





Draft Comprehensive Plan

July 2026 | Planning Commission Reviewed Draft











CITY OF
SEQUIM

CITY OF SEQUIM 2025 COMPREHENSIVE PLAN ACKNOWLEDGEMENTS

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Capital Facilities Plan Appendix:
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CITIZENRY

Thank you to the many citizens, residents, and stakeholders who completed surveys, spoke to us at community events, attended meetings, and submitted comments. We appreciate the engagement, and your input helped shape this plan and the future of Sequim.

JAMESTOWN S'KLALLAM TRIBE LAND ACKNOWLEDGMENT

The land that we know as Sequim [sxʷčkʷíyəŋ "soo-ch-kwee-ing"] was once inhabited solely by first peoples known as the S'Klallam [nəxʷsƛ̓áyəm'"new-sklai-yem"] People, represented by the three Tribal Governments, Lower Elwha Klallam, Jamestown S'Klallam and Port Gamble S'Klallam. We serve as stewards of the land within the City of Sequim with the same care and consideration the S'Klallam / Klallam Tribes has and continues to provide. This acknowledgement is a respect to the S'Klallam People and their history.

ANCESTRAL LANDS OF THE COAST SALISH

Sequim is located in the traditional aboriginal territory of the Coast Salish peoples, who live around the Salish Sea in what is now Washington State and the Canadian province of British Columbia. The Coast Salish Tribes have lived here since time immemorial and while each tribe is unique, all share in having a deep historical connection and legacy of respect for the land and natural resources. These sovereign tribal nations enrich the region through environmental stewardship, cultural heritage, and economic development, and collaborate with local governments to shape the region's future.

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ACRONYMS AND ABBREVIATIONS

ADA - American Disabilities Act
ADU - Accessory Dwelling Unit
BAS - Best Available Science
BMPs - Best Management Practices
CAO- Critical Areas Ordinance
CFP- Capital Facilities Plan
CIP - Capital Improvement Program
CPI - Consumer Price Index
CPP - Countywide Planning Policies
GMHB - Growth Management Hearings Board
CTR - Commute Trip Reduction
DNR - Washington State Department of Natural Resources
DU - Dwelling Unit
Ecology - Washington State Department of Ecology
EPF - Essential Public Facility
ESA - Endangered Species Act
GIS - Geographic Information System
GMA - Growth Management Act
HOV - High Occupancy Vehicle
ILA - Interlocal Agreement
LDR – Low-Density Residential
LID - Low Impact Development
LOS - Level of Service
NPDES - National Pollutant Discharge Elimination System
OFM - Washington State Office of Financial Management
Plan - Comprehensive Plan
PRD - Planned Residential Development
PUD - Public Utility District
RCW - Revised Code of Washington
SEPA - State Environmental Policy Act
SMC – Sequim Municipal Code
SMP - Shoreline Master Program
SOV - Single Occupancy Vehicles
SR - State Route
TDM - Transportation Demand Management
TIP - Transportation Improvement Program
TSM - Transportation System Management
UGA - Urban Growth Area
WAC - Washington Administrative Code
WDFW - Washington State Department of Fish and Wildlife
WSDOT - Washington State Department of Transportation
WUTC - Washington Utilities and Transportation Commission

CHAPTER 1 INTRODUCTION AND VISION

1.1 Sequim's Comprehensive Plan

The City of Sequim's Comprehensive Plan reflects the community's diverse needs, values, and aspirations while aligning with the Washington State Growth Management Act (GMA). Known for its small-town feel, stunning natural surroundings, and vibrant downtown, Sequim has thrived from thoughtful planning and community involvement. As the city continues to grow, it embraces change while preserving its unique character, enhancing quality of life, and fostering a sustainable future. This plan provides a roadmap with clear goals, policies, and strategies to guide responsible development, support a strong local economy, and ensure Sequim remains a welcoming and connected community for all residents who call Sequim home.

1.2 Vision Statement

Sequim is the vibrant heart of the Sequim-Dungeness Valley, preserving its small-town charm while embracing sustainable growth. By directing development into well-planned, mixed-use hubs along Washington Avenue, the city fosters a walkable, connected, and diverse community that supports all ages and lifestyles. Sequim values its surrounding rural lands, prioritizing environmental stewardship, resource efficiency, and the protection of natural beauty. The City's commitment to smart growth, a robust transportation network, and a thriving local economy enhances its role as a place for culture, recreation, and essential services. A spirit of volunteerism and civic engagement strengthens Sequim's identity, ensuring a welcoming, safe, and resilient community.

This Vision Statement has guided the drafting of this Comprehensive Plan and expresses residents' wishes for the future in a general sense. It is the basis for all that follows in the Comprehensive Plan.

1.3 Guiding Community Principles

Sequim's community principles are integral to supporting Sequim's vision statement. These guiding principles are the foundation for the other goals and policies enumerated throughout the plan.

- **Preserve Sequim's Community Character** – Balance growth with Sequim's small-town character, supporting its sense of place, natural beauty, and economic vitality.
- **Diverse Housing and Community** – Support a variety of housing options and lifestyles to accommodate all ages, incomes, and household types.
- **Ensure Focused Growth** – Concentrate growth in key areas like downtown and Washington Avenue nodes, ensure walkability, mixed-use spaces, and access to essential services.
- **Connected and Accessible** – Expand transportation choices with safe, efficient streets, bike paths, and pedestrian-friendly infrastructure.

- **Enrich Community Life** – Provide diverse recreational, cultural, and educational opportunities that evolve with the city's changing demographics.
- **Protect the Environment** – Sustain the natural beauty of Sequim while adapting to climate change impacts.
- **Support Businesses** – Foster a thriving business environment that retains small businesses, attracts larger employers, and encourages innovation.
- **Strengthen Education** – Promote inclusive, high-quality education to empower residents and support community growth.
- **Engage the Community** – Establish transparent processes that involve residents and reflect community priorities in decision-making.

1.4 Planning Context

Sequim's Comprehensive Plan ("The Plan") is a legal and policy document that serves as the vehicle to achieve the City's vision of the future. In short, it's a blueprint for building upon the existing character, physical development, and infrastructure provision of the city. The plan takes a long-range perspective on topics that address the physical, social, and economic health of the city. Plan guidance is intentionally general, providing broad policy direction that will be translated into action through specific implementation programs or regulatory actions developed by the City. The Plan is a living document, adaptable to evolving conditions, and offering a framework for the consideration of policy changes. The Plan has these characteristics:

- Long Range – Based on a 20-year vision of the city;
- Predictable – Site specific and clearly states how properties will be zoned and used in the future;
- Consistent – Internally consistent and is consistent with regional and subarea plans;
- Flexible - Will continue to evolve through its annual amendments and updates and the required 10-year review and five-year check-in, the plan will be adjusted to changing needs, unforeseen circumstances and new local or regional trends;
- and as the name implies, Comprehensive – Organizes and coordinates the complex interrelationships among people, land, resources, natural environmental systems, and public facilities in such a way as to protect the future health, safety, and welfare of the residents.

The Growth Management Act

The passage of the Growth Management Act (GMA) in 1990 fundamentally changed the way comprehensive planning is carried out in Washington State. The central premise of the GMA is that spontaneous and unstructured growth and development is wasteful of our natural resource base and costly to the provision of public services and facilities. By managing growth and development, the negative effects can be minimized, and the benefits can be maximized.

The GMA requires state and local governments to manage growth by identifying and protecting critical areas and natural resource lands, designating urban growth areas, preparing comprehensive plans, and implementing them through capital investments and development regulations. This approach to growth management is unique among states.

Rather than centralize planning and decision-making at the state level, the GMA built on Washington's strong traditions of local government control and regional diversity. The GMA established state goals, set deadlines, offered direction on how to prepare local comprehensive plans and regulations, and set forth requirements for early and continuous public participation. Within the framework provided by the mandates of the Act, local governments have many choices regarding the specific content of comprehensive plans and implementing development regulations.

GMA identifies fifteen planning goals that are intended to guide the development and adoption of comprehensive plans and the development regulations that support the plans. Local plans must implement these goals in a balanced manner:

- **Urban Growth**: Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- **Reduce Sprawl:** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- **Transportation**: Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled and are based on regional priorities and coordinated with county and city Comprehensive Plans.
- **Housing:** Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing and using stock.
- **Economic Development:** Encourage economic development throughout the state that is consistent with adopted comprehensive plans. Promote economic development opportunities for all residents of the state, especially for unemployed and disadvantaged persons and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- **Property Rights:** Private property rights must not be taken for public use without just compensation having been made. The property rights of landowners must be protected from arbitrary and discriminatory actions.
- **Permits:** Applications for both state and local governmental permits should be processed in a timely and fair manner to ensure predictability.
- **Natural Resource Industries:** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands and discourage incompatible uses.
- **Open Space and Recreation**: Retain recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- **Environment**: Protect and enhance the environment and enhance the state's high quality of life, including air and water quality and the availability of water.
- **Participation and Coordination**: Encourage the involvement of residents in the planning process, including the participation of vulnerable populations and overburdened communities, to ensure coordination between communities and jurisdictions to reconcile conflicts.

- **Public Facilities and Services:** Ensure that those public facilities and services necessary to support development must be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- **Historic Preservation**: Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
- **Climate Change and Resiliency**: Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.
- **Shorelines of the State**: The goals and policies of the Shoreline Management Act as set forth in RCW 90.58.020.

Since its passage, the GMA has responded to ambiguities through Growth Management Hearings Board interpretations resulting from resident or governmental petition. Also, as Washington's population increases and funding priorities change, the GMA responds through new legislative mandates and amendments.

The Countywide Planning Policies
To achieve coordinated regional planning efforts, the GMA requires that counties and the cities therein develop policy framework to guide development of each jurisdiction's comprehensive plan. Each local comprehensive plan must demonstrate that such policies have been followed in its development.

The Clallam Countywide Planning Policies (CWPPs) address issues that transcend city boundaries, such as setting Urban Growth Areas, accommodating housing and job demand, natural systems protection, siting of essential public facilities, accommodating affordable housing, promotion of contiguous and orderly development, and addressing transportation and capital facilities. The CWPPs provide a framework to promote consistency among comprehensive plans within Clallam County.

1.5 Public Engagement and Involvement

The GMA places a high degree of importance on participation and establishes early and continual participation as the basis for the community's comprehensive planning process. The importance of participation is reflected in Statewide Planning Goal 11 which states, "(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts."

Community involvement has been, and will continue to be, an important component of comprehensive planning. Without the community's participation any plan developed regardless of its technical caliber or literary quality will prove meaningless and ineffectual. Many of the proposed Plan updates were identified from the feedback received through community engagement as well as policy direction from the City Council and Planning

Commission. The public engagement and involvement program provided opportunities to ensure that every interested person who wishes to express an opinion had the ability to do so.

The Public Participation Plan specified how the city will engage and inform the community during efforts to update the Plan and included the following goals:

- To provide the public with timely information, an understanding of the process, and opportunities to review and comment, and to have those comments forwarded to the City's decision makers.
- Ensure that information about the process is provided to the public early in the process and at regular intervals thereafter, to maximize public awareness and participation in the process.
- Actively solicit information from residents, property owners, and stakeholders about their concerns, questions, and priorities for the future of Sequim land uses and the City's Comprehensive Plan.
- Encourage the public to informally review and comment on the update throughout the process.
- Incorporate public comment into the review process prior to significant milestones or decision-making.
- Provide forums for formal public input at milestones prior to decision-making by local officials.
- Consult and consider recommendations from neighboring jurisdictions, federal and state agencies, and Native American tribes.
- Engage populations that are traditionally under-represented in planning processes (e.g., people of color, lower-income residents, working adults, youth, older adults, and non-English speaking residents).

Public participation is an integral part of the planning process. Early and continuous public participation brings diverse viewpoints and values into the decision-making process and enables the city to make more informed decisions. These collaborative efforts build mutual understanding and trust between the city and the public they serve. The goal of the Public Participation Plan was to provide all residents, property owners, business owners, and other stakeholders, an opportunity to understand and participate in the Comprehensive Plan update process. A summary of public participation for the 2025 Comprehensive Plan update is provided in Appendix C of the comprehensive plan.

