilled trade required within the local/regional area
- Supplement existing classrooms with access to required floor space in conducting CTE modules/culminating projects
- Provide access to industry rated tools and equipment that are not compatible with current classroom configurations and/or industry required standards
- Replicate manufacturing/construction/factory workspaces



Building Design and Location



The current site for building the Career Technical Education Center of Excellence is located behind the agricultural science buildings next to the newly built greenhouse that was finished Spring 2022. This location serves as the perfect opportunity to engage both the High School and Middle School students given the proximity to both campuses.

Meet the Sequim School District CTE Teachers



JIM HEINTZ
HIGH SCHOOL



LYNETTE JENNE
HIGH SCHOOL



BRITTNEY MURDACH
HIGH SCHOOL



BILL MCFARLEN
HIGH SCHOOL



KEVIN PHILLIPS
HIGH SCHOOL



CANDY SEELYE
HIGH SCHOOL



BRIDGETTE SHINGLETON
HIGH SCHOOL



CALEB GENTRY
MIDDLE SCHOOL



RENEE COLWILL
MIDDLE SCHOOL



LAURA GOULD
HIGH SCHOOL



STUART MARCY
HIGH SCHOOL



SARA TURNER
HIGH SCHOOL



DENISE DAHLL
HIGH SCHOOL



CHRISTY DITLEFSEN
HIGH SCHOOL



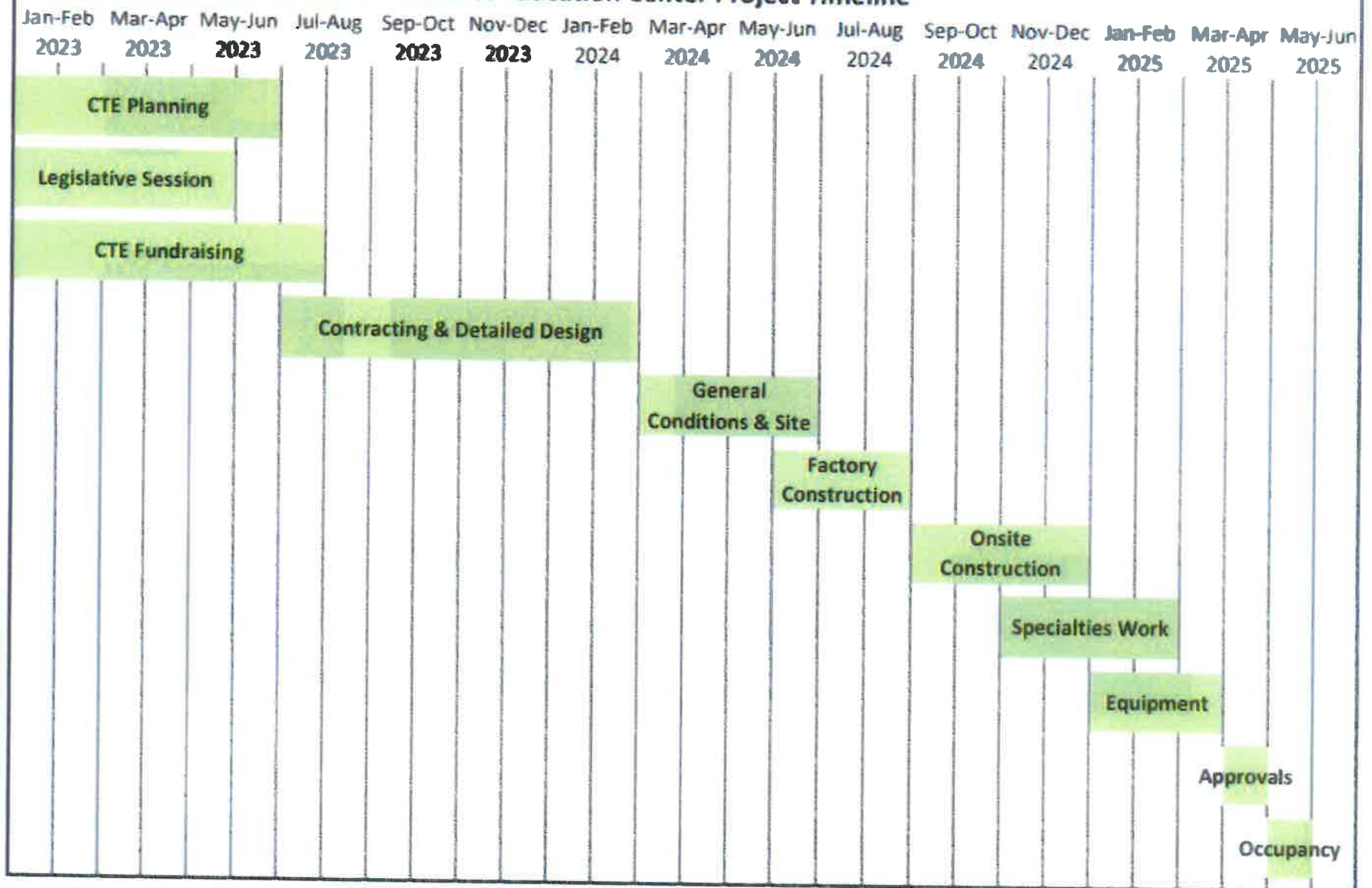
BRAD MOORE
HIGH SCHOOL



CHARLES KLEINBERG
HIGH SCHOOL



Sequim School District Career Technical Education Center Project Timeline



Project Budget

Background

The Sequim School District has been able to draw on several resources to develop the CTE Center Project Budget. This includes budgeting material from a similar facility at Washington State University, discussions with local contractors, the Washington State Office of Financial Management's Construction Cost Assessment Final Report (June 6, 2022), the Washington State Architectural and Engineering Fee Schedule, and additional research on the cost of several budget line items not included in the above reference material.

As part of the budget development process, we have estimated Low and High amounts for each line item. We have approached the budget from the perspective of developing a not-to-exceed total (High) to ensure that adequate resources will be available to successfully bring a new CTE Center online on a timely basis.

Project Budget

Sequim School District Career Technical Education Center Project Budget

Building Dimensions:	100' x 200'	Square Feet:	20,000
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Revenue

Grants & Funding Allocations	\$15,000,000
Local Match for State Funding	\$1,000,000
In-Kind Value of Land	\$500,000
Total Revenue	\$16,500,000

Expenses

	Cost/Square Ft.		Item Cost	
	Low	High	Low	High
Construction Costs	\$279.00	\$320.00	\$5,580,000	\$6,400,000
Additional Building Costs	\$76.75	\$97.60	\$1,535,000	\$1,952,000
Total Building Costs	\$355.75	\$417.60	\$7,115,000	\$8,352,000
Other Project Costs			\$3,225,000	\$4,254,000
Design Contingency			\$534,000	\$835,000
Project Contingency/Escalation			\$1,138,000	\$1,754,000
Sales Tax			\$1,022,000	\$1,305,000
Project Budget Total			\$13,034,000	\$16,500,000

For additional detail, please see Appendix I – Budget Detail.



Sequim Schools Career Technical Education (CTE) Return on Investment (ROI) Model Analysis

Background

There is a rich body of research about the benefits of CTE programs in the United States including deep dives into Return on Investment (ROI) analyses for individuals and their families, workplaces, and communities. The literature spans research in two-dozen states, including Washington State. The findings show that participation in CTE programs prepare students for high-wage and/or in-demand careers, while simultaneously addressing critical workforce shortages. CTE programs increase graduation rates and result in higher earnings and benefits for graduates at the secondary and post-secondary levels.

We combined these studies with the 2022 Clallam EDC research paper completed by Olympus Consulting to complete the following ROI Analysis.

ROI Analysis

There are 31 job categories in five job clusters in Clallam County that are relevant to current or future training in the Sequim CTE Program – Construction, Healthcare, Automotive Repair/Maintenance, Manufacturing, and Information Technology. The district has embarked on a multi-phase effort to expose students early to technical career opportunities and training; build closer partnerships with employers and trade schools; and add and upgrade current offerings to enable Sequim High School CTE graduates to enter well-paying careers in our community. The next critical piece of the puzzle is replacing the inadequate training facilities with a new CTE Center.

The ROI Analysis determined that the development of the new CTE Center and accompanying strategies will enable between 90 and 110 graduates per year to fill open positions in the five job clusters, earning beginning wages of \$39,000 to \$51,000 per year.

The ROI Analysis projects an additional \$11 to \$14 million of additional annual economic output by these new employees, generating significant annual tax receipts for the city of Sequim, Clallam County, and the State of Washington. Although the CTE Program is currently producing workforce-ready graduates, a new CTE Center supported by accompanying program changes will significantly increase the number of graduates and community benefit.

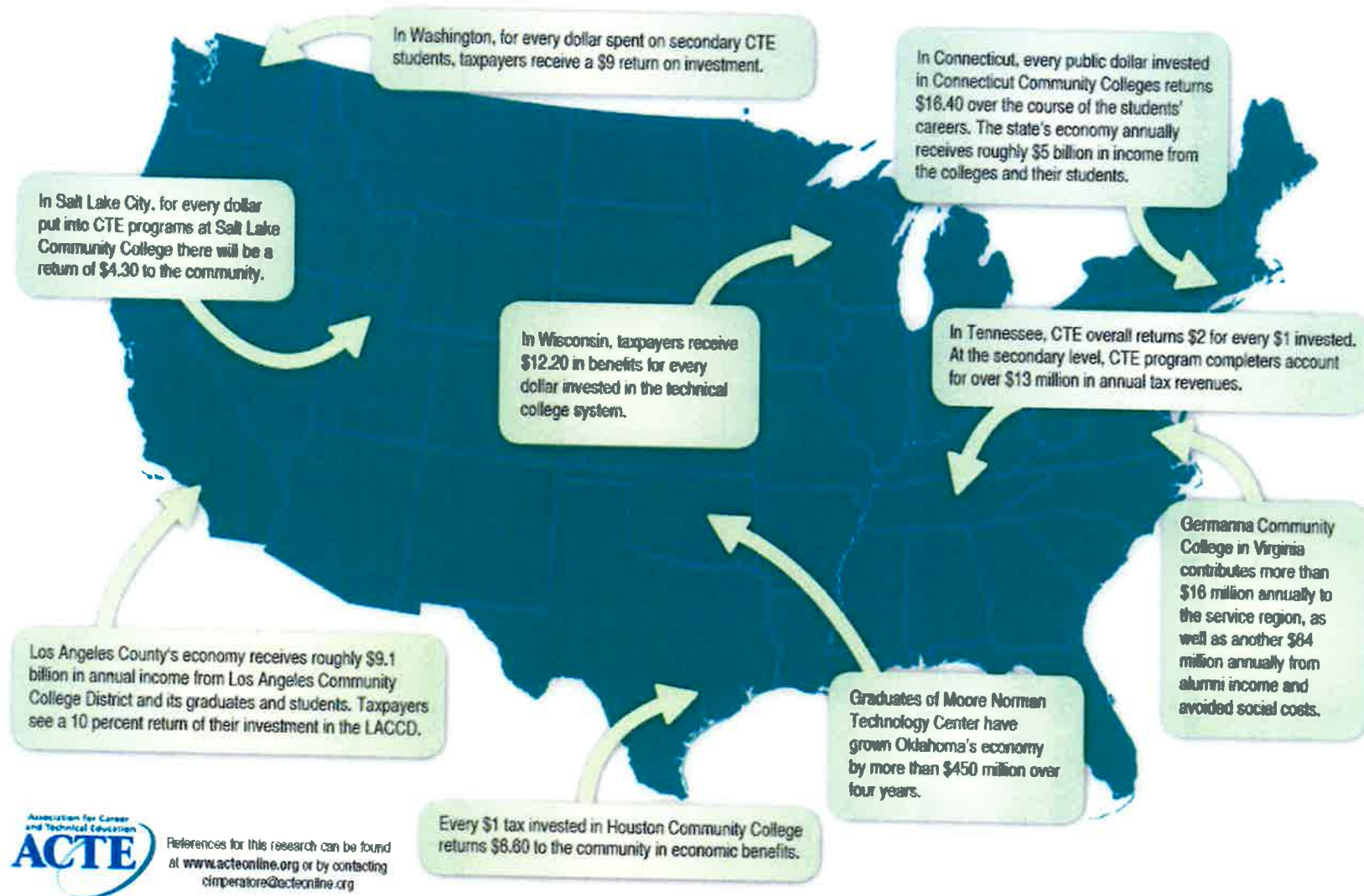
Additional Annual FTEs/Dollars	Annual ROI Projections	
	Low Scenario	High Scenario
Additional Full Time Equivalent Workers	90	110
Additional Wages	\$3,731,957	\$4,566,245
Additional Economic Output	\$11,910,662	\$14,664,405
Additional City Sales Tax Receipts	\$67,593	\$83,220
Additional County Sales Tax Receipts	\$143,702	\$176,926
Additional State Sales Tax Receipts	\$774,193	\$953,186

This study aligns with CTE research that shows that a successful CTE Program can address workforce shortages; enhance individual's skills and productivity, thus increasing wage rates and benefits; generate additional tax payments; and improve economic output in a community.

