



152 West Cedar Street Sequim, WA 98382  
City Hall (360) 683-4139 FAX (360) 681-3448  
Public Works (360) 683-4908 FAX (360) 681-0552

**DETERMINATION OF NONSIGNIFICANCE (DNS) WAC 197-11-340**  
**CITY OF SEQUIM 2021 ANNUAL COMPREHENSIVE PLAN AMENDMENT PROCESS**

**Project Reference:** City of Sequim 2021 annual Comprehensive Plan amendment process.

**Description of proposal:** Proposed review and adoption of the 2021 annual Comprehensive Plan Amendment requests that have been received. The City of Sequim received three requests from members of the public to amend the City's Comprehensive Plan, one amendment request from City staff and one amendment request at the direction of the Sequim City Council. The proposed amendments are as follows:

- Amendment request CPA-21-01 is a proposed text and map amendment to change the Comprehensive Plan's land use designation for property commonly known as the Heckman Subdivision located at the southwest corner of Silberhorn Road and South 7<sup>th</sup> Avenue from low-density residential to multi-family. The applicant's end goal for this request for map and text amendments to the Comprehensive Plan can be achieved through staff's proposed amendments supporting the City Council's goal of providing more affordable housing opportunities throughout the City as addressed in CPA-21-05.
- Amendment request CPA1-21-04 is a text amendment to Transportation Policy 4.3.9 Private Streets. Although the Council's current policy is not supportive of private streets, staff has suggested that an outright prohibition on private streets may be a policy that will not serve the city well in the future and the Council should consider allowing private streets under certain circumstances. To facilitate this flexible policy approach staff is proposing to amend Comprehensive Plan policy language prohibiting private streets anywhere in the City.
- Amendment request CPA-21-05 are text amendments to the Comprehensive Plan Land Use and Housing policies to allow more flexibility in housing options in the R4-8 single-family zoning district to encourage the development of more affordable housing opportunities. Staff is proposing to address this goal by amending some policy language in the Comprehensive Plan to allow multiplexes to be built in the City's residential zoning district and multifamily housing to be built in the Community Commercial zoning district without ground floor retail/commercial development.

Two other requests were received; however, to facilitate review of the docketed amendment requests staff will bundle CPA-21-03 and CPA-21-06 together. Both requests require text and map revisions to the Comprehensive Plan and staff is recommending these be delayed until later when staff is planning on initiating the required Comprehensive Plan 8-year periodic review.

**Proponent:** City of Sequim

**Location:** City of Sequim regulations, plans, and policies are applicable city-wide.

**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 has been deemed to be consistent with all applicable plans, regulations, plans and State law.

**Lead Agency:** City of Sequim

**SEPA Threshold Determination:** The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

**This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of publication below. Comments must be submitted by February 15, 2022.**

**Responsible Official:** Barry A. Berezowsky

**Address:** City of Sequim, 152 W. Cedar Street, Sequim, WA 98382  
Phone: 360-681-3435



**Issuance Date:** February 1, 2022      **Signature:** \_\_\_\_\_ :  
Barry A. Berezowsky, Responsible Official

**APPEALS:** You may file an appeal of this determination with the director within 21 days after the date of the decision of the matter being appealed becomes final. A notice of appeal shall be delivered to the department by mail or personal delivery and must be received by 4:00 p.m. on the last business day of the appeal period, with the required appeal fee. You should be prepared to make specific factual objection. Contact the responsible official to read or ask about procedures for SEPA appeals.

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Department of Community Development

Business Hours: 7:30AM – 4:00PM, M-F

(360) 683-4908

Website: [sequimwa.gov](http://sequimwa.gov)