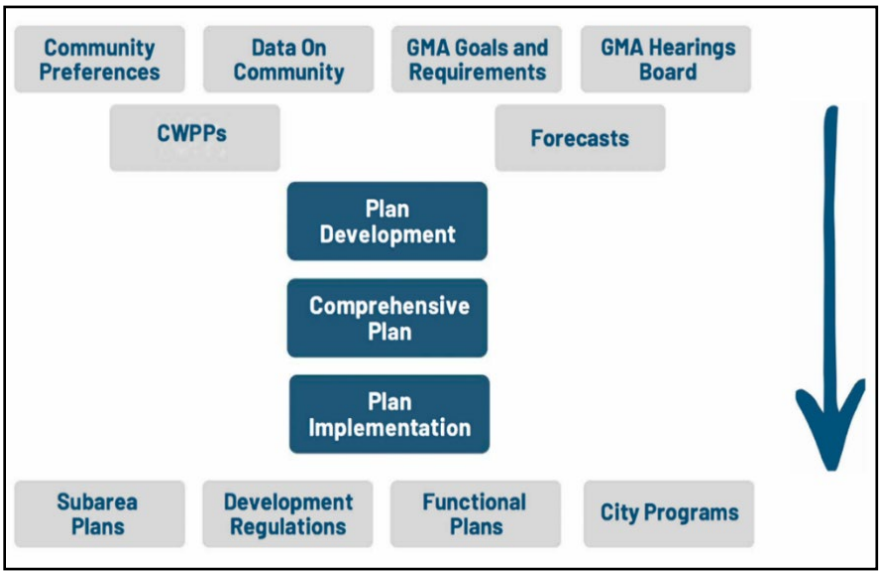
1.6 How the Comprehensive Plan is Implemented

There are several tools used to implement The Plan. The main methods are through development regulations, such as zoning and critical area ordinances, and second, through capital improvement plans, such as sewer, water, parks, and traffic. These two tools constantly weigh the City's financial ability to support development against its minimum population obligations and environmental protection. It is the Plan goals and policies that the development regulations and capital improvement plans are based upon.

Comprehensive Plan Amendments

Amendments to The Plan are necessary from time to time to respond to changing conditions and needs. The GMA requires that amendments to a comprehensive plan be considered no

more frequently than once per year (except for years where comprehensive plans are updated).



Proposed amendments to the Plan must be considered concurrently so that the cumulative effect of various proposals can be ascertained. In considering proposed amendments to The Plan, proposals will be evaluated for intent and consistency with The Plan, and whether a change in conditions or circumstances from the initial adoption, or new information is present which was not available at the time of the initial adoption of the Plan. The Planning Commission reviews proposed amendments to the plan and forwards recommendations to the City Council.

Updates to the Comprehensive Plan

The GMA requires that comprehensive plans be reviewed and updated as necessary, at least every 10 years, outside of the optional annual review process, with a 5-year check-in. Further, Clallam County must review, at least every 10- years, its designated urban growth areas. Clallam County reviews the densities permitted within both the incorporated and unincorporated portions of the County for the Buildable Lands Report the year prior to the 10-year periodic update cycle. In conjunction with this review by the county, each city located within an urban growth area must review the densities permitted within its boundaries, and the extent to which the growth occurring has located within a city or within the unincorporated portions of urban growth areas.

1.7 Organization of the Plan

Chapters of the Comprehensive Plan

The Comprehensive Plan is a legal document consisting of text, goals and policies that are adopted by the City Council to guide public and private land use decisions, and a series of maps.

- Section 1 is the plan's policy document, which contains all goals and policies.
- Section 2 is the Comprehensive Plan's appendices, which include technical data, housing needs assessment, land capacity analysis, capital facilities plan, transportation plan and public participation plan.

The Plan consists of eight chapters. The GMA prescribes seven specific chapters that must be contained in a comprehensive plan. The City has added one optional element:

Required:
Land Use
Housing

Optional:
Community Character

Transportation
Capital Facilities and Utilities
Parks, Recreation and Open Space
Economic Development
Climate and Resiliency/Environment

The goals and policies contained within each of the chapters of Section 1 are the heart of the plan, and present direction for guiding Sequim's growth.

A *goal* is a direction-setter. It is an ideal future end, condition or statement related to the public health, safety, or general welfare towards which planning, and implementation measures are directed. A goal is a general expression of community values and, therefore, is abstract in nature.

A *policy* is a specific statement that guides decision-making. It indicates a clear commitment of the local legislative body. A policy is based upon a comprehensive plan's goals and the analysis of the data. A policy is put into effect through implementation measures such as zoning, land division, and environmental ordinances.

Plan Interpretation
This Plan provides a guide and framework for regulatory and non-regulatory actions for growth that expresses the vision of Sequim residents. In order to maintain internal consistency between the general Plan policies, the following general rules of construction are intended to be used for interpreting the Plan:

- Policies are intended to be mutually supportive and are to be read collectively, not individually.
- More specific policies must control more general policies.
- Comprehensive Plan Land Use Map re-designation proposals should reflect and be based on the policies of the Plan. Any amendment of the Comprehensive Plan Land Use map is subject to the annual Plan amendment process, the subarea plan amendment process, or the 10-year Comprehensive Plan review, as applicable.

CHAPTER 2 LAND USE

2.1 Plan Context

One of the fundamental roles of the Comprehensive Plan is to anticipate, guide, and plan for growth in a way that helps the city achieve its vision. The plan is a tool to look ahead to the likely growth and ensure that the city's plans for land uses, infrastructure, and services are aligned. The Land Use Chapter is one of the mandatory elements of the Comprehensive Plan under the Growth Management Act (GMA). This chapter addresses the general pattern of land use within the city and provides the framework for other plan Chapters that guide other aspects of land use.

The Land Use goals and policies outlined in this chapter will achieve Sequim's vision by providing for planned growth that contributes and enhances Sequim's unique and special character. Further, the policies in this chapter work in tandem with the 2045 Comprehensive Future Land Use Plan Map, Figure LU-1, which illustrates the location of various land use categories.

2.1.1 Sequim's Setting

Nestled in the heart of the Dungeness Valley on the North Olympic Peninsula, the City of Sequim enjoys a stunning natural setting defined by its proximity to both the Olympic Mountains and the Strait of Juan de Fuca. Sheltered by the Olympic rain shadow, Sequim experiences significantly less rainfall than surrounding areas, earning it the nickname "The Blue Hole." This unique climate fosters a landscape of rolling farmland, vibrant lavender fields, and open prairie lands that contrast with the dense evergreen forests of the nearby Olympic National Park. The Dungeness River, a vital regional waterway that originates in the mountains and flows into the Strait, supports a rich ecosystem and provides an important natural corridor for wildlife.

To the north, Sequim is near the expansive waters of the Strait of Juan de Fuca, where the coastline offers views of distant islands and passing marine life, including orcas, seals, and migratory birds. The region's beaches, estuaries, and tidal flats provide critical habitat for shorebirds and salmon populations, contributing to the area's ecological diversity. South of the city, the Olympic Mountains rise, their snow-capped peaks forming a striking backdrop to the valley below. The combination of maritime influences, fertile agricultural lands, and protected natural areas makes Sequim a uniquely scenic and environmentally rich place to live, work, and explore.

2.1.2 Sequim's History

The community that would become Sequim has been home to the S'Klallam people for time immemorial and possesses a rich social and religious culture based on the abundant natural resources of the Northwest Coast. "S'Klallam" derives from "nuxsklai'yem," the original Salish language name for the S'Klallam people, meaning "strong people." The Jamestown S'Klallam Tribe is one of three S'Klallam bands; the others are the Lower Elwha Klallam and the Port Gamble S'Klallam Tribes. The S'Klallam Tribe entered into the Point No Point Treaty with the United States in 1855 but resisted removal to the reservation of the Twana people at Skokomish. They remained in their traditional areas, and in 1874, the S'Klallams from the village at Dungeness privately purchased 210 acres of land, establishing Jamestown. The

population of Jamestown at the time was around 100, with about 17 families buying into the acreage. Citizens of the tribe supported themselves by gardening, farming, fishing, and working in the pulp mills in the surrounding area. Today, the Jamestown S'Klallam Tribe operates various enterprises and is one of the largest employers in Clallam County. European and American settlers began arriving in the Dungeness Valley in the mid-19th century. Farming became a primary activity, and the construction of the Sequim Ditch in the 1890s brought irrigation from the Dungeness River to the valley, significantly expanding agricultural capacity. This system supported the development of dairy farming, berry crops, and general agriculture.

The community that would become Sequim was initially named Seguin. Between 1868 and 1907, it developed basic infrastructure, including a school, post office, and irrigation system. In 1907, a clerical error on a postal report changed the spelling to "Sequim," which was not formally corrected and has remained in use.

Sequim was incorporated as a town in 1913. In 1914, the Seattle, Port Angeles, and Western Railway reached the town, providing freight services that continued until the tracks were removed in 1986. The route was later repurposed as part of the Olympic Discovery Trail. During the 20th century, Sequim remained a small community focused on agriculture. Transportation improvements, including Highway 101, increased regional access and supported economic development. Starting in the late 20th century, Sequim experienced residential growth, new residents drawn to the area's climate and location.

Economic activity expanded to include tourism, retail, and healthcare. The development of the local lavender industry became a notable part of the area's identity and includes events such as the annual Lavender Festival. Other events, such as the Irrigation Festival, the longest-standing festival in the state, speak to Sequim and the Dungeness Valley's farming and agricultural history, and Sunshine Festival in early spring celebrates Sequim's microclimate, both of which are a regional draw to the city.

2.1.3 Land Use Context

Early Urban Form and Past Development Patterns
Sequim's urban pattern began to take shape more than a century ago, even before its official incorporation. The community's earliest growth followed a traditional urban form rooted in the geographic grid of township, range, and section lines—visible today in the city's central intersection at Washington Street and Sequim Avenue. Early subdivisions followed this grid, creating small residential lots, walkable blocks, and a mix of local businesses along the main street. This form established a small central compact, connected, and accessible town center where goods and services were readily available to residents.

In the 1960s, Sequim followed national trends as development shifted toward auto-oriented suburban patterns. With the rise of freeways and mortgage incentives, neighborhoods began offering larger homes on larger lots with less emphasis on connectivity. Since 1980, Sequim has largely grown through isolated subdivisions rather than integrated neighborhoods. These developments often feature cul-de-sacs, long blocks, and few connections to adjacent areas.

Retail, Services, and Regional Role
Sequim also serves as the primary commercial and important service hub for the North Olympic Peninsula. More than 30,000 people rely on Sequim for weekly shopping and services at its regional big-box retailers. The city's primary commercial land use designations are based on the markets they serve - community and tourist retail are consolidated along the Washington corridor and regional retail continues to grow on the west side.

Employment Growth
To support economic diversity and living-wage job creation, Sequim is identifying strategic sites for light industrial, assembly, and business park development, particularly in underutilized areas along East Washington and large vacant parcels. Sites like the Pacific Northwest National Laboratory near Sequim Bay offer long-term potential for high-tech, clean industry. These land use strategies will help Sequim grow as a complete, sustainable city with a strong local economy.

2.1.4 Population and Housing 2045 Forecast

Planning to accommodate an estimated growth in population is a fundamental requirement of the GMA. Clearly, in RCW 36.70A.115, the Washington State Legislature set forth the expectation and requirement that jurisdictions accept responsibility for population growth:

"*Counties and cities that are required or choose to plan under RCW 36.70A.040 should ensure that, taken collectively, adoption of and amendments to their comprehensive plans and/or development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth, as adopted in the applicable countywide planning policies and consistent with the twenty-year population forecast from the office of financial management.*"

The Washington State Office of Financial Management (OFM) has the explicit responsibility for preparing the growth management population projections for each county planning under the GMA. OFM prepares a reasonable range of population growth projected over 20 years that is required to be used in growth management planning. County officials, also required by GMA, are responsible for selecting a 20-year GMA planning growth allocation from within the range of high and low projections prepared by OFM. Within each county, population distributions for cities, towns, and unincorporated areas are worked out among the affected local jurisdictions as part of regional planning processes. Clallam County, in coordination with its cities, establishes the countywide population distribution that all jurisdictions must plan for and accommodate. Sequim's population allocation includes city limits.

Exhibit LU-1 Sequim Growth Allocations

Population Distribution	**2020 Population (Census)**	**+ New Population Allocation**	**= 2045 Total Population**
Sequim City	8,024	2,959	10,983
Sequim UGA	1,577	477	2.054
Total	**9.601**	**3,436**	**13,037**
Housing Units	**2020 Housing Units (Census)**	**+ New Housing Allocation**	**= 2045 Total Housing Units**
Sequim City	4,369	1,850	6,219

Sequim UGA	769	298	**1,067**
Total	**5,138**	**2,148**	**7,286**
Jobs	**2020 Jobs**	**+ New Jobs Allocation**	**= 2045 Total Jobs**
Sequim City	4,437	909	**5,346**

Source: Clallam County, Census, LEHD

It is imperative, however, to highlight the difference between planning for allocated population growth and the actual realization of population growth. The GMA in RCW 36.70A.115 states that cities should "provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth." And RCW 36.70A.110(2) states, "…each city within the county should include areas and densities sufficient to permit the urban growth that is projected to occur…"

These statements clearly demonstrate that GMA requires jurisdictions to plan for and provide enough available land and capacity to accommodate its population growth allocation. Sequim's population allocation is not a target or a stopping point of possible growth; it is the minimum amount of growth the city must plan for.

When growth occurs is dependent on the national, regional, and local economic and housing markets. The city as a government does not generate, initiate, or dictate when people move, new businesses locate, or how many houses the market can support. The City of Sequim's responsibility under GMA is to be prepared, through comprehensive land use planning, to accommodate these new residents, houses, and jobs, while maintaining the community's valued quality of life.

2.2 Goals and Policies

The following goals and policies are intended and will facilitate Sequim moving into its future in a manner that is consistent with the City's Vision Statement and Guiding Principles, while ensuring it is meeting the requirements of the Growth Management Act (GMA) and its regional share of future population and employment allocations.