The detailed results can be found in Appendix II – Return on Investment Analysis.



Investing in Career & Technical Education Yields Big Returns



How can you help?

We hope you will join us to help make this exciting opportunity a reality. Here are three ways you can help:

1. Share a copy of this business plan with your friends, coworkers, and neighbors.
2. Contact the Sequim City Council and Clallam Board of County Commissioners to ask for their support.
3. Make a donation to the CTE Program.

Charitable Donation Agreement for Sequim School District CTE Program

Your Name: _____

Your Address: _____

Your email address: _____

I/we hereby donate to Sequim School District the sum of \$ _____

Sequim School District agrees that it will apply the contributions in accordance with its tax-exempt purposes.

This donation made on _____ (date)

By: _____ By: _____

(Donor Signature)

(Second Donor Signature)

(Name)

(Name)

Date: _____



Appendices

Appendix I – Budget Detail

Background

The Sequim School District has been able to draw on several resources to develop the CTE Center Project Budget. This includes budgeting material from a similar facility at Washington State University, discussions with local contractors, the Washington State Office of Financial Management's Construction Cost Assessment Final Report (June 6, 2022), the Washington State Architectural and Engineering Fee Schedule, and additional research on the cost of several budget line items not included in the above reference material.

This appendix provides a detailed budget followed by the budget assumptions for each budget component. As part of the budget development process, we have estimated Low and High amounts for each line item. We have approached the budget from the perspective of developing a not-to-exceed total (High) to ensure that adequate resources will be available to successfully bring a new CTE Center online on a timely basis.

Detailed Project Budget

Sequim School District Career Technical Education Center				
Project Budget				
Building Dimension:100' x 100'		Square Feet:		10,000
Revenue				
Grants & Funding Allocations		\$15,000,000		
Local Match for State Funding		\$1,000,000		
In-Kind Value of Land		\$500,000		
Total Revenue		\$16,500,000		
Expenses				
	Cost/Square Ft.		Item Cost	
	Low	High	Low	High
Foundation	\$30.00	\$35.00	\$600,000	\$700,000
Modular Building Structure	\$35.00	\$40.00	\$700,000	\$800,000
Insulation	\$12.50	\$15.00	\$250,000	\$300,000
Building Labor	\$80.00	\$95.00	\$800,000	\$900,000
Electrical – solar ready	\$12.00	\$24.00	\$440,000	\$480,000
Plumbing	\$10.00	\$12.00	\$200,000	\$240,000
HVAC	\$27.50	\$30.00	\$550,000	\$600,000
Solar panels and installation	\$27.50	\$30.00	\$550,000	\$600,000
Window/doors	\$12.50	\$15.00	\$250,000	\$300,000
Exterior Finishes	\$12.50	\$15.00	\$250,000	\$300,000
Commercial Kitchen	\$27.50	\$30.00	\$550,000	\$600,000
Safety Equipment	\$10.00	\$12.00	\$200,000	\$240,000
Security	\$2.00	\$3.00	\$40,000	\$60,000
Fencing	\$10.00	\$12.00	\$200,000	\$240,000
Performing Stage	\$10.00	\$12.00	\$200,000	\$240,000
Construction Costs	\$279.00	\$320.00	\$5,580,000	\$6,400,000

Sequim School District Career Technical Education Center				
Project Budget				
Building Dimensions: 100' x 200'		Square Feet:		10,000
Expenses (continued)		% of Construct \$		Item Cost
General Conditions	12.5%	14.0%	\$695,000	\$896,000
Site Development	15.0%	16.5%	\$637,000	\$1,056,000
Total Building Costs			\$7,115,000	\$8,352,000
		% of Building \$		Item Cost
Architect, Engineering	9.2%	9.6%	\$699,000	\$798,000
Project Management	10.0%	11.0%	\$712,000	\$919,000
Equipment/Furnishings	10.0%	12.0%	\$712,000	\$1,002,000
In-Kind Value of Land	N/A	N/A	\$533,000	\$533,000
Other Project Costs	8.0%	12.0%	\$569,000	\$1,002,000
Project Costs	37.2%	44.6%	\$3,225,000	\$4,254,000
Design Contingency	7.5%	10.0%	\$534,000	\$835,000
Project Contingency/Escalation	16.0%	21.0%	\$1,138,000	\$1,754,000
Sales Tax	8.9%	8.9%	\$1,022,000	\$1,305,000
Other Costs Subtotal			\$2,694,000	\$3,894,000
Total Project Budget			\$13,034,000	\$16,500,000

Definitions

Building Construction Costs

Building Construction Costs include materials and labor estimates for identified components of the project such as foundation, steel building, electrical, plumbing, etc.

General Conditions

General conditions are an integral part of the construction contract and consist of items and resources needed for project completion that will not be part of the finished product. They include things like garbage removal, temporary offices and protection, and administrative time; all aspects of the project that are necessary but ultimately not seen at completion.

Site Development

Site development includes preparing the site for construction, permitting, fees, drainage, utilities, landscaping, hardscaping, and related costs.

Project Costs

Other Project Costs are for cost items that can vary greatly based on the actual project design. These include items such as environmental reviews, administrative fees, furnishings, and permits.

Design Contingency

Design contingency is an allowance for cost increases that arise from additional costs that are identified during the design process and before a construction contract is put in place.

Project Contingency/Escalation

Project contingency/escalation refers to a designated amount of money within a construction budget to cover unexpected costs that may occur while completing the project.



Appendix I – Budget Detail

Budget Assumptions

Expense Item	Reference
Foundation	Per discussion with local manufactured building contractor
Modular Building Structure	Per discussion with local manufactured building contractor
Insulation	Per discussion with local manufactured building contractor
Building Labor	Per discussion with local manufactured building contractor
Electrical – solar ready	https://capitalimprovement.org/commercial-electrical-cost-per-square-foot/
Plumbing	https://homeguide.com/costs/install-new-house-plumbing-pipes-cost
HVAC	https://capitalimprovement.org/commercial-hvac-system-cost-per-square-foot/
Solar panels and installation	Per calculations worksheet below
Window/doors	Design Team Estimate
Exterior Finishes	Design Team Estimate
Commercial Kitchen	Per calculations worksheet below
Safety Equipment	Design Team Estimate
Security	https://www.qstartech.com/cost-school-safety/
Fencing	Per calculations worksheet below
Performing Stage	Design Team Estimate
Construction Costs	
General Conditions	Per Washington State University AgTM & AgEd Feasibility Study adjusted for Sequim
Site Development	Per Washington State University AgTM & AgEd Feasibility Study adjusted for Sequim
Architect, Engineering	Per WA State OFM Construction Cost Assessment Final Report
Project Management	Per WA State OFM Construction Cost Assessment Final Report
Equipment/Furnishings	Estimate based on project use cases for the facility
In-Kind Value of Land	Per real estate sale of comparable property
Other Project Costs	Design Team Estimate
Design Contingency	Per Washington State University AgTM & AgEd Feasibility Study adjusted for Sequim
Project	Per Washington State University AgTM & AgEd Feasibility Study adjusted for Sequim
Contingency/Escalation	Per Washington State University AgTM & AgEd Feasibility Study adjusted for Sequim
Sales Tax	Washington State sales tax rate for Sequim
Total Project Budget	Total aligns with WA State OFM Construction Cost Assessment Final Report

Click on links below:

Electrical-Solar Ready: [Capital Improvement](https://capitalimprovement.org)

Plumbing: [Home Guide](https://homeguide.com)

HVAC: [Capital Improvements](https://capitalimprovement.org)

Security: [Q Star Technology](https://www.qstartech.com)



Appendix I – Budget Detail

Washington State University AgTM & AgEd Feasibility Study Calculations

The following table contains figures from the Washington State University AgTM & AgEd Feasibility Study, which is similar to the Sequim CTE Center project. This information helped inform the estimates for the Sequim CTE Center Budget.

WSU Agriculture Technology and Production Management and Agriculture Education Center Budget Estimates			
	Cost Phase 1	Cost/Sq Ft Phase 1	% of Total Phase 1
Square Feet	15,000		
General Conditions	\$1,756,847	\$117.12	12.4%
Site Development	\$1,649,301	\$109.95	11.6%
Building Construction	\$5,889,240	\$392.62	41.4%
Design Contingency	\$1,394,323	\$92.95	9.8%
Total Construction Costs	\$10,689,711	\$712.65	75.2%
Project Costs (1)	\$3,527,687	\$235.18	24.8%
Project & Construction Costs	\$14,217,398	\$947.83	100.0%
Project Contingency/Escalation	\$3,000,000	\$200.00	21.1%
Total - Low End	\$14,217,398	\$947.83	
Total - High End	\$17,217,398	\$1,147.83	

Additional Calculations

The following tables lay out the backup for solar, kitchen and fencing estimates.

Solar Power - Washington State	
Watts per square foot	100
Square Feet of solar panels	2,000
Watts of power	200,000
Average Cost per watt to install:	\$2.62
Estimated Cost	\$524,000
Total CTE Square Feet	20,000
Cost per Square Foot	\$26.20
Kilowatt Hours	233
Amps @240 volts	833.33
https://www.solar-estimate.org/residential-solar/solar-panel-calculators	
Solar Power - Commercial Buildings	
Medium or large commercial solar panel system (100kW) cost: \$200,846	
Large commercial solar panel system (250kW) cost: \$502,113	
https://wgsi.org/solar-installation/commercial-solar-pane-cost/	

Fencing Costs			
Mt. Diablo School District - Cambridge Elementary - 2020			
Total Linear Feet Fencing	2,150		
		\$/Lin. Ft.	2024 Cost
Bid Low	\$396,889	\$184.60	\$231.99
Bid Medium	\$459,933	\$213.92	\$270.00
Bid High	\$597,682	\$277.99	\$350.86
4-year Inflation (2021-2024)			126.2%
Sequim CTE Linear Feet Fencing Estimate			800
Cost Low			\$186,393
Cost Medium			\$216,000
Cost High			\$280,692
https://www.mndusd.org/bid1870fencingses			

Commercial Kitchen Cost	
Cost per Square Foot	\$250
Square Feet (50' x 100')	5,000
% for actual Kitchen	50%
Kitchen sq ft for cost compare	2,500
Cost	\$625,000
Total CTE Square Feet	20,000
Cost per Square Foot	\$31.25
https://math-as-foodservice.com/2021/05/how-much-does-a-commercial-kitchen-cost/	

Click on links below:

Solar Power: [Solar Estimate](#) & [WGSU](#)

Commercial Kitchen: [Mathias](#)

Fencing: [Example](#)



Appendix II – Return on Investment Analysis

Overview

This appendix explains the seven-step process used to create the Sequim CTE Center Return on Investment (ROI) Analysis that draws on two primary sources:

- CTE Program research from over two dozen states, including Washington State.
- The 2022 Clallam Economic Development Council study, *Economic Development in Clallam County – When Prosperity Matters*.

