

**DETERMINATION OF NONSIGNIFICANCE (DNS)
WAC 197-11-970
2019 Chapter 18.33 Accessory Dwelling Units Amendments**

Planning File: ZC 2019-005

Description of proposal: The need for more affordable housing is probably the single most important reason for the growing interest in accessory dwelling units. Several studies by both public and private housing groups have amply documented the nature and extent of the affordable housing crisis in Washington. Many see ADUs, which use existing housing resources, as a simple and inexpensive way for communities to respond to the affordable housing crisis. ADUs typically cost 25 to 40 percent less to build than new, comparably-sized housing units since they do not require development of new land, and because construction costs are lower. Consequently, ADUs are usually much less expensive to rent.

To encourage development of ADUs the City is proposing to amend its current ADU regulations to allow the ADU to be increased in size from 700 sq. ft. to 850 sq. ft., remove off street parking requirements, remove the limitation on the number of bedrooms and occupants and to remove the requirement that the property owner must reside in either the primary or secondary residential unit.

Other amendments relate to ensuring the ADU is architecturally compatible with the primary residential structure, prohibiting mobile and manufactured homes to serve as ADUs and to ensure ADUs are not used as short-term rentals.

Applicant: City of Sequim

Location: City of Sequim, Text Amendments to Title 18, Zoning, of the Sequim Municipal Code (SMC)

Consistency with applicable city of Sequim plans & regulations: The proposal has been reviewed for compliance with all applicable codes and standards, including the Growth Management Act (GMA), Sequim's Comprehensive Plan & Municipal Code and the amendments have been deemed to be consistent with all applicable plans, regulations, plans and State law.

Lead Agency: City of Sequim

SEPA Threshold Determination: The SEPA Responsible Official, after reviewing the SEPA Checklist, hereby issues a Threshold Determination of Non-significance for the City of Sequim's 2019 Amendments to Chapter 18.33 Accessory Dwelling Units of the SMC, effective immediately upon publication of this notice.

THIS DNS IS ISSUED UNDER WAC 197-11-340 and is subject to an appeal period of 10 working days (see "APPEALS" below).

Responsible Official: Barry A. Berezowsky
Address: City of Sequim, 152 W. Cedar Street, Sequim, WA 98382
Phone: 360-681-3435

Date: October 30, 2019

Signature: _____

Barry A. Berezowsky, SEPA Responsible Official

APPEALS: You may appeal this determination in writing to the responsible official listed above no later than 10 working days from the date of this notice. You should be prepared to make specific factual objection. Contact the responsible official to read or ask about procedures for SEPA appeals.