The Land Use Chapter is divided into the following sections:
Growth Accommodation
Land Use Designations
Residential Land Use
Commercial Land Use
Mixed Use Land Use
Employment Land Use
Other Land Uses
Master Planning
Annexations
Urban Growth Areas
Drainage, Flooding and Storm Water
Groundwater Protection
Future Land Use Map

2.2.1 Growth Accommodation

Population and housing growth accommodation lies at the heart of the GMA, embodying a comprehensive approach to the challenge of preparing for future development. GMA serves as a guiding framework, aiming to accommodate population growth while protecting critical areas, natural and community assets, and identity.

GOAL LU-1
Consistent with the requirements of the Growth Management Act, provide orderly growth that enhances and respects the City's character, natural and small city setting, while planning for the population, employment, and housing targets allocated to Sequim by Clallam County.

Policy LU-1.1
Provide for appropriate urban residential densities within the city to practically plan for and accommodate the population allocation of 2,959 new residents, 1,850 new housing units, and 909 jobs by the year 2045 within the city limits. The allocation is not a commitment to ensure that the market will deliver growth during the defined planning period.

Policy LU-1.2
Utilize the Future Land Use Map (FLUM) as a growth framework that provides a basis for land use regulation, transportation planning, and capital improvement programming. Ensure the City's Zoning Map is consistent with the FLUM and its land use designations.

Policy LU-1.3
Support a walkable, well-designed city that reflects Sequim's small-town character, offers a variety of housing choices and neighborhood-scale mixed uses, and promotes active transportation and accessible transit options.

Policy LU-1.4
Ensure the necessary public services and capital facilities are provided through the development review process to support the City's planned urban growth at its adopted levels of service, consistent with state and local law.

Policy LU-1.5
Support coordinated planning efforts among jurisdictions, agencies, tribes, ports, and Clallam County. Participate in and ensure consistency with countywide planning policies.

2.2.2 Land Use Designations

Land use designations play a fundamental role in shaping the physical, economic, and social landscapes of Sequim. This involves the strategic delineation of areas for residential, commercial, employment, and recreational purposes, reflecting Sequim's vision for growth and development.

Land use designations provide a roadmap for decision-makers, developers, and residents, fostering a balance between growth, economic vitality, and environmental stewardship. Retaining and enhancing Sequim's high quality of life and special character are very

important to its citizens, and the preferred land use pattern recognizes that many uses can be good neighbors if designed and developed well.

Exhibit LU-2 Comprehensive Plan Land Use Designations

Land Use Designation	General Purpose
Low-Density Residential (LDR)	Supports detached single-family homes, small-scale attached housing (such as plexes and townhomes), accessory dwelling units, cottages and appropriate middle housing types.
Community Mixed-Use (CMU)	Provide residents with centralized access to retail businesses and services that meet community-wide needs, create a complementary mix of community-serving retail, personal and professional services, public facilities, transient lodging, and multifamily-attached housing types.
Lifestyle District (LD)	Encourage development of diverse, mixed-use neighborhoods that offer a variety of housing types, services, and amenities designed to support livability and meet the evolving needs of residents of all ages.
Downtown District (DD)	Serves as the city's civic and cultural hub, blending retail, residential, and public spaces to foster a vibrant, walkable downtown core. Encourage a mix of work, living, and recreation within the heart of the city.
Neighborhood Business (NB)	Allow retail sales and services routinely needed by neighborhood residents in locations that are convenient to nearby neighborhoods and offer the potential to grow as mixed-use neighborhood centers.
Highway Commercial (HC)	Meet the needs of tourists and other visitors by providing a range of uses at the primary access to the city at US 101 interchanges, while also offering services and conveniences that serve the needs of residents.
Regional Commercial (RC)	Allow retail and service uses, primarily "big box" stores and national retailers that serve the regional market that includes the entire North Olympic Peninsula. Provide local and regional residents with convenient access at a highway interchange to major retailers.
High-Tech Light Industrial (HTLI)	Provides appropriate locations for uses such as office, light industrial, light manufacturing/assembly, clean energy, science and technology research and

Land Use Designation	General Purpose
	development, food and beverage production with tasting room and other similar uses.
Heavy Commercial/ Warehouse (HC/W)	Provides locations for heavy commercial and warehouse uses that accommodate needed business activities with a sensitivity to compatibility with adjacent uses.
Opportunity Areas (OA)	Provides a mix of residential, services, and employment where combining uses vertically or horizontally increases the community's residential, economic base and job opportunities.
Planned Resort Community (PRC)	Enable the realization of a planned resort community that includes a mix of year-round and seasonal residences, tourist accommodations, and the commercial and other uses to serve them, utilizing a master planning process.
Public (P)	Acknowledge existing government buildings, schools, public safety and other public uses essential for community services and civic functions.
Open Space (OS)	Open spaces under state agency ownership and intended to be long-term protected open space.
Agriculture Conservancy (AG)	Maintain agricultural use for the benefits of an urban community for food production or on any parcel that is preserved in perpetuity or easement to maintain agricultural use.

GOAL LU-2
Create a vibrant community through a balanced mix of land uses, including residential, commercial, employment, recreational, public use, and open space, to serve the City's current and future residents.

Policy LU-2.1
Provide development standards for all zoning districts that identify uses, building heights, setbacks, access, landscaping, signage, parking, screening, and other appropriate dimensional and aesthetic standards.

Policy LU-2.2
Create a pattern of land use that encourages alternative methods of transportation such as transit, walking, rolling, and bicycling, for daily activities, and reduces reliance on automobiles.

Policy LU-2.3
Recognize Sequim's attractive natural setting that contributes to the City's "small town" appearance, while maintaining its ability to accommodate population growth. As it is within the City's legal authority, encourage the retention of open areas through critical area protection or other appropriate regulatory authority.

Policy LU-2.4
Adopt land use regulations that promote equitable access to jobs, education, and essential resources, and ensure planning processes consider the City's diversity, varied needs, and the well-being of marginalized populations.

Policy LU-2.5
Encourage development and redevelopment of underutilized lands to promote infill across all zones.

Policy LU-2.6
Preserve historic, cultural, and natural resources that are significant to the Sequim community and the region.

2.2.3 Residential Land Use

The residential land use designation connects with housing choice and variety, playing a pivotal role in determining the diversity and accessibility of housing options within Sequim. The way land is designated for residential use significantly influences the types of housing structures that can be developed, from single-family homes to multi-unit dwellings. The designation not only dictates the physical form of housing but can also facilitate a range of unit types.

The Low-Density Residential (LDR) Land Use Designation is the primary residential land use designation in Sequim and allows for a density range of 4-9 dwelling units (du) per acre. This district is intended to recognize and maintain established low urban density residential areas, create residential areas that promote neighborhood livability, and provide for additional related uses such as schools, parks, and utility uses necessary to serve immediate residential areas. In addition to single-family detached, small-scale attached housing types and other middle housing types are allowed within this designation. To ensure compatibility, the City's development regulations will include appropriate site and building design standards, and maximum density will be maintained, except in cases with demonstrated public benefit (i.e. affordable housing).

GOAL LU-3
Within the Low-Density Residential land use designation, encourage a variety of low-density housing options for residents at all life stages and economic segments throughout the city.

Policy LU-3.1
The Low Density Residential (LDR) land use designation has a density range of a minimum 4 du/net acre to a maximum of 9 units/gross acre. In addition to detached single-family housing, small-scale attached housing and middle housing types are allowed within this designation. The City's development regulations will include appropriate site and building design standards to ensure compatibility, and maximum density will be maintained with the opportunity for increased density with demonstrated public benefit (such as affordable housing).

Policy LU-3.2

Encourage a variety of housing sizes, densities, and types, facilitate a more economically diverse housing stock and site design, by identifying flexible development standards. Examples include planned residential development, infill incentives, cottage developments, zero lot line developments and lot averaging, to be identified as appropriate in the City's development regulations.

Policy LU-3.3
Support unobtrusive and compatible home business and service providers using their homes as a business base.

Policy LU-3.4
To the extent possible, new residential development amenities, such as walkways, trails, or bike paths, be connected and open to the public.

Policy LU-3.5
Encourage mixed uses in neighborhoods, such as corner store retail and personal services to locate at appropriate locations where local economic demand and design solutions demonstrate compatibility with the neighborhood.

Policy LU-3.6
Encourage safe multimodal connections from residential areas to transit facilities.

2.2.4 Commercial Land Use

Sequim's commercial landscape is characterized by a diverse array of business districts that cater to both local residents and regional visitors. The heart of Sequim's commercial activity is Downtown, where small-scale neighborhood businesses thrive alongside picturesque Washington Avenue. The downtown area often hosts community events and serves as a gathering place for residents and visitors alike.

Beyond the downtown core, Sequim accommodates larger commercial entities that serve the broader Olympic Peninsula region. Its large retail stores and highway-oriented businesses offer a comprehensive range of goods and services. Additionally, Sequim's commercial zoning includes districts that blend professional and personal services with recreational and social amenities. Land Use Designations supportive of commercial land uses include Regional Commercial (RC), Highway Commercial (HC), and Neighborhood Commercial (NC).

GOAL LU-4
Provide for a range of commercial land uses that can sufficiently meet the demand for retail, professional and personal services, and regional stores that meet the retail and service needs of the community and the north Olympic Peninsula region.

Policy LU-4.1
Designate sufficient land for anticipated commercial land uses on the Future Land Use Map, considering its population allocation, employment forecasts, housing targets, and north Olympic Peninsula regional retail and service needs.

Policy LU-4.2

Provide for a mix of uses, including retail, office, professional and personal services, social, recreation, and civic within the commercial designations. Identify a variety of uses that support the regional, community, convenience, and neighborhood commercial needs.

Policy LU-4.3
Promote a Northwest architectural character in commercial development that enhances existing commercial areas, while reinforcing Downtown's pedestrian-friendly design and creating a cohesive, attractive built environment for residents and visitors.

Policy LU-4.4
Encourage the infill, renovation, or redevelopment of existing commercial areas that may be experiencing underutilization.

2.2.5 Mixed Use Land Use

Mixed-use development blends residential housing, commerce, and professional and personal services in shared environments. In Sequim, mixed-use areas support higher residential densities and efficient land use, reduce reliance on cars, and support areas that reflect the city's small-town character. These areas are key to accommodating growth while enhancing livability, economic opportunity, and community interaction. Land Use Designations supportive of mixed use include Downtown (DD), Community Mixed Use (CMU), Lifestyle (LS), and Opportunity Areas (OS).

GOAL LU-5
Establish mixed-use districts that integrate housing, services, and employment to foster economic vitality and housing diversity. These districts will serve residents, businesses, and visitors, while accommodating higher-density residential development in livable environments.

Policy LU-5.1
Support development in Sequim's Community Mixed Use (CMU), Lifestyle (LS), and Opportunity Areas (OA) that provide a flexible mix of housing, retail, services, and public spaces. Encourage site and building design that supports flexible uses, multimodal access, and a sense of place.

Policy LU-5.2
Allow higher-density multifamily housing in the City's mixed-use zoning districts, taking advantage of areas that are accessible and serviced by urban facilities and services, public transportation, employment, commercial services, recreational opportunities, and other supporting amenities.

Policy LU-5.3
Support the integration of residential, service, and employment uses, both vertically and horizontally, within planned mixed-use developments, allowing for a diverse mix of uses in larger project designs.

2.2.6 Employment Land Use

Sequim's industrial and manufacturing landscape, though limited, plays a role in the City's economic strategy. Sequim aims to attract new jobs by leveraging specific land use designations such as High-Tech Light Industrial (HTLI), Opportunity Areas (OA), and Heavy Commercial Warehouse (HC/W). These zones are tailored to support not only traditional commerce but emerging technological and light manufacturing industries, as well as residential within the OA designation.

GOAL LU-6
Support emerging economic development opportunities and new jobs by providing flexibility for employment, light manufacturing, and assembly uses within the city.

Policy LU-6.1
Maintain a sufficient inventory of land for office, commercial, industrial, and technical uses to accommodate the projected employment growth of approximately 1,000 jobs over 20 years.

Policy LU-6.2
Encourage new businesses and industrial uses to locate in areas that can maximize available and planned infrastructure, have reasonable access to major transportation corridors, and have few natural limitations. Seek to expand and diversify the city's economic base and living-wage employment opportunities.

Policy LU-6.3
Ensure safe and efficient access to regional transportation routes, enhancing freight mobility and multimodal connections for employees.

Policy LU-6.4
Ensure locations for heavy commercial and warehouse uses that accommodate needed business activities with a sensitivity to compatibility with adjacent uses.

2.2.7 Other Land Uses

Promote the sustainable development of public facilities, open spaces, and agricultural areas to enhance community well-being, environmental stewardship, and economic resilience.

GOAL LU-7
Ensure that public lands, open spaces, and agricultural conservancy areas are planned and managed to provide lasting public, environmental, and community benefits.

Policy LU-7.1
The Public land use identifies existing public uses, such as schools, government buildings, utilities, and emergency response services. Future public uses will be identified through amendments to the Future Land Use Map either through an annual amendment or a periodic update process.