It is important to note that the Clallam EDC study's well researched and timely data made an enormous contribution to this project. This level of detail is rarely available for these types of analyses. It is also important to note that the availability of online jobs data provided near-real-time position openings and starting wage data, something that was not possible a few years ago.

All ROI Analysis estimates in this analysis are informed by supporting data and every effort has been made to aim low in the estimates in order to not overstate the model's results. While this ROI Analysis does not pretend to be a crystal ball with perfect foresight, it provides a range of what should be considered solid low and high estimates of the impact a robust CTE Program operating out of a new CTE Center will bring to the community.

The Seven Steps ROI Analysis Process

- Step 1 – Identify CTE-Related Job Categories and Clusters to Include in the ROI Analysis
- Step 2 – Compile 2022 Clallam EDC Data for the CTE Job Areas
- Step 3 – Summarize the EDC Data for the CTE Job Areas
- Step 4 – Identify Current Unfilled Clallam County Positions in the Five CTE-Related Job Clusters
- Step 5 – Identify Current Wage Ranges for CTE-Relevant Positions
- Step 6 – Build the ROI Model
- Step 7 – Complete the Return on Investment Analysis
 - Part A: ROI Analysis – Employees and Economic Output
 - Part B: ROI Analysis – Financial Benefits to Local Government
 - Part C: ROI Analysis – Financial Benefits to State Government

Step 1 – Identify CTE-Related Job Categories and Clusters to Include in the ROI Analysis

There are over 175 job categories in fourteen job clusters that describe the work that takes place in Clallam County (Source: 2022 EDC Study). Working with the Sequim Schools CTE Director, 31 job categories in five job clusters were identified that are relevant to current or future training in the Sequim CTE Program. These jobs and job clusters created the foundations to assess job openings, current wages, economic output, and potential economic benefits when open jobs are filled with CTE graduates.

Code	Industry Description	Code	Industry Description
Construction - Maintenance		Healthcare	
60	Maintenance of nonresidential structures	483	Offices of physicians
61	Maintenance of residential structures	484	Offices of dentists
Retail - Construction Related		485	Offices of other health practitioners
405	Retail-Building material/garden equip	486	Outpatient care centers
Building Construction		487	Medical and diagnostic laboratories
50	Construction - healthcare facilities	488	Home health care services
51	Construction - manufacturing facilities	489	Other ambulatory health care services
53	Construction - education structures	490	Hospitals
54	Construction - highways and streets	491	Nursing and community care facilities
55	Construction - commercial structures	Automotive Repair/Maintenance	
56	Construction - other new nonresidential	512	Automotive repair and maintenance
57	Construction - single family residences	Manufacturing	
58	Construction - multi-family residences	239	Sheet metal work manufacturing
59	Construction - other new residential	247	Machine shops
Information Technology		356	Other aircraft parts/equip manufacturing
428	Software publishers	376	Surgical/medical instr manufacturing
459	Custom computer programming services	380	Dental laboratories
460	Computer systems design services		
461	Other computer related services		



Appendix II – Return on Investment Analysis

Step 2 – Compile 2022 Clallam EDC Data for the CTE Job Areas

Data from the 31 job categories in five job clusters in the 2022 EDC Study were compiled to gain an understanding of the number of Clallam County workers, proprietors, and economic output value relevant to the CTE Program.

The following definitions help explain the tables below.

Emp FTEs: Full Time Equivalent employee workers, defined as being paid for an average of 40 hours per week, 52 weeks per year, including time for vacation/sick/paid leave.

Wage/Emp FTE: Average annual wages for a Full Time Equivalent worker.

Proprietor FTEs: Business owner Full Time Equivalents.

Total FTEs: The sum of Employees and Proprietors Full Time Equivalents.

Economic Output: The total dollar cost of the work created by a business including wages, material, and supplies, rent, vehicles, purchased services, taxes, profits, etc.

Output/FTE: The Economic Output divided by the Total FTEs equals the Output per Full Time Equivalent. This is an important measure of how many dollars of economic activity are created for each worker/proprietor as well as how much economic activity is lost to the community when a position is unfilled. Note that businesses with high material and supply costs will have higher Output/FTE than service-type businesses.

Area	Industry Description	Emp FTEs	Wage/Emp FTE	Proprietor FTEs	Total FTEs	(2021 \$) Econ Output	Output/FTE
Construction - Maintenance							
60	Maintenance of nonresid. structures	96.6	\$47,890	48.8	145.4	\$31,417,345	\$216,075
61	Maintenance of residential structures	54.4	\$46,067	26.3	80.7	\$16,111,953	\$199,652
	Totals	151.0	\$47,233	75.1	226.1	\$47,529,298	\$210,214
Retail - Construction Related							
405	Retail-Building material/garden equip	346.1	\$42,728	10.6	356.7	\$46,919,485	\$131,538
Building Construction							
50	Construction - healthcare facilities	43.4	\$47,136	21.4	64.8	\$7,540,689	\$116,369
51	Construction - manufacturing facilities	76.2	\$48,586	34.0	110.2	\$13,055,676	\$118,473
53	Construction - education structures	111.5	\$55,026	41.1	152.6	\$19,515,857	\$127,889
54	Construction - highways and streets	116.3	\$55,337	47.6	163.9	\$25,756,711	\$157,149
55	Construction - commercial structures	167.7	\$46,967	79.3	247.0	\$27,456,089	\$111,158
56	Construction - other new nonresidential	125.0	\$56,643	50.2	175.2	\$28,581,489	\$163,136
57	Construction - single family residences	274.0	\$47,437	140.8	414.8	\$47,356,608	\$114,167
58	Construction - multi-family residences	83.0	\$47,471	42.3	125.3	\$10,189,543	\$81,321
59	Construction - other new residential	129.4	\$48,581	62.9	192.3	\$47,855,395	\$248,858
	Totals	1,126.5	\$50,155	519.6	1,646.1	\$227,308,057	\$138,089
Construction Totals		1,623.6	\$48,300	605.3	2,228.9	\$321,756,840	\$144,357



Appendix II – Return on Investment Analysis

Step 2 – Compile 2022 Clallam EDC Data for the CTE Job Areas (continued)

Area	Industry Description	Emp FTEs	Wage/ Emp FTE	Proprie- Tor FTEs	Total FTEs	(2021 \$) Econ Output	Output/ FTE
Healthcare							
483	Offices of physicians	230.8	\$93,373	92.0	322.8	\$45,995,804	\$142,490
484	Offices of dentists	220.4	\$59,099	50.0	270.4	\$31,847,629	\$117,780
485	Offices of other health practitioners	169.2	\$38,932	24.8	194.0	\$18,204,703	\$93,839
486	Outpatient care centers	198.3	\$71,845	58.3	256.6	\$30,760,245	\$119,876
487	Medical and diagnostic laboratories	14.9	\$77,859	5.4	20.3	\$3,313,952	\$163,249
488	Home health care services	55.4	\$57,872	13.0	68.4	\$5,015,947	\$73,333
489	Other ambulatory health care svcs.	49.2	\$67,594	13.1	62.3	\$7,760,672	\$124,569
490	Hospitals	1,949.9	\$67,450	18.1	1,968.0	\$432,288,393	\$219,659
491	Nursing and community care facilities	715.6	\$47,213	23.8	739.4	\$64,870,201	\$87,734
	Totals	3,603.7	\$63,382	298.5	3,902.2	\$640,057,546	\$164,025
	Estimated % Technician/Aides	33%		0%	33%	20%	
	Revised Totals	1,189.2	\$46,367	0.0	1,287.7	\$128,011,509	\$99,409
Automotive Repair/Maintenance							
512	Automotive repair and maintenance	300.5	\$49,475	300.5	359.8	\$36,197,539	\$100,605
Manufacturing							
239	Sheet metal work manufacturing	2.5	\$56,074	0.5	3.0	\$727,532	\$242,511
247	Machine shops	7.0	\$46,700	1.0	8.0	\$1,338,669	\$167,334
	Other aircraft parts/equip						
356	manufacturing	187.9	\$88,382	3.6	191.5	\$66,376,862	\$346,615
376	Surgical/medical instr manufacturing	35.2	\$65,643	0.4	35.6	\$9,380,585	\$263,500
380	Dental laboratories	140.1	\$42,302	0.6	140.7	\$40,480,975	\$287,711
	Total	372.7	\$67,913	6.1	378.8	\$118,304,623	\$312,314
Information Technology							
428	Software publishers	39.9	\$51,485	15.4	55.3	\$8,119,567	\$146,828
	Custom computer programming						
459	services	60.1	\$97,805	167.3	227.4	\$19,407,183	\$85,344
460	Computer systems design services	50.3	\$83,733	304.1	354.4	\$18,592,417	\$52,462
461	Other computer related services	4.0	\$121,983	32.0	36.0	\$5,835,910	\$162,109
	Total	154.3	\$81,867	518.8	673.1	\$51,955,077	\$77,188

Note that the Healthcare section includes data for all healthcare employees including physicians, dentists, nurses, etc. The ROI Analysis estimated the percentage of the workforce relevant to the CTE-trained positions and reduced the totals accordingly.



Appendix II – Return on Investment Analysis

Step 3 – Summarize the EDC Data for the CTE Job Areas

The table below summarizes the 31 job categories in the five job clusters to display totals for each job cluster.

Job Cluster	Employee FTEs	Wage/ Emp FTE	Proprietor FTEs	Total FTEs	(2021 \$) Econ Output	Output/ FTE
Construction	1,623.6	\$48,300	605.3	2,228.9	\$321,756,840	\$144,357
Healthcare	1,189.2	\$46,367	98.5	1,287.7	\$128,011,509	\$99,409
Automotive Repair/Maintenance	300.5	\$49,475	59.3	359.8	\$36,197,539	\$100,605
Manufacturing	372.7	\$67,913	6.1	378.8	\$118,304,623	\$312,314
Information Technology	154.3	\$81,867	518.8	673.1	\$51,955,077	\$77,188
CTE Related Totals	3,640.3	\$293,922	1,288.0	4,928.3	\$656,225,588	\$133,154

In total, approximately 5,000 workers (employees and proprietors) are generating over \$650 million in economic activity, averaging \$133,000 of output per full time equivalent worker. The key metric from this table is the Output per FTE, which is used in Step 6 below to build the ROI Model.

Step 4 – Identify Current Unfilled Clallam County Positions in the Five CTE-Related Job Clusters

Step 4 draws on the section of the 2022 EDC Study that includes a sampling survey of employers to identify unfilled positions at a single point in time. The table below provides a count of these open positions, limited to the five CTE-related job clusters.

Job Cluster	Comment	Unfilled Positions
Automotive	All Positions in the 2022 EDC Survey	40
Construction Maintenance	"	8
Construction	"	53
Equip Maintenance	"	33
Healthcare	Estimate of technician/aides positions only	114
Manufacture	All Positions in the 2022 EDC Survey	39
Total Positions		362

Note that healthcare positions in the 2022 EDC Study were listed by setting (e.g. hospital, primary care clinic), not position type (e.g. physician, medical assistant), and an estimate was required to calculate unfilled positions relevant to the CTE Program.

