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**Planning Commission Recommendation
To The
City of Sequim City Council
For 2021 Comprehensive Plan Amendments
CPA 21-01, 03, 04, 05 & 06
Public Hearing & Recommendation
February 15, 2022 & March 1, 2022**

Date of Public Hearing: February 15, 2022 (continued to March 1, 2022)

Date of Decision/Recommendation: March 1, 2022

Summary of Decision/Recommendation¹:

CPA-21-01 The Planning Commission moved and approved staff's recommendation for CPA-21-01 on a vote of 4 in favor and 0 against.

CPA-21-03: The Planning Commission moved and approved staff's recommendation for CPA-21-03 on a vote of 4 in favor and 0 against.

CPA-21-04 The Planning Commission moved and approved to docket CPA-21-04 for consideration during the City's required periodic review on a vote of 3 in favor and 1 against.

CPA-21-05 The Planning Commission moved and approved staff's recommendation for CPA-21-05 on a vote of 4 in favor and 0 against.

CPA-21-06 The Planning Commission moved and approved staff's recommendation for CPA-21-06 on a vote of 3 in favor and 1 against.

¹ See staff report for discussion of the above amendments

Introduction:

As required by the Growth Management Act (GMA) and in response to the public's interest to amend the City's adopted Comprehensive Land Use Plan, the City Council set a 2021 Comprehensive Plan Amendment docket. The 2022 Comprehensive Plan Amendment Docket includes text amendments initiated by the city intended to serve as catalysts to build workforce housing and remove the outright prohibition on private streets to provide City decision makers flexibility to consider private streets, if necessary, in the future. Three (3) amendments initiated by private property owners were submitted to redesignate properties to allow development of currently prohibited land uses. One of the amendments submitted by a private property owner was withdrawn (CPA-21-03).

The Planning Commission held a public hearing on the 2022 Comprehensive Amendment Docket on February 15, 2022, and continued the hearing to March 1, 2022, to allow for additional public testimony. During the hearing the Planning Commission asked staff numerous questions about the amendments, discussed the amendments amongst themselves and took public testimony and considered written comments.

After discussion and deliberations by the Planning Commission the Commission rejected to act on the amendments as recommended by staff and chose, instead, to consider each amendment in a separate motion.

The Planning Commission recommends the City Council approve staff's recommendations for the 2021 Comprehensive Plan amendments.

Findings, Conclusions and Recommendation:

FINDING #1: The Growth Management Act requires that every city planning under the GMA periodically update its comprehensive plan, and

FINDING #2: On April 26/2021 the city advertised that it would consider amendments of the Comprehensive Land Use Plan submitted by the public by the end of business on May 31, 2021.

FINDING #3: On July 16,2021, the Sequim City Council approved a Comprehensive Plan Amendment docket, identifying six amendments to be considered in the 2021 Comprehensive Plan Amendment cycle, and

FINDING #4: The Planning Commission discussed the docketed amendments at their regularly scheduled meeting on October 5, 2021, and

FINDING #5: The City issued a SEPA threshold Determination of Non-Significance on February 1, 2021, and

FINDING #6: A notice of public hearing was published in the Peninsula Daily News and on the City's web site on February 1, 2021, and

FINDING #7: The Planning Commission held a public hearing on February 15, 2022 and continued that hearing to March 1, 2022, and

FINDING #8: The City of Sequim's Department of Community Development notified the Department of Commerce of the proposed amendments on March 10, 2022; and

FINDING #9: In accordance with SMC 18.88.070(L)(1) the Planning Commission considered:

1. Whether circumstances related to the proposed amendment and/or the area in which it is located have substantially changed since the adoption of the Sequim comprehensive plan; and
2. Whether the assumptions upon which the Sequim comprehensive plan is based are no longer valid, or whether new information is available which was not considered during the adoption process or during previous annual amendments, and,

NOW, THEREFORE, the city of Sequim Planning Commission, in support of the above findings makes the following conclusions:

CONCLUSION #1: The proposed amendments are consistent with the goals, policies and objectives of the Sequim Comprehensive Plan and the Growth Management Act (GMA);

CONCLUSION #2: The proposed amendments will not result in probable significant adverse impacts to the City's transportation network, capital facilities, utilities, parks, and environmental features which cannot be mitigated.

CONCLUSION #3: The proposed amendments will not create a demand to change other land use designations of adjacent or surrounding properties unless the change in land use designation for other properties is in the long-term interest of the community.

CONCLUSION #4: The proposed amendments are consistent with the Growth Management Act, the Clallam County county-wide planning policies and other applicable interjurisdictional policies and agreements, and/or other state or local laws.

CONCLUSION #5: The proposed amendments do not erode the purpose, goals, and policies of the Comprehensive Plan; and

CONCLUSION #6: The proposed effect of approval of any individual amendment will not have a cumulative adverse effect on the City.

NOW THEREFORE, after considering all available information and receiving public testimony the Sequim Planning Commission adopted findings and conclusions as presented above and recommends that the Sequim City Council approve the proposed amendments as presented in the Staff Report dated February 15, 2022.

Recommendation

The Sequim Planning Commission Recommends **APPROVAL OF STAFF'S RECOMMENDATION** to the Sequim City Council of the proposed 2021 Comprehensive Plan amendments as follows: CPA-21-01, 05 & 06 (CPA 21-03 was withdrawn).

The Sequim Planning Commission Recommends **APPROVAL OF DOCKETING** CPA-21-04 for consideration during the City's required periodic review to the Sequim City Council.

Recommendation of **APPROVAL OF STAFF'S RECOMMENDATION**, this 22 day of March 2022.



Jeff Carter
Planning Commission Chair