Policy LU-7.2
Utilize the Open Space land use designation to identify land for passive recreational opportunities, natural habitat preservation, and provision of undeveloped open spaces throughout the urban environment of Sequim.

Policy LU-7.3
Retain the Agricultural Conservancy land use for its long-term benefits within an urban community as open space and food production.

2.2.8 Master Planning

The Master Plan zoning overlay is intended for property that would benefit from coordination with the City for future development. The Master Plan will be an integrated document that, when adopted, will define the development of the subject property. At a minimum, a Master Plan will identify proposed land uses, densities, public areas, drainage and transportation provisions, design guidelines, anticipated phasing plan, appropriate mitigations, and affords the property owner, community, and City predictability for the project's implementation.

GOAL LU-8
Use master planning for areas in the City where large-scale site development coordination is necessary or beneficial to the City and property owner(s).

Policy LU-8.1
Provide development regulations to allow for master planning, related criteria, contents, processing, and other appropriate standards. In addition to the Planned Resort Community (PRC) land use designation/zoning, other geographic areas may be proposed by the City or property owner for master planning when coordination is appropriate for proposed large-scale new development, substantial renovation, or reconstruction.

2.2.9 Annexations

Every city must be included within an urban growth area. The GMA states that "it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas." (RCW 36.70A.110(3)).

Consistent with this goal of controlling the spread of urban growth, GMA limits the territory that a city may annex to that which lies within its urban growth area. And while limiting the territorial extent of annexations, GMA facilitates the process of annexation through the very comprehensive planning process it mandates. Thus, GMA makes annexations a part of the overall planning process and essentially eliminates much of the annexation decision-making process in cities.

The annexation issue facing cities planning under GMA is not whether to annex, but rather the question is when to annex. Ultimately, a city will annex to the limits of its urban growth area. The timing of that expansion will depend on several factors, including population growth, the housing market and the city's ability to provide urban services in that area.

GOAL LU-9
Ensure orderly transition within the City's designated urban growth area over the 20-year planning period and facilitate development of this area through appropriately planned and efficient delivery of urban services.

Policy LU-9.1
The City should neither propose to annex nor accept requests to annex unincorporated territory located outside of its Urban Growth Area.

Policy LU-9.2
Annexation of large areas is encouraged, although individual property owners should not be prevented from pursuing annexation. When possible, annexations should consider including both sides of streets and roads, including right-of-way to support cohesive service delivery and neighborhood connectivity.

Policy LU-9.3
Encourage annexations that promote logical and cohesive growth of the City. Annexations should aim to:

- Eliminate unincorporated islands or irregularities in the City's boundaries.
- Follow clear, logical boundaries such as streets or significant topographic features.
- Support the efficient and effective delivery of public services and infrastructure.
- Enhance community connectivity and overall quality of life.

Policy LU-9.4
The City will process annexations in accordance with Washington State annexation laws in a timely and efficient manner, facilitate public notification of proposed annexations, identify annexation procedures within the City's development regulations, and develop informational materials to be available on the City's website.

Policy LU-9.5
Land Use Designations have been identified on the City's Future Land Use Map for unincorporated Sequim UGA areas and are intended to provide the zoning for property upon annexation.

2.2.10 Urban Growth Areas

One of the features of the Growth Management Act (GMA) is for counties and their cities to designate urban growth areas (UGAs). The GMA defines UGAs as areas of land "within which urban growth should be encouraged, and outside of which growth can occur only if it is not urban in nature." Generally, urban growth is defined as more intense and dense development that requires public services such as sewer and water. The purpose of UGAs is to concentrate development in defined areas to promote efficient land use, infrastructure development, and transportation planning. This concentration helps preserve rural and natural areas.

GOAL LU-10
Adjustment or expansion of Sequim Urban Growth Areas will be considered as set forth in GMA and applicable Countywide Planning Policies.

Policy LU-10.1
The City and Clallam County will review the Sequim Urban Growth Area every 10 years as required by GMA, and/or occur through the comprehensive plan's periodic update process.

Policy LU-10.2

Adjustment or expansion of the Sequim UGA may be necessary because of the 10-year review or if a new or increased population, housing or employment allocation to Sequim necessitates additional land use capacity. Adjustment or expansion of the Sequim UGA will be as set forth in the Clallam Countywide Planning Policies and/or GMA.

Policy LU-10.3
As required by GMA (RCW 36.70A.215.1.b), the City will identify, evaluate, and enact appropriate reasonable measures to accommodate projected growth before considering expansion of the Sequim Urban Growth Area.

2.2.11 Drainage, Flooding, and Stormwater

The effective management of drainage systems is crucial to mitigate the risks of flooding and ensure the sustainability of water resources. As land-use patterns evolve and impacts of climate change are felt, there is a growing need to address stormwater runoff and underscores the importance of proactive measures to prevent flooding.

GOAL LU-11
Manage stormwater to ensure compliance with applicable federal, state and local requirements.

Policy LU-11.1
Manage the stormwater system in Sequim to protect public safety, prevent public and private property damage, protect and work to enhance water quality, and provide for the safety and enjoyment of citizens, including the ongoing maintenance of stormwater facilities.

Policy LU-11.2
Implement regulations that avoid, minimize, and mitigate erosion, sedimentation, and stormwater runoff problems related to land clearing, grading, development, and roads.

Policy LU-11.3
Support low-impact development (LID) techniques in site planning for stormwater management and mitigation with a goal of enhancing water quality.

2.2.12 Groundwater Protection

Groundwater aquifers supply water to surface water and to public and private wells that provide drinking water. Rainfall contributes to surface water and recharges the groundwater as precipitation infiltrates through the soil. Adequate protection of groundwater resources as well as conservation are important to ensure the City's ability to provide clean and available public water.

GOAL LU-12
Safeguard the quantity and quality of long-term groundwater supply using appropriate regulatory means and conservation efforts.

Policy LU-12.1

Evaluate, minimize, and mitigate unavoidable impacts on groundwater quality and quantity during the planning and development review process. Ensure proposed plans and project design address the effect of impervious surfaces and other factors affecting groundwater quantity and quality.

Policy LU-12.2
Ensure the City's public groundwater sources provide a water supply that meets all federal and Washington State Department of Health drinking water quality standards.

Policy LU-12.3
Develop and implement a proactive water use efficiency and conservation program, based upon the goals and recommendations set forth in the most current water system plan.

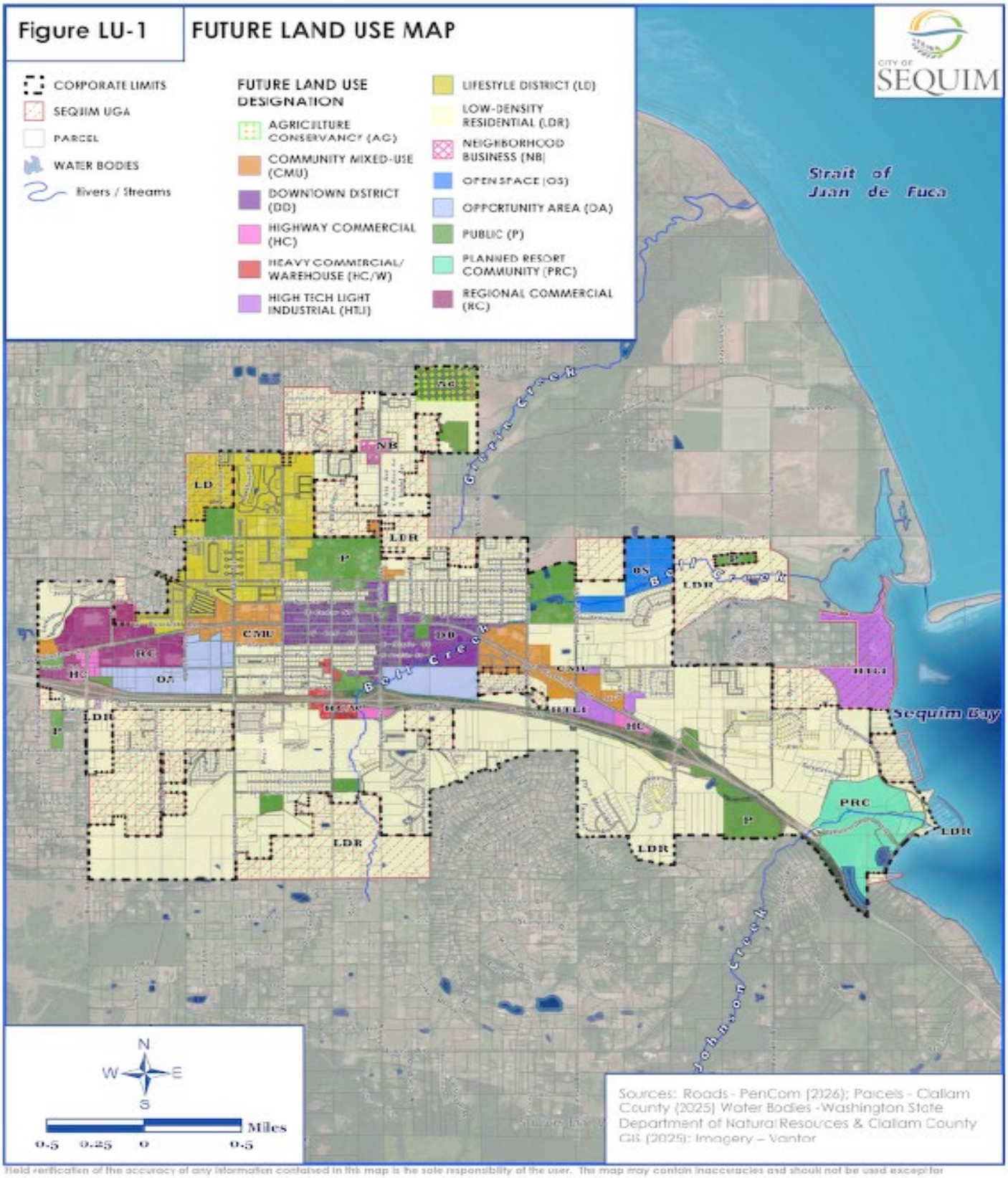
2.2.13 Wildfire Resiliency and Firewise Practices

Although Sequim has historically experienced a lower wildfire risk than some other regions of Washington, changing climate conditions and longer dry seasons are heightening vulnerability to wildfire. Proactive land use planning and Firewise practices help reduce fire risk to people, property, and natural resources.

GOAL LU-13
Promote community safety, resilience, and environmental stewardship by reducing the risk and impacts of wildfires through land use planning, education, and collaboration.

Policy NE-13.1
In coordination with regional fire districts and Washington Department of Natural Resources, encourage the implementation of Firewise concepts in forest and urban interface/intermix areas as appropriate.

Policy NE-13.2
Provide educational material and resources for new and existing property owners to use in lowering their risk for wildland fires, including fire resistive construction techniques, construction and maintenance of defensible spaces, fire-resistant landscapes, fuel reduction, and land use practices.



Field verification of the accuracy of any information contained in this map is the sole responsibility of the user. The map may contain inaccuracies and should not be used except for reference. By accepting this map, the user releases the City of Sequim from any and all direct liability for actions or decisions made based on the information contained in this map.

CHAPTER 3 COMMUNITY CHARACTER

3.1 Plan Context

The character of a community is influenced by a variety of factors, including its residents, social network, schools, community and business organizations, history, built environment, and natural resources. Although it is not possible to legislate a strong community, public policy can provide a framework that supports desirable characteristics. Community cohesiveness develops in many ways. It can come from a shared vision for the community, nurtured by community events, or developed through the use of public places for interaction.

The Community Character Chapter provides a framework for shaping the future form and character of Sequim. This chapter focuses on placemaking and on those physical features that shape the setting for life in the community. It addresses the building and site design, public spaces and landscapes, streetscapes and other physical features.

The Community Character Chapter is not a required Comprehensive Plan chapter under State law; however, because of the value Sequim places on character, the City has chosen to include it as an additional chapter in the Comprehensive Plan. This chapter plays a critical role in maintaining and improving the physical quality of the environments that define the City's identity and give character to its commercial districts and residential neighborhoods.

3.2 Goals and Policies

This chapter is complementary to other chapters of the Comprehensive Plan, and many of the policies identified in this chapter may be included or further refined in other chapters. This chapter considers the following aspects of Community Character:

- People and Public Places
- Entrances, Gateways, Landmarks, and Wayfinding
- Building and Site Review
- Streets and Pathways
- Downtown Sequim
- Cultural and Historic Resources, and Landmarks

3.2.1 People and Public Places

The best public places appeal to the broadest number of people: young and old, residents and visitors, workers and shoppers. Public places should draw people because they are comfortable, attractive, and convenient. Public art and community activities also draw people together and express the diversity of a community's character.

GOAL CC-1
Provide well-designed and interesting public places that foster community cohesiveness and interaction while showcasing the natural features of Sequim and the Dungeness Valley.

Policy CC-1.1
Continue to support longstanding and new community festivals and events that reflect the heritage and cultural traditions of the community.

Policy CC-1.2
Support the development of inter-generational recreational and cultural programs that celebrate Sequim's heritage and community diversity.

Policy CC-1.3
Preserve, develop, and enhance community gathering places such as, but not limited to parks, public facilities, community markets and event venues throughout the City.