Also note that because the EDC Study was a sample, only a portion of employers in the county were surveyed. Thus the “total” unfilled positions are an undercount, providing a job opening “floor” as well as an understanding of where unfilled positions were most prevalent.



Appendix II – Return on Investment Analysis

Step 5 – Identify Current Wage Ranges for CTE-Relevant Positions

The Indeed.com website and the Olympic Medical Center's job opening website (January 2023) were used to identify 41 position openings in local businesses to determine average wage ranges for the job clusters in ROI Analysis. All positions were entry level that match the qualifications of students graduating from the Sequim Schools CTE Program. The key outcome of this step was to estimate the average starting wage a CTE graduate might earn.

<u>Position</u>	<u>Annual Wage Range</u>	
	<u>Low</u>	<u>High</u>
Certified Nursing Assistant/Medical Assistant	\$39,387	\$46,367
Automotive Technician	\$41,187	\$43,660
Construction - Carpenter/Roofer/HVAC/Joiner/Laborer	\$43,525	\$68,640
Manufacturing - Welder/Fabricator/Edging Tech/Paint Tech	\$38,293	\$45,377
Computer - Support Technician	\$51,420	\$52,000

Figures in the Low Annual Wage column are used in Step 6 below to estimate beginning wages for CTE graduates that will be hired into unfilled positions.

Step 6 – Build the ROI Model

The ROI Model pulls data from the tables in the preceding steps, including the estimated current market starting wages, which are the Low Annual Wages from Step 5. This step determines Low and High Estimates of CTE Graduate Hires that will be placed into open positions each year once the new CTE Center is up and fully operational.

The following definitions help explain the tables below.

Hire Rate: This is the percent of Unfilled Positions from Step 4 that will be filled by CTE Program graduates each year, projected from a Low Hire Rate to a High Hire Rate for each job area.

Employee FTEs: This is a count of the new CTE Program graduates that are projected to be hired each year.

Avg Emp Wage/FTE: This is the Low Annual Wage figure from Step 5 for each job area.

Economic Output: This is the dollars of Economic Output generated by the CTE hires based on multiplying the number of FTEs by the Output per FTE.

Sequim School District CTE ROI Model

Based on 2022 Clallam County Economic Analysis

	Hire Rate	Employee FTEs	Avg Emp Wage/FTE	Economic Output
Construction industries				
Current Market Starting Wage			\$43,525	
Output per FTE				\$144,357
Estimated CTE Hires - Low	2.1%	34		\$4,908,131
Estimated CTE Hires - High	2.6%	42		\$6,062,985
Estimated Total Wages - Low				\$1,479,848
Estimated Total Wages - High				\$1,828,048



Appendix II – Return on Investment Analysis

Sequim School District CTE ROI Model - Continued				
Based on 2022 Clallam County Economic Analysis				
	Hire Rate	Employee FTEs	Avg Emp Wage/FTE	Economic Output
Healthcare				
Current Market Starting Wage			\$39,387	
Output per FTE				\$99,409
Estimated CTE Hires - Low	3.0%	36		\$3,578,723
Estimated CTE Hires - High	3.6%	43		\$4,274,586
Estimated Total Wages - Low				\$1,417,934
Estimated Total Wages - High				\$1,693,644
Automotive Repair/Maintenance				
Current Market Starting Wage			\$41,187	
Output per FTE				\$100,605
Estimated CTE Hires - Low	3.2%	10		\$1,006,046
Estimated CTE Hires - High	4.0%	12		\$1,207,255
Estimated Total Wages - Low				\$411,865
Estimated Total Wages - High				\$494,238
Manufacturing				
Current Market Starting Wage			\$38,293	
Output per FTE				\$312,314
Estimated CTE Hires - Low	2.0%	7		\$2,186,199
Estimated CTE Hires - High	2.5%	9		\$2,810,828
Estimated Total Wages - Low				\$268,050
Estimated Total Wages - High				\$344,635
Information Technology				
Current Market Starting Wage			\$51,420	
Output per FTE				\$77,188
Estimated CTE Hires - Low	2.0%	3		\$231,563
Estimated CTE Hires - High	2.5%	4		\$308,751
Estimated Total Wages - Low				\$154,260
Estimated Total Wages - High				\$205,680
Totals				
Estimated CTE Hires - Low		90		\$11,910,662
Estimated CTE Hires - High		110		\$14,664,405
Estimated Total Wages - Low				\$3,731,957
Estimated Total Wages - High				\$4,566,245

This information is then forwarded to Step 7 to generate the results of the Return on Investment Analysis.



Appendix II – Return on Investment Analysis

Step 7 – Complete the Return on Investment Analysis

Step 7 contains three sections that show results of the ROI Analysis with a focus on Employees and Economic Output (Part A), Financial Benefits to Local Government (Part B), and Financial Benefits to State Government (Part C).

Part A: ROI Analysis – Employees and Economic Output

The following table brings together the data from Step 6, breaking out the figures into two scenarios.

Sequim School District CTE ROI Analysis					
Low Scenario					
	Hire Rate	New CTE Employees	Avg Emp Wage/FTE	Output per FTE	Economic Output
Construction industries	2.1%	34	\$43,525	\$144,357	\$4,908,131
Healthcare	3.0%	36	\$39,387	\$99,409	\$3,578,723
Automotive Repair/Maintenance	3.2%	10	\$41,187	\$100,605	\$1,006,046
Manufacturing	2.0%	7	\$38,293	\$312,314	\$2,186,199
Information Technology	2.0%	3	\$51,420	\$77,188	\$231,563
Totals		90			\$11,910,662
High Scenario					
	Hire Rate	New CTE Employees	Avg Emp Wage/FTE	Output per FTE	Economic Output
Construction industries	2.6%	42	\$43,525	\$144,357	\$6,062,985
Healthcare	3.6%	43	\$39,387	\$99,409	\$4,274,586
Automotive Repair/Maintenance	4.0%	12	\$41,187	\$100,605	\$1,207,255
Manufacturing	2.5%	9	\$38,293	\$312,314	\$2,810,828
Information Technology	2.5%	4	\$51,420	\$77,188	\$308,751
Totals		110			\$14,664,405

The ROI Analysis projects an additional \$11.9 to \$14.6 million of additional annual economic output provided by 90 to 110 CTE graduate hires. Although the CTE Program is currently producing workforce-ready graduates, a new CTE Center supported by accompanying program changes will significantly increase the number of graduates and community benefit.



Appendix II – Return on Investment Analysis

Part B: ROI Analysis – Financial Benefits to Local Government

The Sequim School District is requesting funding from the City of Sequim and Clallam County to help reach the \$1 million local match for the CTE Center. This section calculates the additional tax dollars that will come to city and county based on the one-time infusion of \$15 million of state dollars as well as tax receipts from ongoing annual increases in economic output. The table below is based on a 1.14% Sequim City sales tax rate and a 1.27% Clallam County sales tax rate.

Sequim School District CTE Local Sales Tax Revenue Analysis		
	Low Scenario	High Scenario
Annual Tax Receipts		
Economic Output from CTE Program	\$11,910,662	\$14,664,405
Sequim Tax Rate	1.14%	1.14%
Percent of work completed in Sequim City Limits	50.00%	50.00%
Additional Annual Sequim Tax Receipts	\$67,593	\$83,220
Clallam County Tax Rate	1.27%	1.27%
Percent of work completed in the County	95.00%	95.00%
Additional Annual County Tax Receipts	\$143,702	\$176,926
Total Local Annual Tax Receipts	\$211,295	\$260,147
CTE Construction Period Tax Receipts		
Washington State Funding Request	\$15,000,000	\$15,000,000
Sequim Tax Rate	1.14%	1.14%
Percent of work completed in Sequim City Limits	100.00%	100.00%
Additional Annual Sequim Tax Receipts	\$170,250	\$170,250
Clallam County Tax Rate	1.27%	1.27%
Percent of work completed in the County	100.00%	100.00%
Additional Annual County Tax Receipts	\$190,500	\$190,500
Total One-Time Annual Tax Receipts	\$360,750	\$360,750

Depending on the scenario, annual, recurring local tax receipts are projected to increase between \$211,000 and \$260,000.

Because costs related to the CTE Center are sales taxable, 100% of the \$15,000,000 of potential state funding will generate city and county sales tax. This will result in a one-time infusion of \$360,750 tax dollars into the community.



Appendix II – Return on Investment Analysis

Part C: ROI Analysis – Financial Benefits to State Government

The analysis in Part B – Financial Benefits to Local Government is also applicable to the 6.5% sales tax receipts that go directly to the state. The table below computes state tax receipts to determine when the state will directly recoup its investment in the Sequim CTE Center.

Sequim School District CTE State Sales Tax Revenue Analysis		
	Low Scenario	High Scenario
CTE Construction Period Tax Receipts		
Washington State Funding Request	\$15,000,000	\$15,000,000
Washington State portion of Sales Tax	6.50%	6.50%
Total One-Time Sales Tax Receipts	\$975,000	\$975,000
Annual Tax Receipts		
Economic Output from CTE Program	\$11,910,662	\$14,664,405
Washington State portion of Sales Tax	6.50%	6.50%
Additional Annual Sales Tax Receipts	\$774,193	\$953,186
Return on Investment		
Cumulative Year 5 Tax Receipts	\$4,845,965	\$5,740,932
Cumulative Year 10 Tax Receipts	\$8,716,931	\$10,506,863
Cumulative Year 15 Tax Receipts	\$12,587,896	\$15,272,795
Cumulative Year 20 Tax Receipts	\$16,458,861	\$20,038,726
Cumulative Year 25 Tax Receipts	\$20,329,826	\$24,804,658

Based on these calculations, the \$15 million of state funds will be repaid in 15 to 20 years. Using the current Washington State Various Purpose General Obligation Bond interest rate of 2.39%, the net future value of the \$15,000,000 state investment, which is approximately \$24 million, will be recouped in approximately 25 years.



Board of Commissioners
General Public Comment
April 2, 2024

BOARD OF CLALLAM COUNTY COMMISSIONERS PUBLIC HEARING

General Public Comment – April 2, 2024

I declare under penalty of perjury under the laws of the State of Washington that any testimony that I give is true and accurate. Please print name and address clearly.

NO	PRINTED NAME	SIGNATURE	ADDRESS
1	Paul V Hansen	PVH	346 Frost Rd Sequim
2	Josie Ganser	JGanser	1461 Towne Rd Sequim
3	LIAM ANTRIM	Liam Antrim	207 POND LN. SEQUIM
4	PAM MAURIDES	Pam Maurides	207 POND LN SEQUIM
5	JAMES ROBBINS	James Robbins	70 Charles Way
6	Rick Rhoades		320 House Rd Sqn
7			
8	Elizabeth Bain	Elizabeth Bain	732 Thornton Dr Sequim
9	Margaret Whitwell	Margaret Whitwell	161 Longview Heights Square
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Signed on April 2, 2024 in Port Angeles, Washington

BOARD OF CLALLAM COUNTY COMMISSIONERS PUBLIC HEARING

General Public Comment – April 2, 2024

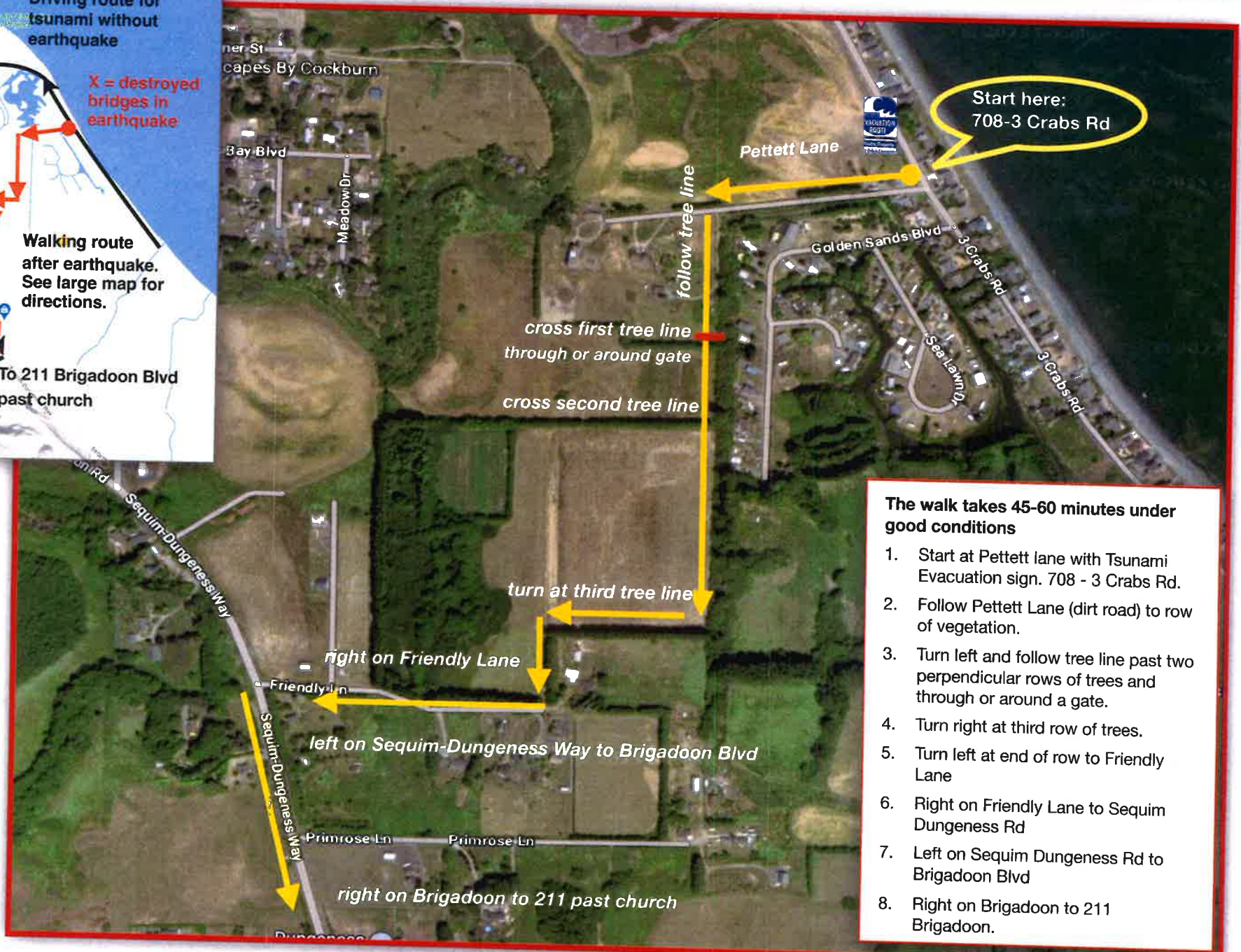
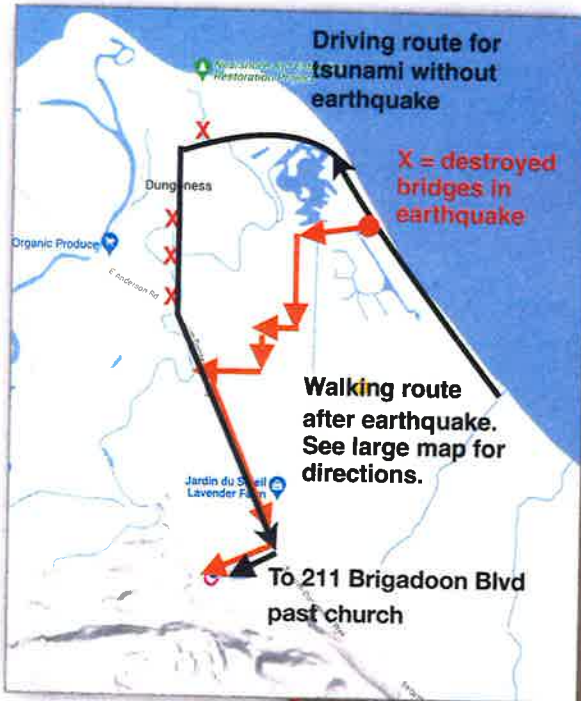
I declare under penalty of perjury under the laws of the State of Washington that any testimony that I give is true and accurate. Please print name and address clearly.

Nº	PRINTED NAME	SIGNATURE	ADDRESS
1	Tim Wheeler	Timothy L. Wheeler	164 Honeybee Ln. Sequim
2	BILL BIERY	[Signature]	60 Village on Sequim
3	JAMIE PORTER	[Signature]	AGNEW WA
4	Jim Stoffer	[Signature]	570 America Blvd Sequim
5	Rebecca Horst	Rebecca Horst	Downtown Sequim
6	Trina Berg	Trina Berg	1531 Town Rd
7	Eric Fehrman	Eric Fehrman	102 W 1st St Sequim
8	Chad Keiser	Chad Keiser	4341 Sequim-Dungeness Hwy
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Signed on April 2, 2024 in Port Angeles, Washington

Tsunami Warning, no earthquake:
drive to high ground ASAP

Earthquake: When first quake subsides, walk quickly through the fields to Dungeness Heights above Sequim-Dungeness Way



The walk takes 45-60 minutes under good conditions

1. Start at Pettett lane with Tsunami Evacuation sign. 708 - 3 Crabs Rd.
2. Follow Pettett Lane (dirt road) to row of vegetation.
3. Turn left and follow tree line past two perpendicular rows of trees and through or around a gate.
4. Turn right at third row of trees.
5. Turn left at end of row to Friendly Lane
6. Right on Friendly Lane to Sequim Dungeness Rd
7. Left on Sequim Dungeness Rd to Brigadoon Blvd
8. Right on Brigadoon to 211 Brigadoon.

Public Comment
margaret walsh
4/2/24

EMERGENCY BACKPACK

Here are some of the things you should have in an emergency backpack or in your vehicle.

This evacuation map

Whistle, compass

Appropriate clothes to wear

- Hiking boots with wool socks
- Long pants, shirt, raincoat, sweater, hat, gloves
- Change of warm clothes
- Emergency blankets, ponchos
- Flashlight and/or headlamp
- Extra batteries
- Water
- Water purifiers
- Snack bars, dehydrated food
- 30 days of prescription drugs
- Walkie-talkie tuned to channel 11
- Hand crank or battery radio
- List of emergency contacts
- Important documents preferably on a thumb drive
- First aid supplies
- Personal hygiene supplies (tissue, plastic bags, hand wipes, hand sanitizers, wash cloths)
- Pets and pet food

Other _____

PRACTICING THE ROUTE

The walking evacuation route is through private property. Until we have permission, we will not be conducting practice walks along this route. But **DO USE** in emergency!

RESOURCES FOR WARNINGS

- NOAA radio for alerts
- Apps for alerts:
 - Earthquake
 - MyShake
- More information: <https://dnr.wa.gov/tsunami>



The Cascadia subduction tsunami will affect the entire West Coast from BC to northern California.

Sponsored by:

Clallam County Fire Department #3
Community Emergency Response Team



For more information: e-mail:
czechenelly@ccfd3.org

CERT website:
www.bellelealand.net/about-4

3 CRABS TSUNAMI EVACUATION ROUTES



TWO KINDS OF TSUNAMIS are life threatening in this area

1) Cascadia subduction zone tsunami

This is preceded by a violent 9.0 earthquake that can last up to 10 minutes. The resulting tsunami will arrive here in about 1 hour 20 minutes with 20-60 ft. waves. FEMA has predicted this to be the worst natural disaster in US history. According to geological records, it occurs every 300-350 years. The last one was in 1700. **The bridges and roads will be impassable by vehicle.**

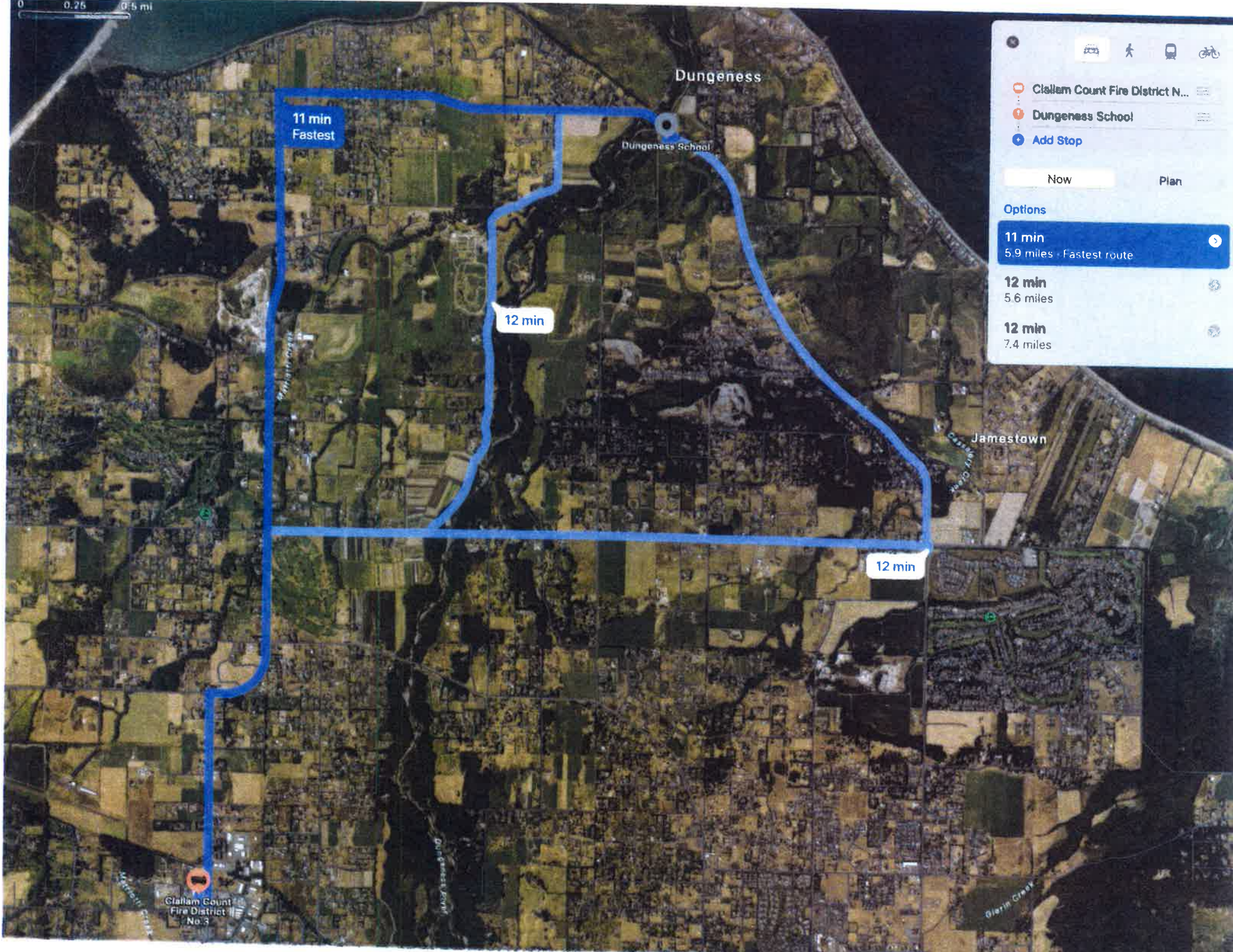
What to do: The quickest way to high ground is to walk through the fields as shown on the accompanying map. Bridges will be down.