Policy CC-1.4
Design and build Sequim's public buildings with quality, sustainable materials and construction techniques to serve as a model to the community, and to enhance their function as community gathering places.

Policy CC-1.5
Incorporate and provide a display opportunity for art in and outside of public buildings and provide opportunities for artists to contribute to public art within parks, bridges, or other public facilities.

Policy CC-1.6
Continue support of the City's Arts Commission to review and make recommendations on public art, funding opportunities, and identify locations suitable for art installations.

Policy CC-1.7
Support the use of public spaces – including parks, plazas, streetscapes, and landmarks – as platforms for community-led education, storytelling, and cultural interpretation that reflect Sequim's history, identity, and civic life.

Policy CC-1.8
Partner with local institutions such as the library, museum, and schools to expand opportunities for public education through place-based exhibits, interpretive signage, and programs that connect people to Sequim's past, present, and future.

Policy CC-1.9
Encourage public art, including murals and street art, reflects the diversity, history, and identity of the Sequim community and fosters a sense of belonging in public spaces.

3.2.2 Entrances, Gateways, Landmarks, and Wayfinding

People orient themselves in their community by remembering certain features, including unique public views, defined entrances, and landmarks. These features can also set one community apart from another and are part of what defines the unique character of a place. Preserving key features and creating new ones can help define and enhance Sequim's character.

GOAL CC-2
Provide residents and visitors with positive, identifiable images that reflect Sequim's unique characteristics and create a sense of place and belonging.

Policy CC-2.1
Continue and support the establishment of gateways into the city and emphasize these entrances with distinctive design elements such as symbolic markers, signage, monuments, water-wise landscaping, or other design features.

Policy CC-2.2
Enhance the visual appeal of the city by developing a signage and wayfinding program that identifies Sequim, is cohesive throughout the city, and links the community's resources to its residents and visitors.

Policy CC-2.3
Identify opportunities to highlight and preserve Sequim's distinctive public views, such as those of the Olympic Mountains and notable community features through site design and orientation.

Policy CC-2.4
Encourage schools, places of worship, library and other public or semi-public buildings to design facilities that reflect Sequim's unique characteristics and serve as community landmarks.

3.2.3 Building and Site Review

Quality and pleasing design is as important in the details of a building and site as a development's contribution is to the urban character of the city. As Sequim continues to grow, the quality of buildings, sidewalks, and vegetation are important. These elements involve a consideration of building bulk and character, lighting, planting, signs, and other elements that compose the built environment.

GOAL CC-3
Promote high-quality building and site design that is complementary to the community's character while encouraging architectural variety. Support the integration of new urban design elements in commercial, residential multiplexes, and mixed-use developments.

Policy CC-3.1
Utilize design standards and design review to accomplish the following for new commercial and mixed-use development:

- Include architectural features that create visual interest;
- Use of high-quality, durable, and sustainable materials;
- Architectural elements that provide protection from the weather;
- The height and bulk of buildings are proportional and appropriate to the site and surrounding natural and built environment;
- Roof forms include visual focal points and variation in detail, including pitch, terraced and cornice roof forms;
- Rooftop equipment is creatively concealed, and
- Landscaping that unifies site design and creates character.

Policy CC-3.2
Design standards for commercially zoned areas should support key elements of the northwestern architectural style while complementing the existing character of adjacent buildings or areas.

Policy CC-3.3
For large buildings or development with multiple buildings, similar design features and characteristics must be included in all buildings to create continuity, while also allowing individual architectural designs.

Policy CC-3.4
Encourage new development to incorporate art in building and site design that reinforces community identity, creates unique places, and provides a basis for community pride and ownership. Encourage diversity in content, media, and placement to reflect an array of cultural influences.

Policy CC-3.5
Support the integration of distinctive, city-themed design elements, such as color palettes, motifs, and iconography, in site and building design features to reflect Sequim's natural environment, history, culture, and community values.

Policy CC-3.6
Require landscaping that contributes to and is an integral part of how a site interacts with the built and natural environment, and:

- Retains, enhances, and creates character and a sense of place;
- Utilizes native trees and plants, when feasible;
- Enhances water and air quality;
- Minimizes water consumption;
- Provides aesthetic value;
- Softens or disguises less aesthetically pleasing features of a site; and
- Provides buffers for transitions between uses or helps protect natural features.

3.2.4 Streets and Pathways

Streets and pathways can be more than just a means of getting from one point to another. They can define how the city is viewed as one passes through it and create a sense of unique character. Elements of design, such as width, provisions for different users, material treatments, and vegetation, affect the quality of a traveler's trip and the sense of place. Attracting people into the public realm means supporting them with safe street crossings, sidewalks, walkways, and bicycle routes as important connections between different places in the city. Street corridors and pathways tie different parts of Sequim together and should instill public pride through their design.

GOAL CC-4
Provide connectivity and attractive streets that enhance the City's aesthetics and sense of place.

Policy CC-4.1
Design and create sidewalks, bikeways, and paths to increase connectivity for people by providing safe and direct, or convenient links throughout the city.

Policy CC-4.2
Identify streets in the city that could be considered for special treatment due to their importance, location, activity, and connection to public spaces. Such treatments could include elements such as:

- Specially designed landscaped island(s);
- Unique crosswalk treatments;
- Unique and interesting street lighting;
- Sidewalk furniture;
- Street landscaping and sidewalk planters; and
- Low Impact Development (LID) features.

Policy CC-4.3
Promote the planting of low-maintenance landscaping and street trees to enhance City rights-of-way and improve the pedestrian environment.

Policy CC-4.4
Encourage the development and maintenance of a catalog of approved public street furniture and streetscape elements, such as benches, bike racks, lamp posts, and signage, that reflect Sequim's identity. Support opportunities for residents, businesses, and organizations to purchase or donate customized street furniture and amenities that enhance public spaces, promote community pride, and maintain design consistency.

3.2.5 Downtown Sequim

Downtown Sequim is a vibrant hub for local gatherings, shopping, dining, and community connection. Residents and visitors alike enjoy its charming, walkable core, where a visit to the Farmers Market can lead to lunch with friends, browsing lavender boutiques, and exploring local art galleries. Views of the Olympic Mountains and the eclectic charm of Washington Street, lined with small storefronts, colorful awnings, and street-facing facades, add to its unique character.

Beyond commerce, Downtown is also home to places that reflect the heart of Sequim—from the Veterans of Foreign Wars hall to the local co-op and cherished community spaces, it's where connection and everyday life flourish.

GOAL CC-5
Promote an economically healthy Downtown that is unique, attractive, and offers a variety of retail, office, service, residential, cultural, and recreational opportunities.

Policy CC-5.1
Preserve and enhance the existing character and scale of the Downtown Corridor through control of height, scale, and design while reinforcing the area as a primary identifying feature of Sequim, setting it apart from the rest of the city.

Policy CC-5.2
Preserve the eclectic character of Washington Street by encouraging individual small storefronts with street-facing facades, awnings, and distinctive design elements that contribute to a pedestrian-oriented, human-scale environment.

Policy CC-5.3
Identify and improve walking, rolling, and biking routes to Downtown Sequim as a pedestrian and biking-friendly destination. Provide safe methods, such as treated crosswalk paths and pedestrian islands, where people can cross major streets at regular and convenient intervals.

Policy CC-5.4
Encourage revitalization strategies and preservation efforts for the restoration of buildings, walkways, and features of the Downtown and surroundings, which recognize the historic traditions of Sequim and the Sequim-Dungeness Valley region.

3.2.6 Cultural and Historic Resources, and Landmarks

The City of Sequim values its rich historic and cultural heritage as central to its identity, rural character, and community pride. With sites listed on both the National and Washington State Historic Registers, including the Sequim Opera House, the City emphasizes preservation as a key element in its comprehensive planning—supporting heritage tourism, recognizing Native and pioneer histories, and protecting archeological resources as part of responsible future development.

The Sequim community values locally significant historic and cultural resources—such as irrigation ditches, barns, vistas, and traditional land use patterns—as key elements of its agricultural and coastal heritage. It also recognizes the importance of ancient Native American sites, some over 14,000 years old.

The City can enrich the lives of its citizens and its appeal to visitors by commemorating its past. In some cases, this may mean active involvement in the preservation of landmarks, or continued support of the efforts of the Sequim Museum's important task of retaining the link with previous generations.

The Jamestown S'Klallam Tribe is a valued partner in economic development, natural resource stewardship, and cultural preservation in the Sequim-Dungeness Valley. The City and Tribe work together to protect historical and cultural sites.

GOAL CC-6
Protect, conserve, celebrate, and enhance cultural, historical, and archaeological resources throughout the City of Sequim.

Policy CC-6.1
Cooperate with the Sequim Museum, Jamestown S'Klallam Tribe, other organizations and interested citizens in identifying cultural, historical, and archaeological resources that provide unique insights into the history of the area and the city.

Policy CC-6.2
Promote and support cultural events and resources that enrich community life such as theater, music, art and sculptures.

Policy CC-6.3
Protect and steward Tribal cultural sites and resources as vital to Sequim's shared heritage. Coordinate with Tribal governments and the Washington State Department of Archaeology and Historic Preservation during City review of development proposals as appropriate.

Policy CC-6.4
Partner with the Tribe to maintain the visibility and prominence of indigenous culture and identity; and on projects that benefit economic health, recreational opportunities, and quality of life in the community.

Policy CC-6.5
Incorporate interpretative signage, historic street names, and features reflecting original historic designs into park projects, transportation projects, and buildings when feasible, as a means of commemorating past events, persons of note, and City history.

Policy CC-6.6
Assist developers, landowners, and interested citizens in obtaining grants and tax incentives for the reuse and rehabilitation of designated historic sites and buildings.

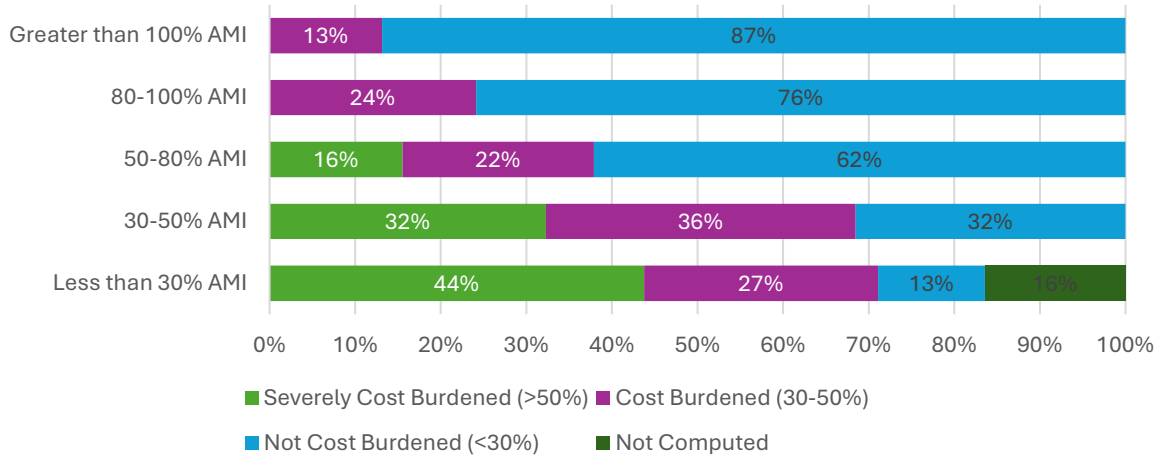
Policy CC-6.7
Partner with the Tribe to preserve the presence of native flora and fauna that are inherent to the traditions and lifestyles of the S'Klallam people.

CHAPTER 4 HOUSING

4.1 Plan Context

Housing is the foundation of a thriving community, shaping how people connect with neighbors, engage with services, and participate in civic life. As Sequim grows in population and opportunity, ensuring access to a diverse range of housing options becomes increasingly important. Like many communities across the region, Sequim faces pressure on its housing supply, which has contributed to rising costs and limited availability—particularly for moderate- and lower-income households.

Exhibit H-1 Household Cost Burden by Income Band in Sequim



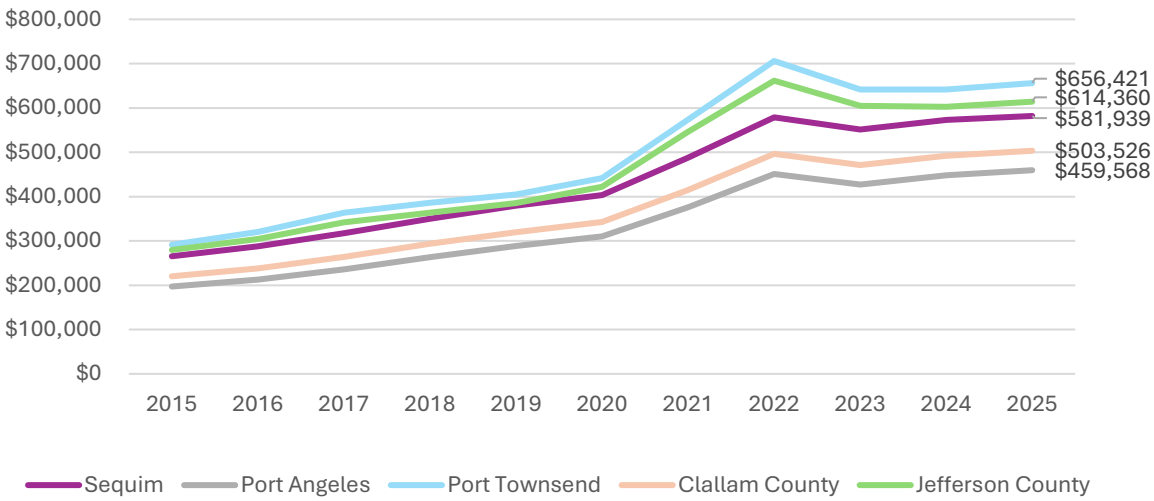
Source: US Department of Housing and Urban Development 2016-2020 Comprehensive Housing Affordability Strategy (CHAS). AMI=Area Median Income; 2024 family AMI for Clallam County is $93,900.