2) Distant tsunamis

These originate usually in Alaska and can cause a tsunami that would reach the Juan de Fuca Strait in approximately 3 hours. We won't feel the earthquake and will only know that a tsunami is coming through emergency broadcasts.

What to do: Evacuate as soon as possible and drive out to higher ground as shown on the accompanying map. Have emergency supplies in your vehicle ahead of time.

0 0.25 0.5 mi



Dungeness

Dungeness School

Jamesstown

Clallam County
Fire District
No. 3



 Clallam County Fire District N...

 Dungeness School

 Add Stop

Now

Plan

Options

11 min

5.9 miles · Fastest route

12 min

5.6 miles

12 min

7.4 miles

Directions



2781 Towne Rd

323 N Fifth Ave

+ Add Stop

Now

Avoid Tolls

10 min

5.2 miles - Fastest route

GO

Preview Route

11 min

5.4 miles

GO

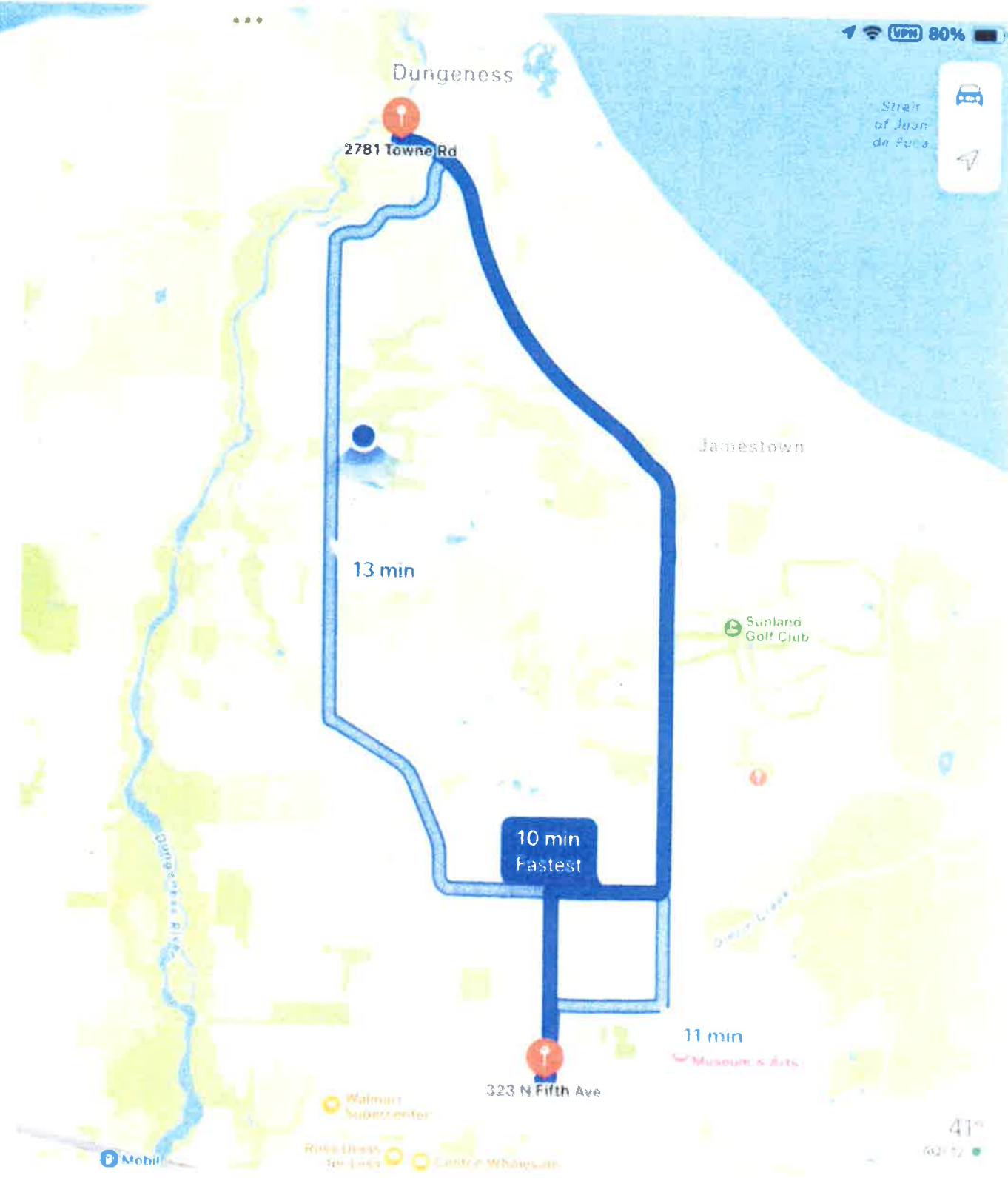
Preview Route

13 min

6.4 miles

GO

Preview Route



Strait of Juan de Fuca

From: "Gores, Loni" <loni.gores@clallamcountywa.gov>
To: "Ozias, Mark" <mark.ozias@clallamcountywa.gov>, "Emery, Bruce" <Bruce.Emery@clallamcountywa.gov>, "French, Mike" <Mike.French@clallamcountywa.gov>, "Johnson, Randy" <randy.johnson@clallamcountywa.gov>, "Lear, Cathy" <cathy.lear@clallamcountywa.gov>, "Fleming, Holden" <Holden.Fleming@clallamcountywa.gov>
Sent: Wed, 27 Sep 2023 16:02:56 +0000
Subject: FW: Towne Rd. Emergency response

"My email address has changed! The new format is
Loni.Gores@clallamcountywa.gov <mailto:Loni.Gores@clallamcountywa.gov>
Please update my contact card as your earliest convenience, Thank
you!"

Loni Gores

Clerk of the Board

Commissioners Office

223 East 4th Street, Suite 4

Port Angeles, WA 98362

Phone: 360-417-2256

From: Steve Chinn <schinn415@gmail.com>
Sent: Wednesday, September 27, 2023 6:11 AM
To: Gores, Loni <loni.gores@clallamcountywa.gov>
Subject: Towne Rd. Emergency response

27 September 2023

Dear County Commissioners,

As a retired firefighter/EMT and Fire Commissioner, I'd like to take a moment to address the Towne Road situation. I realize that the dilemma of whether to open Towne Road to traffic in the future is not

an easy question to answer and must weigh heavily on all of you.

In my 20+ years of responding to emergency calls in the fire district, I cannot recall ever driving over Towne Road to get to an emergency. As I look on the reasons why we never used Towne Road to get to an incident beyond the Old School House, we used the following limitations.

1. The old Towne Road had two hairpin turns where we had to slow to negotiate them. It would be safe to say, these were 10mph turns.
2. Towne Road north of Woodcock was like a narrow, restrictive corridor.
3. The local traffic entering Towne Road had limited visibility.. thus we had difficulty seeing the traffic.
4. The hill off Forest Ridge required us to slow down
5. There was always deer on the roadway.
6. The roadway was impacted by seasonal weather conditions

Even at its best, an open roadway through to the School House, I believe would be slower and more hazardous for emergency vehicles.

Might I recommend two suggestions: 1). Estimate the safe travel time for a fire engine to take Towne Road to the School House from either the Sequim or Carlsborg station and compare it to using Sequim Dungeness or Anderson Rd. 2). Go to fire department staff and see how often they have used the roadway for an emergency response.

There is no doubt a lot of emotion involved with this. There are some people who are saying that homes were destroyed because of the slow response times. There are a lot of factors that lead to the loss of a structure. Response time is only one of those factors. To blame the loss of a home on a delay of two or three minutes may not be inaccurate.

Thank you for putting on the meeting at Guy Cole to inform the citizens of our community.

Feel free to contact me for clarification or further discussion.

Steve Chinn

(360) 460-8982

From: King, Brian brian.king@clallamcountywa.gov
Sent: Oct 09, 2023 17:51:07.000000000 UTC
Subject: FW: Towne Road
To: Ozias, Mark mark.ozias@clallamcountywa.gov
Cc: Mielke, Todd Todd.Mielke@clallamcountywa.gov; Cameron, Ron
ron.cameron@clallamcountywa.gov

FYI..

This is the only question I have fielded from the public reference Towne Rd. I am not real concerned with law enforcement response times being unduly hampered.

Brian J. King
Sheriff
CLALLAM COUNTY SHERIFF'S OFFICE
223 E. 4th Street Suite #12
Port Angeles WA 98362
Office: 360-417-2544
Cell: 360-460-7273
Fax: 360-417-2498
Email: brian.king@clallamcountywa.gov

My email address has changed! The new address is brian.king@clallamcountywa.gov. Please update my contact card as your earliest convenience, Thank you!

-----Original Message-----

From: Jeff Tozzer <jeff.tozzer@gmail.com>
Sent: Monday, September 25, 2023 5:15 PM
To: King, Brian <brian.king@clallamcountywa.gov>
Subject: Re: Towne Road

Thank you Sheriff King. May I share your email with others who will be attending the public meeting tomorrow?

> On Sep 25, 2023, at 5:13 PM, King, Brian
<brian.king@clallamcountywa.gov> wrote:

>

> Jeff,

>

> My apologies for not getting back to you sooner. I wanted to gain some additional perspective from our Deputies as well. I do not have anything officially prepared as you are the first to inquire. During my inquiry with Deputies, and looking at some calls for service data in the region, I cannot find any data that would suggest our response to emergency situations have been hampered by the closure.

Anecdotally, anytime you close a road response times (depending on the destination) could be affected. However, because there are several alternative or more preferred routes to the Dungeness area (like Sequim Dungeness Way), the impact has been very minimal. By the nature of our patrols, since they are fluid and you can't necessarily predict where you are going to be when you get a call, we look for the most efficient route from wherever we are dispatched from to get to our destination.

>

> In the rare but real instance that we were on patrol on East Anderson and need to get to a residence on Towne Rd quickly, the most efficient route would be to proceed south down Towne Rd from East Anderson. Scenarios like this certainly would have impacts to our response time.

>

> We are used to road closures and projects that present traffic disruptions. And we have to plan for workarounds. Closing a road would inevitably have some impact to public safety.

>

> I appreciate you reaching out to me for my perspective. I think the citizens of Sequim and Towne Road residents need to weigh in heavily on all the options being considered

>

>

> Brian J. King

> Sheriff

> CLALLAM COUNTY SHERIFF'S OFFICE

> 223 E. 4th Street Suite #12

> Port Angeles WA 98362

> Office: 360-417-2544

> Cell: 360-460-7273

> Fax: 360-417-2498

> Email: brian.king@clallamcountywa.gov

>

>

> My email address has changed! The new address is brian.king@clallamcountywa.gov. Please update my contact card as your earliest convenience, Thank you!

>

>

> -----Original Message-----

> From: Jeff Tozzer <jeff.tozzer@gmail.com>

> Sent: Monday, September 18, 2023 12:13 PM

> To: King, Brian <brian.king@clallamcountywa.gov>

> Subject: Towne Road

>

> Dear Sheriff King,

>

> I'm curious if the Clallam County Sheriff's Office has a public opinion about the possible permanent closure of Towne Road. There is

We, the undersigned as and concerned citizens of Clallam County and residents of the Towne Road neighborhood south of the levee, urge the Board of Clallam County Commissioners, the Department of Community Development and the Road Department to stop the paving of the Lower Dungeness Levee.

Name	Address	Date
Susan Lewis	81 Cougar Heights, Sequim WA	3/28/24 ✓
✓ David Meyer	30 Henkes Rd, Sequim WA	3/28/24
✓ Lynne R. Harris	30 Henkes Rd, Sequim WA	3/28/24
✓ ANN KUSTER	80 Henkes Rd, Sequim WA	3/28/24
Joe Younger	110 Henkes Rd Sequim WA	3/28/24 ✓
✓ Alan Graebur	182 Henkes Sequim	3/28/24
✓ Nev Woodruff	61 Cougar Hgts Sequim	3/28/24
✓ Leslie Schiller	61 Cougar Hgts "	3/28/24
<u>JAMES STUART</u>		
JAMES STUART	30 Edna Pl. "	3/28/24 ✓
APRIL LARSON	30 EDNA PLACE	3-28-24 ✓
SOMMER LARSON	30 EDNA PLACE	3-28-24 ✓
olw Vanessa Douglas	123 Forest Ridge Dr.	3/28/24
Matt Douglas	123 Forest Ridge Dr.	3/28/24
Jack Hueter	12 Edna Pl.	3/28/24
olw Emily Mastrianni	31 Charles way	3/28/24 ✓
Michael Mastrianni	31 Charles way	3/28/24 ✓

We, the undersigned as and concerned citizens of Clallam County and residents of the Towne Road neighborhood south of the levee, urge the Board of Clallam County Commissioners, the Department of Community Development and the Road Department to stop the paving of the Lower Dungeness Levee.

Name	Address	Date
PAULA KOCH	110 COTTAGE LANE SEQUIM,	3/31/24
WILLIAM J KOCH	110 COTTAGE LANE SEQUIM,	3/31/24
✓ ALLAN BYRD	31 FOREST RIDE DR SEQUIM	2/31/24
JUDY BYRD	" " " " "	" "
Edwards	913 Town Rd Sequim	3-31-24
Miguel Lopez	110 Childer lane Sequim	3-31-24
Luz Maria Lopez	913 Towne Rd Sequim	3-31-24
Roberto Lopez	364 CLOVER LN Sequim	3-31-24
Yolanda Lopez	351 W. DEXTON ST Sequim	3-31-24
Abby Carl	1401 Towne Rd. Sequim	3.31.24
Morgan Carl	1401 Towne Rd. Sequim	3.31.24.
Erin Urquiza	1405 Towne Rd Sequim	3-31-24
Rob Thomas	1405 Towne Rd Sequim	3-31-24
LARRY DREGG	1418 Towne Rd. SEQUIM	3-31-24
✓ Dave Kelm	1416 Towne Rd Sequim	3/31/24
✓ Cynthia Kelm	1416 Towne Rd, Sequim	3/31/24
✓ Margaret Walkhill	1405 Towne Rd Sequim	3/31/24

We, the undersigned as and concerned citizens of Clallam County and residents of the Towne Road neighborhood south of the levee, urge the Board of Clallam County Commissioners, the Department of Community Development and the Road Department to stop the paving of the Lower Dungeness Levee.

Name	Address	Date
✓ Susan Bodreau	102 Madrona Terrace	March 31, 2024
21/2 ✓ Junne Seela	242 Madrona Terrace	Mar. 31, 2024
✓ Bruce Turner	13 MARY JO Ln.	MAR 31, 2024
2 ✓ Joann, Hene Mc Connell	231 Madrona	3-31-2024
2 ✓ Darlene + Larry McEggy	100 Havenwood	3-31-2024
✓ Michele Carson	1232 Towne Rd.	3/29/24.
✓ Kevin Carson	1232 Towne Rd	3/29/24.
✓ Donna Blasi	152 Charles Way	3/31/24
✓ Frank Blasi	152 Charles Way	3/31/24
✓ Steve McHugh	122 Charles Way	3/31/24
✓ Vince Luman	42 Charles Way	3/31/24
✓ Amber Robb	124 Gulls Ln	3/31/24
✓ Lynette Roth	41 Cottage LN	3/31/24
✓ Janelle Ray	41 Cottage LN	3/31/24
✓ Michael Buckland	Michael Buckland	3/31/24
✓ Susan Teresa Buckland	92 Cottage Lane	3/31/24
✓ Bob Buckland	92 Cottage Ln	3/31/24

We, the undersigned as and concerned citizens of Clallam County and residents of the Towne Road neighborhood south of the levee, urge the Board of Clallam County Commissioners, the Department of Community Development and the Road Department to stop the paving of the Lower Dungeness Levee.

Name	Address	Date
Kathleen Dean	201 Madrona Ter	3/30/24
Pam Carter	123 Madrona Ter	"
Shawn Henley	42 Madrona Ter	"
Nicole Henley	42 Madrona Ter	"
ROBERT PAGE	31 OLYMPIC PL	"
THERESA FOR	"	"
Annie Barrett	1007 Towne Rd.	
Nicholas Pearson	1007 Towne Rd.	
		3 30 24
RICHARD STUMBAUGH	1005 TOWNE RD	
Ethel Colon	920 Towne Rd	3/30/2024
Sophy Andrey	1051 Towne Rd.	3/30/2024
Samille Patterson	170 Havenwood Ln	3/30/2024
JAKE PATTERSON	170 HAVENWOOD LN	3/30/24
Druck Emulsion	1078 Towne Rd	4/1/24
Suzanne Mackey	72 Madrona Terrace	4/1/24
Paul Mackey	72 Madrona Terrace	4/1/24

We, the undersigned as and concerned citizens of Clallam County and residents of the Towne Road neighborhood south of the levee, urge the Board of Clallam County Commissioners, the Department of Community Development and the Road Department to stop the paving of the Lower Dungeness Levee.

Name	Address	Date
✓ Theresa Maday	62 Charles Way	3-28-24
✓ JAMES ROBBINS	70 CHARLES WAY	3-28-24
✓ ANNE	"	3-28-24
Anna Cramrine	82 Charles Way	3-28-24
✓ James Reeve		
✓ Brianna Reeve	92 Charles Way	3-28-24
✓ Megan Reeve	92 Charles Way	3-28-24
TAMARA DAVIS	142 Charles Way	3-28-24
Jeff Davis	142 Charles Way	3-28-24
✓ PAUL BUTLER	112 CHARLES WAY	28 MARCH 24
✓ Russell Wyatt	1017 Towne Rd	29 March 2024
✓ Kay Wyatt	1015 Towne Rd	" "
✓ Cathy Martinson	1015 Towne Rd	29 March 2024
✓ RICK BURNS	132 HENKES RD.	29 MARCH 2024
✓ Joy Burns	132 Henkes Rd.	29 March 2024
Deana Childs	62 Curlew Ct	3/29/24

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Name	Address	Date
LYDIA SIMMONS	406 FATCAT LANE SEQUIM	3/27/24
Paul Lucas	325 Buttercup Ln. Sequim	3/27/24
Jean Grudzien	93 Buttercup Ln. Sequim	3-30-24
Steve Grudzien	93 Buttercup Ln. Sequim	3-30-24
~~David E. Main~~	350 Olympic Pl. Sequim	3/30/24
✓ Andrea Scherencel	165 Havenwood Lane Sequim	3/30/24
✓ Ron Scherencel	165 Havenwood Lane Sequim	3.30.24
Jamie Poole	152 Madrone Ter Sequim	3/30/2024
✓ Carla Jordan	181 Madrone Ter Sequim	3/30/24
✓ Kelly McKillip	84 Madrone Ter Sequim	3/30/24
✓ Diane Schanz Miller	62 Jacob Lane Sequim	3/30/24
✓ Nora Kennedy	51 Forest Ridge Sequim	4/1/24
✓ Roy Allen	51 Forest Ridge Sequim	4/1/24

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Name	Address	Date
✓ ~~JANE PETER~~	~~60 LANCASTER, PA 98362~~	~~3/31/2024~~
✓ Rae Heselbach	60 Lancaster Ln, PA 98362	3/31/24
✓ Charles Main	283 Buttercup Lane Sequim 98382	3/31/24
✓ Bill Biery	60 Village Grn Sequim 98382	3/31/24
✓ Derrick Eberle	2488 Towne Rd. Sequim 98382	3/31/24
✓ Bri Eberle	2488 Towne Road Sequim, WA 98382	3/31/24
✓ Josie Gonser	1461 Towne Rd Sequim, WA ⁹⁸³⁸²	3/31/24
✓ Josh Gonser	1461 Towne Rd	4/1/24

To: Clallam County Commissioners; Clallam County Planning Department; Bruce Emery; Joe Donisi; Kathy Lear
Re: Towne Road
Date: February 4, 2023

We the undersigned:

Understand the value of the Lower Towne Road Levee Project and appreciate the vision and years of work that went into making it a reality.

Support the option of closing Towne Road to through vehicle traffic (except in the case of emergency and or farm access).

See this as a very unique opportunity to showcase a premier river restoration project that will not only improve salmon habitat but complement and expand the incredible natural beauty and recreational opportunities the are at our doorstep.

Feel the relocated dike's highest and best use for the health of the community, the farms, and the salmon would be to preserve it as a linear park and wildlife viewing corridor. An ever increasing number of people are already enjoying it as such.

Name

Address

Frank Blasi	152 Charles Way
Klanna Mason Blasi	152 Charles Way
Brian Webb	121 Charles Way
PAUL BUTLER	112 CHARLES WAY
Clark Mendo	117 Charles Way
Colleen Rayburn	101 Charles Way
DOUGLAS Rayburn	101 CHARLES WAY
James Reeves	92 Charles Way
Biganna Reeves	92 Charles Way
Bob Crumrine	92 Charles Way
James Robinson	40 Charles Way
Anne Robbins	70 Charles Way
Tom Maday	62 Charles Way
Paul Johnson	30 EDNA FLAKE
Judith Pyrd	31 FOREST RIDGE DR
Otto Eys	24 FOREST Ridge

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Name

Address

Diane Schanz Miller

62 Jacob Lane

Dave Kelm 

1416 Towne Rd. Sequim

Cindy Kelm

1416 Towne Rd. Sequim

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Name

Lorinda K Becker

Ally K Beck

Address

942 Towne Road, Sequim

942 Towne Road, Sequim

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Name

Address

Josie Conser
Josh Conser
Margaret Kellhead
Rick Burns
Jo Burns
A. Birchfield
Abel Ayres
Doreen McCaffrey
Larry M. Tappin
Joann McConnell
Joan McConnell
Katie Dean
Martha Campbell
Jan R. Boe
Dawn Carter
Stan Riddle

1461 Towne Rd
1461 Towne Rd
161 Conger Keeghe
132 HENKES RD.
132 Henkes Rd.
160 Havenwood Ln.
120 Havenwood Ln.
100 Havenwood Ave.
"
231 - Madrona
"
201 Madrona Ter.
161 Madrona Terrace
152 Madrona Terrace
123 Madrona "
" " "

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Name

Address

Kelly McKelip

84 Madrona Ter
SEQUIM, WA 98382

Diana Childs

62 Curlew Ct.
Sequim, WA 98382

Teresa Halsted

62 Curlew Ct.
Sequim WA 98382

Tam Grande's

62 Curlew Ct.
Sequim, WA, 98382

Donna Booth

80 Henkes Rd

Joe Younger

110 Henkes Rd

David Younger

Sequim WA 98382

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Name

Address

Melinda Keyser

872 Towne Rd

W. J. O'Connell

973 TOWNE RD

Anne Barrett

1007 Towne Rd

Nick Pealson

1007 towne Rd.