Sequim's small-town charm and natural beauty continue to draw new residents, and thoughtful planning is necessary to balance growth with the preservation of community character. In alignment with the Growth Management Act (GMA), Sequim aims to accommodate future population growth by expanding its housing choices and stock. The Housing Chapter reflects the diverse needs of the community while endeavoring to ensure that development remains welcoming, sustainable, and reflective of Sequim's small-town identity.

As mandated by the GMA, comprehensive plans must include a housing element that analyzes existing and projected housing needs, identifies sufficient land capacity for future development, and establishes policies to ensure the availability of affordable housing for all economic segments of the community.

Sequim faces multiple interrelated challenges in meeting these requirements. The rising construction and borrowing costs and limited local construction labor, coupled with an aging population and increasing demand, has placed significant pressure on the existing housing stock. As housing costs rise, it becomes increasingly difficult for low- and moderate-income households—including young families and service workers—to find suitable and affordable housing within the city.

Exhibit H-2 Typical Home Price in Sequim and Olympic Peninsula Jurisdictions



Source: Zillow Home Value Index (ZHVI).

4.1.1 Future Housing Projections

The Washington State Department of Commerce provided countywide projections of housing needs for all counties in Washington State. In Clallam County, the County and its cities collaboratively decide how to allocate its 20-year housing allocation. For Sequim, the 2045 housing allocation that it must plan for and accommodate is 1,850 housing units in city limits.

In 2021, the Washington Legislature changed the way communities are required to plan for new housing. House Bill 1220 amended the Growth Management Act to instruct local governments to "plan for and accommodate housing affordable to all economic segments of the population of the state." These requirements include an inventory and analysis of existing and projected housing needs, including "units for moderate, low, very low and extremely low-income households", as well as "emergency housing, emergency shelters and permanent supportive housing (PSH)."

Exhibit H-3 2020-2045 County Allocations by Income Level for the City of Sequim and Urban Growth Area

	Allocation by Income Level							
	0-30% Non-PSH	0-30% PSH	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100-120% AMI	>120% AMI	Emergency Housing/Beds
City Limits	623	280	568	227	80	61	11	191
UGA	100	45	91	37	13	10	2	0
Total	723	325	659	264	93	71	13	191

Source: Clallam County Resolution 101, 2024, Resolution 94, 2025, and Sequim Housing Needs Assessment (Appendix A-1)
PSH=Permanent Supportive Housing
AMI=Area Median Income; 2024 family AMI for Clallam County is $93,900.

Appendix A to the Comprehensive Plan includes additional documents and analysis that, when combined with this chapter, meet the GMA requirements for Housing Element. Included in Appendix A is a Housing Needs Assessment (A-1), Adequate Provisions (A-2), Land Capacity Analysis (A-3 including capacity by income band and STEP housing), and Racially Disparate Impacts analysis (A-4). As recommended by Department of Commerce, below is a summary of the documents in Appendix A:

- The **Housing Needs Assessment** provides a comprehensive evaluation of Sequim's existing and future housing needs to support the 2025 Comprehensive Plan update and comply with GMA. The assessment examines population and household characteristics, housing inventory, affordability, special housing needs, workforce trends, housing market conditions, and projected housing demand through 2045.

- The **Adequate Provisions** checklists are a tool for analyzing current residential zoning to determine regulatory and other barriers to middle housing, accessory dwelling units, low- to mid-rise apartments, and permanent supportive housing. Development code updates are included with the 2025 Comprehensive Plan update that implements recommendations included in these checklists.

- The **Land Capacity Analysis** found that under existing zones, Sequim has sufficient land capacity to accommodate its 2045 housing targets at all income bands. There was a small surplus of land capacity from what would be needed to serve households earning under 80% of AMI for the 2045 planning horizon. Several land use redesignations to mixed-use zoning are included on the Future Land Use Map (Figure LU-1), increasing the capacity for multifamily housing and ensuring a buffer of available capacity. The land capacity analysis results by income band under existing and redesignations/rezoning as part of the 2025 Comprehensive Plan update are shown in Exhibit H-4 below.

Exhibit H-4 Land Capacity for Housing by Income Band under existing and planned zoning, 2020-2045

Income Band as a % of AMI	Aggregated Housing Needs	Total Capacity	Surplus/Deficit	Total Capacity	Surplus/Deficit
		Existing Zoning		Proposed Zoning w/Comprehensive Plan Update	
0-80%	1,698	1,702	4	1,918	220
80-120%	141	2,628	2,477	2,618	2,477
120%+	11	2,094	2,083	2,094	2,083
Total	**1,850**	**6,414**	**4,564**	**6,629**	**4,779**

Source: Appendix A-3 Land Capacity Analysis

The Emergency Housing Land Capacity Analysis found adequate capacity for Sequim's target of 191 emergency shelter beds within the Regional Commercial, Highway Commercial, Community Mixed Use, and Opportunity Area districts.

- The **Racially Disparate Impacts** analysis found that Sequim's demographics reflect those of Clallam County and are less diverse than the state overall. Black and Asian households

are less likely to be homeowners than white and Hispanic households. According to the Department of Commerce's displacement risk map, Sequim has a lower displacement risk than other County cities like Port Angeles and Forks.

4.2 Goals and Policies

The Housing Chapter is divided into the following sections:

- Accommodate Growth and Housing Provision
- Existing Housing and Neighborhoods
- Affordable and Subsidized Housing
- Design and Development Standards

4.2.1 Accommodating Growth and Housing Provision

Encouraging a diverse mix of housing types is essential to meeting the needs of a growing and changing community. As Sequim continues to grow, providing a range of housing options—such as single-family homes, townhomes, cluster housing, small, mid- and high-rise multiplexes, accessory dwelling units, and mixed-use. This variety will accommodate different lifestyles and incomes and contribute to meeting Sequim's future housing allocation of 1,850 new units by 2045.

GOAL H-1
Plan for sufficient housing and ensure a variety of housing types and densities at all income levels to meet the needs of a growing and diverse community.

Policy H-1.1
Zone land and establish densities sufficient for the City's projected population and housing growth allocations by income level.

Policy H-1.2
Expand housing capacity and unit provision by updating City's development regulations to remove barriers and expand residential options within the residential and mixed-use zoning districts. Consider a variety of techniques and seek to pair higher densities near services and transportation facilities.

Policy H-1.3
Allow the development of accessory dwelling units (ADUs) consistent with the requirements of RCW 36.70A.681. Streamline permitting, offer education and resources, and consider the creation of a pre-approved ADU permit program.

Policy H-1.4
In future updates, consider creating a new medium-density zoning district that allows a variety of housing types and higher densities than the Low-Density Residential land use category.

GOAL H-2
Expand "middle housing" unit types where residential uses are allowed.

Policy H-2.1
Reduce barriers and expand the variety of housing types known as "middle housing" within the City's development regulations wherever residential is allowed. Examples of middle housing types include duplexes, triplexes, fourplexes, townhomes, multiplexes, stacked flats and cluster housing.

Policy H-2.2
Allow for infill through unit lot subdivisions, short subdivisions, and binding site plans of smaller housing types, such as cluster housing, multiplexes, townhouses, and accessory dwelling units, into the R4-9 residential zoning district and within established residential neighborhoods, ensuring maximum density is maintained and using objective design standards to ensure fit and quality.

4.2.2 Existing Housing and Neighborhoods

Preserving existing housing allows residents to stay in their homes, fostering a sense of community continuity. This social cohesion can be vital for the well-being of residents and neighborhood stability. Older homes can be more affordable than new construction. Preserving existing housing stock can help maintain a mix of housing options, including affordable ones.

GOAL H-3
Strengthen and preserve the City's existing neighborhoods and housing stock.

Policy H-3.1
Recognize mobile and manufactured home parks as an important source of Naturally Occurring Affordable Housing (NOAH) and community stability through zoning map overlay. Support other efforts such as relocation assistance and partnerships with residents, nonprofits, or housing authorities to facilitate long-term preservation or cooperative ownership where feasible.

Policy H-3.2
Support private efforts to preserve the existing quality housing stock by maintaining sound units, rehabilitating substandard units, and replacing severely deteriorated units.

Policy H-3.3
Program regular infrastructure planning and maintenance in residential neighborhoods to ensure their ability to support existing housing.

Policy H-3.4
Coordinate with local organizations and agencies to provide sufficient and affordable home maintenance and support services.

Policy H-3.5
Encourage infill that also respects the existing built characteristics of the surrounding neighborhood.

4.2.3 Affordable and Subsidized Housing

An increasing challenge is affordable housing opportunities for all economic segments of the population. A primary concern is the growing disparity between household income and the rising cost of housing. In recent years, housing prices have increased at a pace that exceeds wage growth, resulting in a widening affordability gap. This trend challenges the economic diversity and long-term stability of the community. The state legislature responded to this challenge by requiring GMA jurisdictions to identify housing units needed by income band, ensure sufficient land capacity, and identify and remove barriers to housing provision. Sequim's analysis of these requirements is found in Appendix A.

The City carries out its affordable housing goals and policies through ensuring adequate zoned land, removing barriers, providing regulatory incentives, and supporting housing providers and programs.

GOAL H-4
Promote and facilitate the provision of affordable, safe and suitable housing for people of all ages and income levels.

Policy H-4.1
Identify alternative development standards, density bonuses, fee reduction or waivers, and other incentives intended to support and increase low- to moderate-income housing. Include provisions within development regulations for these provisions, considering those specifically authorized by RCWs 36.70A.540 and 35.83.

Policy H-4.2
Provide higher densities housing within mixed-use zones to support workforce needs that can promote equitable access to jobs and services.

Policy H-4.3
Support and participate in Clallam County's regionally coordinated housing strategy through its Housing Solutions Committee.

Policy H-4.4
Promote and encourage private developers, property owners, nonprofit organizations and housing authorities to provide housing and home ownership opportunities for low- and moderate-income households, shared or limited-equity housing, lease-purchase options, co-living, and land trusts and cooperatives.

Policy H-4.5
Keep informed of emerging housing options or incentives that may increase affordable housing stock and incorporate them into development regulations as appropriate.

Policy H-4.6
Evaluate additional local options to address affordable housing funding gaps, such as an affordable housing property tax levy or credit, surplus land donation, multifamily tax exemption, and other funding tools as appropriate. Support low- and moderate- income housing funding opportunities through available non-profit, state, and federal programs.

Policy H-4.7
Encourage rooms for rent as affordable housing, which benefit those on a fixed income with those of low income, thereby strengthening their social safety net and increased sense of community.

Policy H-4.8
Disperse housing for low- and moderate-income households throughout the city near transportation hubs and services and discourage the disproportionate concentration of such housing in any one geographical area.

Policy H-4.9
Allow affordable housing development on faith-based organizations properties consistent with the requirements of RCW 36.70A.545.

Policy H-4.10
Acknowledge that residential development that serves households below 50% AMI will likely need assistance such as direct government-assisted housing programs, subsidies or funding mechanisms, partnerships with affordable housing developers, and public land contributions.

GOAL H-5
Ensure vulnerable and underserved populations have access to safe, stable, and supportive housing.

Policy H-5.1
Increase access to Shelters, Transitional, Emergency, and Permanent Supportive (STEP) Housing by supporting safe, stable, and affordable housing options that provide individuals and families experiencing homelessness with resources and services needed to achieve long-term housing stability. Ensure development regulation updates are consistent with relevant laws for siting and permitting STEP housing.

Policy H-5.2
Monitor potential risks of physical, economic, or cultural displacement associated with public investments and private development. When potential impacts are identified, consider appropriate measures to promote housing stability and equitable outcomes for all community members.

Policy H-5.3
Support equitable access to housing opportunities by identifying and addressing any identified displacement risks and exclusion in housing caused by policies, plans, and programs, and ensure housing policies and regulations further fair housing choice.

Policy H-5.4
Partner with service providers who offer rental assistance, job training, mental health support, and other essential services to mitigate homelessness and support vulnerable populations.

Policy H-5.5
Allow indoor emergency shelters and emergency housing as permitted uses in all zoning districts where hotels are allowed, consistent with RCW 35.21.683.

4.2.4 Design and Development Standards

Development and design standards play a crucial role in shaping the character, functionality, and attractiveness of Sequim's neighborhoods. To support housing variety, these standards must be flexible, clear, and supportive of a wide range of housing types while maintaining quality, compatibility, and livability.

GOAL H-6
Include clear, objective and appropriate zoning, building and site design standards that support quality, attractiveness, and character in the City's development regulations.

Policy H-6.1
Update the City's Development Regulations to include and revise as appropriate, objective building design, landscaping, parking and other site elements for multifamily housing, multiplexes, and mixed-use structures.

Policy H-6.2
Promote higher densities within the Downtown District, Lifestyle District and Mixed-use Districts to provide convenient access to services, shopping, jobs, and transit.

Policy H-6.3
Review and update the City's permit procedures to improve permit timelines and minimize additional costs to housing provision. Evaluate the creation of pre-approved building plans to incentivize desired housing types.

Policy H-6.4
Promote aging in place by encouraging or incentivizing universal design standards, accessible housing features, and home retrofitting.

CHAPTER 5 TRANSPORTATION

5.1 Plan Context

The Transportation Chapter provides the policy framework to guide short-range and long-term development and maintenance of the multi-modal transportation system that includes roadways, bikeways, pedestrian facilities, and public transit within the city limits of Sequim.

In addition, the Transportation Chapter, together with Appendix B - the 2026 Transportation Master Plan (TMP) and the Capital Facilities Plan (CFP), as well as the City's Six-Year Transportation Improvement Program (TIP), collectively fulfills the transportation element requirements of the Growth Management Act (RCW 36.70A.070).

An overview of Sequim's transportation system inventory is included in Appendix B-2, Transportation Master Plan. It describes the existing transportation system, including streets and roads, public transportation, bicycles and pedestrians. The transportation improvement plan is presented in the TMP and identifies the transportation infrastructure improvements needed to support the projected land use through 2045.

Sequim faces several transportation-related challenges in accommodating the population and economic growth that is expected over the next twenty years. These include:

- Providing many alternate and multi-modal route options to move around the city safely and efficiently.
- Accommodating Sequim's allocated housing growth, which will primarily be in large areas of undeveloped and/or vacant land where streets constructed to City standards do not currently exist. The timing and who pays for the street improvements will most likely be developers and market driven.
- Improvement of the City's existing local access streets, while also ensuring new streets are constructed to maintain an appropriate level of service.
- Expanding and connecting active transportation facilities and routes within and outside the city, including connections to the Olympic Discovery Trail
- Identifying funding sources for needed improvements.

The City's vision for its transportation system is to provide a safe, balanced and efficient multi-modal transportation system that is consistent with the City of Sequim's Vision Statement and will adequately serve the future growth and development of the City and its Urban Growth Area.

5.2 Goals and Policies

The goals and policies contained in this chapter provide a framework for short-range and long-term transportation planning and implementation decisions required of the City of Sequim.

The goals and policies included cover the following categories:

- Network Consistency and Streets
- Level of Service and Concurrency
- Transportation Safety
- Land Use and Transportation Planning

- Transportation Funding
- Regional Coordination
- Multi-Modal Transportation
- Public Transportation
- Accessibility and Equity
- Transportation and Air Quality
- Parking

5.2.1 Network Consistency and Streets

The primary purpose of the transportation network is to support the development of the land uses, densities, and intensities envisioned by the Land Use chapter. The City's network and streets must be available to accommodate the transportation demand generated by the land use policies and subsequent housing and employment development.

GOAL TR-1
Provide a complete transportation network that safely accommodates all modes of travel while increasing efficiency and safety for all users.

Policy TR-1.1
Continue to maintain and expand upon the Transportation Master Plan's modal system maps that delineates the quality of travel experience as well as types of street uses.

Policy TR-1.2
Implement and enforce the City's adopted engineering design standards consistent with the Functional Classification designations for all streets. Review and evaluate the City's Engineering Standards on regular intervals to ensure the City is being responsive to potential changes and needs of the City's street system.

Policy TR-1.3
Enhance traffic flow through the Downtown Core by prioritizing development that improves East-West travel alternatives. Support land use and infrastructure improvements that establish Prairie Street as a preferred east-west travel route alternative to Washington Street.

Policy TR-1.4
Guide development of new Local Streets to form a well-connected network that provides safe, direct and convenient access to the existing roadway network for automobiles, bicycles and pedestrians. New residential developments should be consistent with the Future Multimodal Transportation Network in the Transportation Master Plan. Cul-de-sac construction requires the approval of the City Engineer.

Policy TR-1.5
All new developments must be required to provide vehicle, bicycle, and pedestrian connections with adjacent existing or future residential developments. Develop connectivity policies and requirements and ensure consistency with legal nexus parameters.

GOAL 2
Streets must be constructed to improve the function, safety, and appearance of the citywide street system.

Policy TR-2.1
Require all streets constructed or reconstructed within the City to meet the City's Engineering Design Standards and comply with the City's Complete Streets Policy (SMC 12.02). Roads must be designed to maintain the identified multimodal level of service standards and in accordance with the transportation networks identified in the 2025 Transportation Master Plan Update, included as an Appendix to this Comprehensive Plan.

Policy TR-2.2
Require development projects mitigate traffic impacts through the construction of improvements, financial contribution in lieu of such construction, payment of impact fees imposed under RCW 82.02, implementation of transportation demand strategies, transit services, or any other method that is acceptable to the City and that will result in actual mitigation for the impacts of the development.

Policy TR-2.3
Manage a street preservation program to keep the City's streets in conditions that are cost-effective to maintain and functional to travel.

Policy TR-2.4
Design roads within the freight mobility network to accommodate truck standards. Discourage truck travel outside of the freight mobility network to minimize truck intrusion in the downtown core and within residential neighborhoods.

Policy TR-2.5
Encourage on-site infiltration of stormwater through rain gardens or other assets that contribute to groundwater recharge and decrease runoff in street improvements where soils allow.

5.2.2 Level of Service and Concurrency

Transportation level-of-service standards and concurrency are key requirements of the GMA Washington Growth Management Act. By policy and regulation, the City of Sequim is required to ensure that transportation facilities needed to serve growth are in place when development occurs, or within six years of the completion of the development.

Level of Service (LOS) is the quantitative measure of traffic operational conditions. Intersection LOS is based upon the delay experienced by a vehicle when passing through an intersection. LOS thresholds vary by type of intersection control (signal, stop sign or roundabout). For transportation facilities planning, the LOS measure for

Vehicle Level of Service (LOS)	
A:	Free-flow conditions
B:	Stable operating conditions
C:	Stable operating conditions, but individual motorists are affected by the interaction with other motorists
D:	High density of motorists, but stable flow
E:	Near-capacity operations, with speeds reduced to a low but uniform speed
F:	Over capacity, with delays

each facility type provides direction as to what, how much, where and when transportation improvements may be needed.

Concurrency is one of the goals of the GMA and refers to the timely provision of transportation facilities relative to the demand for them. The GMA requires transportation improvements or strategies to accommodate development impacts need to be made "concurrent with development" and is further defined by the GMA to mean any needed "improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years" (RCW 36.70A.070(6)(b)). Local governments have flexibility regarding how to apply concurrency; the City of Sequim has adopted a concurrency ordinance codified in SMC 20.10

GOAL TR-3
Maintain the adopted level of service for the City's transportation system that mitigates the impacts of new growth and is adequate to serve adjoining land uses.

Policy TR-3.1
Develop a transportation system that achieves the following level of service (LOS) standards:
Vehicular LOS: all City streets and intersections, except for Washington Street, are developed and maintained to provide a minimum of LOS D.
Washington Street has a LOS F standard within downtown (5th to Brown) and must maintain a minimum of LOS E outside of downtown.
Pedestrian LOS: all Pedestrian Priority Routes have facilities which provide a Pedestrian Level of Traffic Stress (PLTS) 1 or 2, and PLTS 1 is established for the Olympic Discovery Trail.
Bicycle LOS: all roadways or routes in the Bicycle Network have facilities which provide Bicycle Level of Traffic Stress (BLTS) 1 or 2, and BLTS 1 is established for the Olympic Discovery Trail.

Policy TR-3.2
Ensure the ongoing preservation of the multimodal level of service standards through annual updates to the City's Six-Year Transportation Improvement Program.

Policy TR-3.3
Develop and maintain a system for monitoring transportation concurrency and LOS of all city-owned transportation facilities to ensure the appropriate and adequate performance of the City's transportation system, consistent with the LOS standards identified in Policy TR-3.1.

GOAL TR-4
Administer a concurrency ordinance to ensure a consistent level of service on City-owned streets, and as mandated by the Growth Management Act (GMA).

Policy TR-4.1
Administer a concurrency ordinance which prohibits development approval if the development causes the level of service on a City-owned transportation facility to decline below the adopted Level of Service standards of Policy TR-3.1, unless transportation improvements or strategies to accommodate the impacts of the development are made concurrent with the development.

5.2.3 Transportation Safety

Transportation safety is a fundamental component of Sequim's transportation system and community quality of life. A safe transportation network supports mobility, accessibility, and reliability while reducing the risk of crashes and conflicts among users.

GOAL TR-5
Provide a safe, efficient, and reliable transportation system.

Policy TR-5.1
Ensure high safety standards for all roadway users, including motorists, pedestrians, bicyclists and people rolling by implementing safety improvements and recommendations identified in the City's Comprehensive Safety Action Plan (CSAP) and/or Local Roadway Safety Plan (LRSP). The recommendations in these plans must be updated on a regular basis to reevaluate safety needs and maintain consistency with safety funding programs.

Policy TR-5.2
Develop a Neighborhood Traffic Calming Policy which recognizes and balances the competing needs of mobility and safety in residential neighborhoods. Identify criteria that would trigger a need for traffic calming measures and an identified process for how citizens may submit a request to the City for traffic calming technique consideration.

5.2.4 Land Use and Transportation Planning

The Comprehensive Plan strengthens the integration of land use and transportation planning, by emphasizing the connection between the City's transportation system and the City's land use vision. Neighborhood connectivity, improvement of existing streets to City standards, and protection of surface water quality are priorities in the land use planning process.

The City's Transportation Master Plan is a plan that implements the Transportation Chapter policies and is included as an Appendix B to the Comprehensive Plan. The Transportation Plan addresses the City's transportation network, evaluates current transportation characteristics and forecasts how these characteristics are expected to change in the future based on Sequim's allocated growth. Based upon the City's 2045 population, housing, and employment growth forecasts, as well as the City's land use plan, the Transportation Master Plan includes a traffic forecasting model, which identifies the future travel demand. Using this model, an increase in travel demand was assigned to the City's road network to identify future conditions and evaluate future capacity needs. Based upon the model, the Transportation Master Plan identified projects needed by 2045, which serve as the basis of the transportation section of the Comprehensive Plan's Capital Facilities Plan.

GOAL TR-6
Coordinate land use and transportation planning to manage growth.

Policy TR-6.1
Improve connectivity of the City's neighborhoods and commercial areas by planning an integrated system of public streets, sidewalks, paths, and bikeways that supports a balanced and accessible transportation facilities to services, healthcare, parks, shopping, and residential.

Policy TR-6.2
Acquire needed rights-of-ways based on Sequim's Street Engineering standards and the City's Comprehensive Plan Transportation Maps during development proposal review and approval. However, right-of-way acquisition by the City through a public project (or public/private combination) may be necessary to ensure adequate level of service is maintained and needed improvements are completed during the required time frame.

Policy TR-6.3
Establish transportation needs and requirements of proposed development projects early in the permit review process.

Policy TR-6.4
Ensure environmental protection, water quality, and other applicable environmental standards, through best management practices during the design, construction, and operation of the City's transportation system.

Policy TR-6.5
Maintain and regularly update the City's Transportation Master Plan. This plan is the guide for implementing and funding strategy for the City's transportation programs, projects and services.

5.2.5 Transportation Funding

As additional demands are placed on the transportation system, funding should be allocated to finance needed improvements. Transportation improvements should be paid by those who benefit from them - in proportion to the level of use or benefit derived. Thus, since the system serves multiple uses, it has multiple funding sources: existing businesses and residents (the city's general fund, transportation benefit district); pass-through users (gas and motor vehicle taxes); and new development (impact fees).

To ensure that funding and improvement keep pace with needs and meet system requirements, the City has a 6-year Transportation Improvement Program (TIP), identifying system needs and cost estimates. The TIP is updated every year, with new transportation cost estimates, available revenues, and outside funding sources (grants and loans) are reassessed. In addition, new transportation needs are prioritized, identifying any high-priority system needs.

GOAL TR-7
Design a transportation funding plan that is equitable, efficient, sustainable, reliable, and has a variety of funding source options.

Policy TR-7.1
Prioritize project funding according to the priorities of the Capital Facilities Element and the Six-Year Transportation Improvement Plan (TIP).

Policy TR-7.2
Develop a schedule of funding mechanisms to ensure new development contributes its fair share to the financing of needed transportation improvements and expansions consistent

with the Transportation Master Plan and concurrency requirements of this Comprehensive Plan.