Ruth Stathis

1005 TOWNE RD

Kwyaat

1015 Towne Rd

Russ Wyant

1012 town RD

Stephen Anderson

1051 TOWNE RD

Madison Smith

1414 Towne Rd

John O'Connell

1418 TOWNE RD

John O'Connell

151 Jacob Lane

Dr. H. H. H.
Raymond Van der
Channing G. Van der

151 Jacob Lane
151 Jacob Lane
151 Jacob Lane

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Name

Lynne R. Harris
Lynne R. Harris

Address

30 Henkes Rd, Sequim

David Malkson

David Malkson

30 Henkes Rd, Sequim

Sam Seeger

11 Olympic Hwy, Sequim

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Name

Address

Janie Hupsh

114 Forest Ridge Dr

Brett Glass

119 Forest Ridge Dr

Richard Cini

152 Forest Ridge Dr

Yvonne Buckland

72 Cottage Lane

Paula M. Koch

110 Cottage Lane

W. Jerry Koch

110 Cottage Lane

Guy Beal

113 Cottage Lane

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Name	Address
JOSH BERGESEN	1653 TOWNE RD, SEQUIM
WILLIAMBIERY	60 Village Green Sequim, WA 98382
Mandy Watson	242 Trailside Drive Sequim WA
Carolyn Kalina	91 E. Palmer St Sequim 98382
PAM MAURIDES	207 Pond Lane Sequim 98382

Greetings,

These signatures were collected door to door in the Towne Rd neighborhood, no social media was involved. Please be aware that should another petition exist in support of re-opening the road, it may have been announced on social media, which we feel would skew any comparison of the two.

The signatures included here are from residents living on Towne Rd north of Woodcock, including its many side streets and cul-de-sacs. Contact was not made at every residence as some people were not home, but a good number of them are accounted for.

While many folks have walked on the new levee and sincerely feel its best use might be for habitat restoration and non-vehicular recreation, we received much of the longstanding feedback too.

There were many comments that since the road has been closed to through traffic people feel much safer walking on the road as traffic volume and speed have reduced. People also commented on the reduction of noise pollution and physical litter. The folks living right here, by in large it seems, feel their livability is directly impacted by activity on the road and have concerns about environmental preservation.

You will see that the last page is a summary of feedback prepared by Heidi Steinbeck, as provided by residents in the Forest Ridge vein.

Signatures were obtained by Trina Berg, Yvonne Yokota, Heidi Steinbeck, Margaret Walthall, and Josie Gonser. We request they be formally recorded.

Thank you!

For questions or comments please contact Trina Berg (360) 461-7014, or Josie Gonser (218) 290-3003.

Public Comment
Bill Biery
4/2/24

April 2, 2024. Subject: Dungeness Floodplain Restoration

Dear Honorable Commissioners;

Thank you for the opportunity to provide comment on the continuing evaluation for the Towne Road portion of the floodplain restoration.

I am in favor of the trail concept to the exclusion of thru traffic for motor vehicles.

The trail concept is popular with recreation enthusiasts and provides many unique offerings.

1- The trail along the historically and culturally significant Mighty Dungeness river, I believe, cannot be overstated. The Dungeness is one of the most significant and critical river basins on the Olympic Peninsula.

2- There is significant support to maintaining the recreation trail. The opportunity to create a lasting environmental legacy exists now. The trail concept fulfills the need for residents and visitors to explore birding, wildlife habitat, and our natural environment. The trail concept is consistent with other river based restoration and conservation efforts and interests including protecting a natural Salmon bearing river. There is opportunity to inspire meaningful connection and stewardship responsibilities with the wild nature and beauty that we enjoy while living here.

3- Recreation opportunities abound around us. Commissioners' action can help sustain the principles of helping to maintain our relationship with the earth and our co-inhabitants. I believe that by providing the trail, we provide the place and inspiration for individuals to enjoy the outdoors, breathe fresh air and get exercise. In the current state, the trail is accessible for all of us to enjoy. A paved road for motor vehicle traffic does not accomplish these rewarding goals.

4- At a minimum, the 3-year stay as suggested by the Jamestown S'Klallam Tribe allows for a data collection period of time. The pause will allow for a more comprehensive understanding of the impacts, amount and types of usage and the benefits of this gift.

There exists an opportunity for Commissioners to make a lasting legacy in protecting this resource. I hope you will join the community and supporters in designating the trail.

Thank you for your consideration.

William Biery, Clallam County resident SEQUIM



Public Comment 4/3/24
Chuck main
Charles Main <cnlmain@gmail.com>

(no subject)

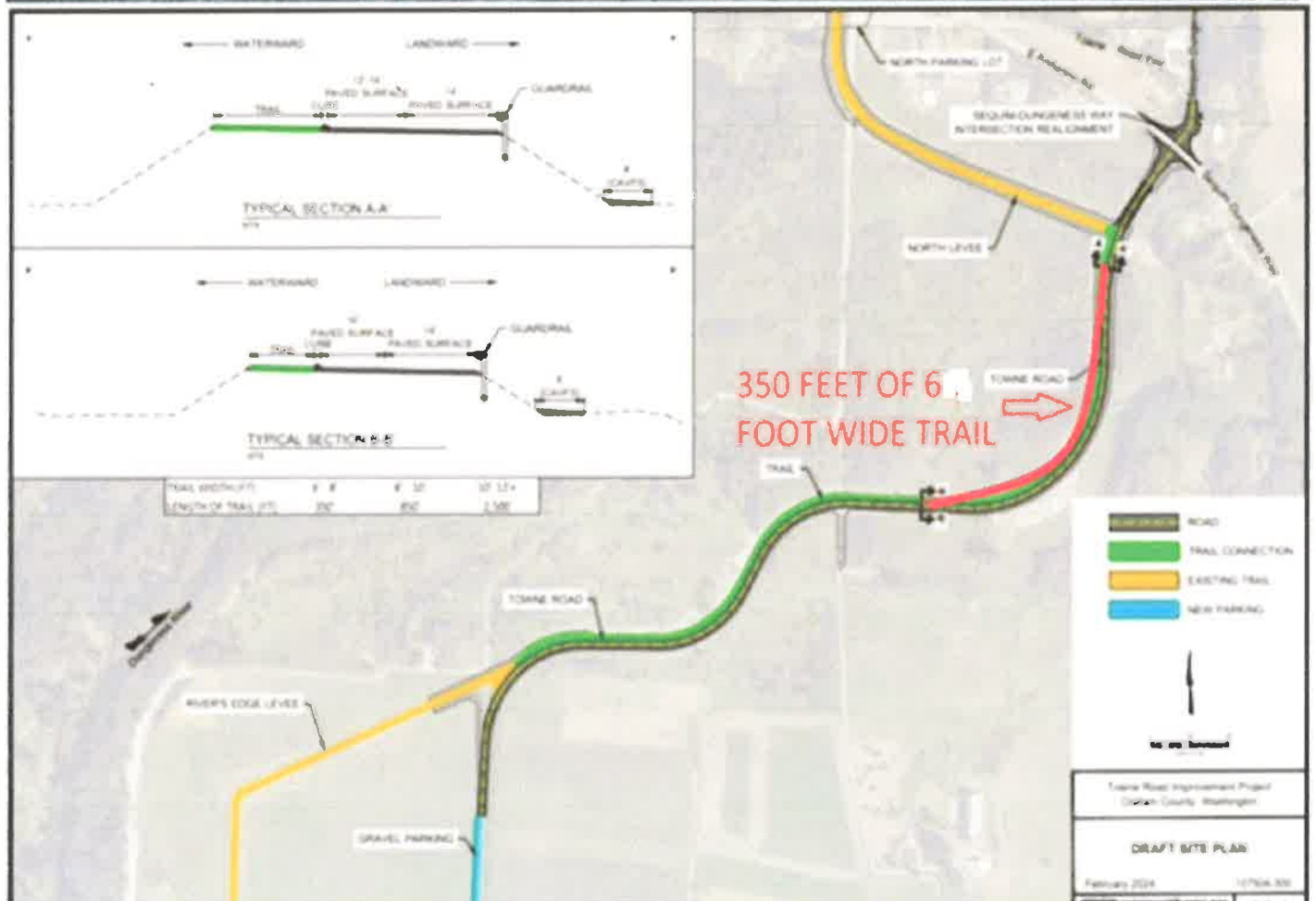
1 message

Charles Main <cnlmain@gmail.com>
To: Charles Main <cnlmain@gmail.com>

Tue, Apr 2, 2024 at 9:29 AM

I realize that ^{you} the Commissioners here today and some before ^{you} them, along with many public works people, have put in years of effort on this project that they may feel will have been wasted if Towne Road is not rejoined with the Anderson Sequim Dungeness artery. And I think it has become very easy as a result, especially for our dedicated road builders and maintainers, to focus now on the Road part of the project, which is, in the end, not the actual purpose of this extraordinary effort. It is an effort to reclaim a major piece of what was the original function in the natural world of the Dungeness floodplain as an essential place for our iconic salmon and other wild species to continue to exist in numbers sufficient for their future survival and continued immeasurable benefit to our community, to the world at large, and to those who have depended on them from time immemorial for their survival.

What has been created here is now just beginning to show what it really could be if it is allowed to remain as it is, rather than risk the damage that will very likely be done if the levee surface is paved and traffic is allowed to resume through this wetland environment that is so very sensitive to this kind of disruption. The original impetus for this return to the areas natural function was enhanced in the eyes of the local residents who have used it as a slightly more convenient route to the increasingly more ^{To Sequim} frequented parts of Sequim for shopping, by making plans, seen unfortunately as promises, to allow its continued use for that function, a function readily fulfilled by other routes and certainly more safely, both for them and for this newly created environment. There have been claims that one of these routes, Ward Road, will become a more serious source of ^{river} road runoff pollution than a road upon the levee. For one thing it is ignored that Ward ^{road} Road runoff will not occur along its full length, but only along a half mile of so of it, while the levee road is more than three quarters of a mile long. Furthermore, the ^{possibly unfunded} proposed, but not committed to pollution control measures now known as calves from the CAVFS acronym for compost amended vegetated filter strips, these filter strips are expected to function as a 6- to twelve inch layer of absorbent soil placed at the base of the levee along its entire length directly on top of native wetland soils on its so-called landward side that in the winter months will already be saturated by the seasonal rains we get here in abundance over a few months. In many places along that length there is currently standing water--I have photos-- that would be absorbed by and saturate that filter strip and make it useless for its intended function as a protection for the waterway a few feet away that parallels the levee and that flows into Meadowbrook Creek, a salmon spawning and rearing habitat.



Public comment
Bri Eberle
4/8/24



As prime consultant, Shannon & Wilson is leading the project design team for design, permitting, and construction phase engineering services. The work includes fluvial geomorphology, multidimensional (2D) hydraulic modeling, erosion and scour protection, groundwater studies, sea level rise and climate change analysis, drainage studies, roadway reconfiguration designs, geotechnical stability analyses, and seismic analyses.

We are collaborating with Clallam County and the Jamestown-SKlallam Tribe, US Army Corps of Engineers, Washington Department of Fish and Wildlife, and the Washington State Department of Transportation in developing a restoration design that restores functional river floodplain and channel migration zone, while addressing potential project impacts and community concerns.

MARKETS SERVED

Water >
Dams / Levees >
Rivers / Shorelines / Wetlands >

SERVICES PROVIDED

Geotechnical Engineering >
Geologic Hazards >
Natural Resources >

OFFICE

Seattle >

FROM SHANNON WILSON WEBSITE:
Morning of March 26, 2024

KEY PERSONNEL



Stan Boyle
Senior Vice President



Merci Clinton
Biologist



Sarah Corbin
Senior Biologist

shannonwilson.com/projects/191928

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Afternoon of March 26, 2024

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