Policy TR-7.3
If a funding shortfall occurs as a result of change in revenue assumptions used to identify funding for programmed capital improvements, the City will:

- Identify alternative sources of funding for needed improvements;
- Revise its LOS standards to match available revenues;
- Reassess the Comprehensive Plan and revise it as appropriate to achieve a balance between land use, revenues, and level of services.

Policy TR-7.4
Manage the Transportation Benefit District (SMC 2.70) to fund local road improvement, preservation and non-motorized/active transportation projects.

Policy TR-7.5
Pursue a variety of federal, state, regional, and local funding sources to ensure a stable and equitable transportation system.

5.2.6 Regional Coordination

All jurisdictions within Clallam County coordinate on shared transportation systems and agree to abide by shared policies called Countywide Planning Policies (CPPs). The Clallam CPPs emphasize the development of efficient, multimodal transportation systems that align with regional priorities and are coordinated with the comprehensive plan.

GOAL TR-8
Coordinate with regional transportation entities to ensure maximum connectivity and interoperability of transportation systems in the region.

Policy TR-8.1
Coordinate transportation system operations, planning and project implementation Clallam County, Jefferson County, the Peninsula Regional Transportation Planning Organization (PRTPO) and the Washington State Department of Transportation (WSDOT).

Policy TR-8.2
Coordinate with Clallam Transit and Jefferson Transit relative to the planning and operation of public transit services and facilities within the City.

Policy TR-8.3
Coordinate with WSDOT and Clallam County to provide convenient linkages between existing and planned regional paths and trails.

Policy TR-8.4
Encourage WSDOT to anticipate needs for future on/off-ramps and interchanges where applicable within city limits, especially at the US-101 bypass interchange with Simdars Road and Washington Street.

Policy TR-8.5
Encourage and support the provision of regional express transportation services that provide connections to airports and ferry terminals.

5.2.7 Multi-Modal Transportation

Sequim is committed to building a safe, accessible, and connected transportation network that supports walking, bicycling and rolling as real alternatives to driving. Policies guide new developments to align with planned pedestrian and bicycle routes, ensure ADA access, and support shorter, safer connections across the City. The City has identified level of service standards for multi-modal alternatives in Policy TR-3.1.

GOAL TR-9
Promote the development of safe and convenient active transportation (pedestrian, bicycle, and mobility scooter) user networks that encourage access to and from residential neighborhoods, parks, schools, civic buildings, commercial and employment areas, and economic opportunity areas.

Policy TR-9.1
Require all future development and improvement to be consistent with the Functional Classification System, Bicycle Network, Pedestrian and Mobility Scooter Priority Routes, as well as ADA requirements.

Policy TR-9.2
Obtain and preserve public rights-of-way or easements from developers to provide for a highly connected transportation network, as well as for the implementation of the Bicycle Network and Pedestrian and Mobility Scooter Priority Routes.

Policy TR-9.3
To mitigate effects of development on local transportation infrastructure, require new developments to assist in the funding of transportation system improvements and/or changes to traffic patterns to accommodate safe, multimodal access into and around the development, when meeting legal nexus parameters.

Policy TR-9.4
Support and promote bikeshare programs.

Policy TR-9.5
Develop and maintain active transportation facilities that support walking, bicycling and rolling as alternatives to motor vehicle travel.

Policy TR-9.6
Leverage the Olympic Discovery Trail (ODT) for multimodal, intracity travel in a way that supports the transportation system, tourism, and local commerce.

Policy TR-9.7
Encourage development in proximity to the ODT to provide bicycle amenities.

Policy TR-9.8
Coordinate with the City's Parks Department to establish preferred locations for nodes along the ODT with amenities, such as water bottle filling stations, benches, shade trees, bathrooms, bike tools.

Policy TR-9.9
Identify a preferred alternative to connect ODT from North Sequim Avenue to Blake Avenue via a multi-use path.

Policy TR-9.10
Pursue temporary, short term, and non-capital facilities projects that can quickly and efficiently work towards a complete multi-modal network.

5.2.8 Public Transportation

Public transportation provides an increasingly important alternative to single-occupancy vehicles. A strong transit system will focus on serving the needs of local and regional residents, employees, and businesses.

GOAL TR-10
Facilitate the creation of a public transportation system that provides an alternative to vehicle travel and reduces single-driver trips.

Policy TR-10.1
Support the provision of alternative transit services, such as express taxi service or Interlink (dial-a-ride) service, which may be well-suited to the unique needs of Sequim's older demographic.

Policy TR-10.2
Encourage increased public transportation options within Sequim. Coordinate with Clallam Transit to identify opportunities and implement services that increase transit capacity, provide shuttle service or allow for on-demand transit options throughout the City.

Policy TR-10.3
In coordination with Clallam Transit, incorporate transit-supportive infrastructure, such as bus turnouts, transit signage, and bus stop improvements, when warranted by the adjacent land use and densities.

4.2.9 Accessibility and Equity

The City's transportation network also addresses the needs of vulnerable communities such as children, older adults, people of color, low-income populations, people with mobility challenges, and those without access to a personal vehicle. The federal Americans with Disabilities Act promotes access to the transportation system by removing barriers, creating access ramps at intersections and other key locations, facilitating the use of transit, and providing appropriate pavement marking and signalization.

GOAL TR-11
Transportation improvements within the City must promote transportation equity through services and infrastructure improvements.

Policy TR-11.1
Build an accessible transportation system focused on intermodal connectivity and removal of barriers to personal physical mobility.

Policy TR-11.2
Maintain an ADA Transition plan, which will identify non-compliant facilities and barriers in the public right of way such as curb ramps, sloped curbs, crosswalks, pedestrian push buttons, and driveways. The plan will prioritize locations and develop an implementation strategy.

Policy TR-11.3
Promote programs and projects that expand bicycle and pedestrian facilities and access to transit for historically underserved areas and neighborhoods.

GOAL TR-12
Minimize the negative impacts of the transportation system on ecological, environmental, civic, and human health.

Policy TR-12.1
Ensure that minority populations and people with low income do not incur disproportionately adverse health effects or environmental degradation from transportation programs and projects.

Policy TR-12.2
Encourage public input and engagement on transportation projects. Implement measures to solicit feedback from a diverse range of populations, including minorities and vulnerable populations.

5.2.10 Transportation and Air Quality

The City's transportation system needs to be designed to contribute to a sustainable community that supports land use and environmental policies, as well as the State's Climate Commitment Act's goal to reduce greenhouse gases that contribute to climate change.

GOAL TR-13
Strive to protect air quality, reduce pollution, and support reduction of vehicle miles traveled.

Policy TR-13.1
Observe and support state clean air acts and follow the requirements of Chapter 173-420 Washington Administrative Code (WAC) "Conformity of Transportation Activities to Air Quality Implementation Plan."

Policy TR-13.2
Support and coordinate with federal, state and regional actions to facilitate the transition towards alternative fuels, electric engines, and other technologies that contribute towards emissions reductions.

Policy TR-13.3
Reduce pollution and greenhouse gases by encouraging alternatives to the single-occupancy vehicle, including walking, bicycling and rolling (active transportation), telecommuting/teleworking, van rideshare, and transit, which results in the reduction of vehicle miles traveled.

Policy TR-13.4
Encourage installation of Electric Vehicle (EV) charging stations on privately owned property and explore options for the development of charging facilities on publicly owned property.

5.2.11 Parking

As Sequim continues to grow, managing parking effectively is key to maintaining a vibrant, accessible, and pedestrian-friendly urban environment.

GOAL TR-14
Balance the demand for parking with the availability of on-street and off-street parking facilities to support an attractive urban form and ensure the needs of businesses, drivers and pedestrians are all equally met.

Policy TR-14.1
Continue to develop and enforce guidelines for on-street and off-street parking facilities as specified in the Development Code.

Policy TR-14.2
Update the City's study of residential and commercial/retail parking supply adequacy periodically and update parking requirements as necessary.

Policy TR-14.3
Encourage shared parking agreements in the Downtown Core to ensure that parking is not oversupplied and that the Downtown Core remains a pedestrian-friendly zone.

Policy TR-14.4
Provide convenient, safe, and accessible public parking for vehicles and recreational vehicles close to the Downtown Core.

Policy TR-14.5
Develop festival-specific plans to address parking and circulation needs for recurring festivals.

CHAPTER 6 CAPITAL FACILITIES AND UTILITIES

6.1 Capital Facilities Plan Context

Successfully planning for the development of major capital facilities, such as water, sewer, public safety, roads, and park systems, is extremely challenging and requires a disciplined and comprehensive process. That process is traditionally accommodated through the development and implementation of the City's functional plans. The City's Water System Comprehensive Plan and General Sewer Comprehensive Plan are examples of such functional plans, as is the City's Transportation Master Plan and Parks and Open Space Plan. Together, these inform the Sequim's Capital Facilities Plan (CFP), found in Appendix B of this plan, which assesses the capital needs of facilities and utility infrastructure of the City, and the cost of improvements.

Developing the CFP provides the opportunity for a detailed, professional assessment of background information, current and future needs, and alternative strategies for meeting those needs. This chapter acts as a policy reference to the CFP, the various functional plans, and capital improvement and investment programs.

Sequim owns and manages a number of capital facilities, including its roads, parks, water and sewer lines, and administrative buildings. In addition to facilities owned and managed by the City, there are a number of publicly owned capital facilities managed by other entities that provide for some of Sequim's public capital facility needs. These include but are not limited to, public utility district facilities, schools, libraries, fire protection, public transit and park-and-ride facilities.

Planning decisions made regarding these facilities are made by the responsible governing bodies. These decisions include the construction of new facilities, improvements to existing facilities, the levels of service provided by those facilities, and the sources of revenue and financing for needed facilities. Such decisions also recognize the evolving and adaptive role of technology in the provision of capital facilities.

Even though Sequim doesn't manage all capital facilities in the city, the City does have a significant influence on capital facilities planning and development by its authority to regulate land uses and the requirement to adopt a comprehensive plan. In addition, the Growth Management Act (GMA) requires Sequim to demonstrate that all capital facilities serving the city have been considered, and that planning is done in a coordinated and comprehensive fashion.

Sequim faces several challenges in continuing to achieve the community's desired land use vision and accommodating the growth expected over the next twenty years. These include:

- Accommodating Sequim's share of population, employment, and housing growth, which will partially be located in large areas of vacant land where public utilities do not currently exist. The timing and who pays for the infrastructure improvements will most likely be developer and market driven.
- Improving and maintaining existing aging infrastructure with limited funds.
- Ensuring adequate local funding for the various capital facilities' needs.

6.2 Capital Facilities Goals and Policies

6.2.1 Citywide Service

Sequim provides a full array of urban services to accommodate the City's existing population, jobs, and visitors, and must ensure it has sufficient capacity to accommodate its anticipated growth. The City's capital facilities implement the future Land Use Map (Figure LU-1), improve efficient use of urban land, reduce service delivery costs, and implement the Urban Growth Goal of GMA by encouraging development in urban areas where adequate public facilities and services exist or can be provided efficiently.

GOAL CF-1
Protect the public health, safety, and welfare of residents while enhancing the quality of life in Sequim through the planned and proactive provision of public facilities.

Policy CF-1.1
When planning, developing, and administering the City's capital improvement program, the City Council must give priority consideration as follows:

1. Protect public health and safety;
2. Support the continued provision of existing City services consistent with the expectations of the community, as expressed in the City's adopted Level of Service (LOS) standards;
3. Provide infrastructure to support the vision of Sequim's future as articulated in the Comprehensive Plan;
4. Maintain, rehabilitate, or replace the City's facilities and infrastructure as necessary to extend the useful life of existing facilities and ensure continued efficiency and conservation of energy and resources; and
5. Provide facilities which meet the special needs of the community, such as those supported by voter-approved bonds.

6.2.2 Level of Service Standards

Level of Service is the standard adopted by the City of Sequim to measure the adequacy of services being provided. For capital facilities planning, the LOS measure for each facility type provides direction as to what, how much, where, and when new capital facilities are, or may be, needed.

Once an LOS has been established, the performance of a capital facility can be measured. A capital facility operating at or above the established LOS indicates no need for improvements or new facilities. A facility operating below the established LOS is an indication that there may be a need for improvements, new facilities, or evaluation of the LOS. However, if funding is not available to bring the service back to the established level, then the LOS is re-examined to determine if it is appropriate.

GOAL CF-2
Establish capital facility level-of-service (LOS) standards in order to determine long-term capital facility and funding requirements.

Policy CF-2.1
Level of service standards are established for the following types of facilities:

- **Water system:** A flow volume that meets instantaneous peak demand together with projected fire flows, and sufficient storage volumes to comply with Washington State Department of Health regulatory requirements.
- **Sewer system:** A conveyance system which allows collection of peak wastewater discharge plus infiltration and inflow.
- **Stormwater:** Manage stormwater to ensure compliance with applicable federal, state and local requirements.
- **Parks and recreational facilities** per most recently adopted Parks and Open Space (POS) Plan.
- **Transportation:** The Transportation LOS is identified in Transportation Policy TR-3.1.

6.2.3 Ensuring Adequate Capital Facilities

One of the more challenging aspects in managing growth is ensuring that needed public facilities are available when growth occurs. The ultimate full development of the Future Land Use Plan is contingent on the development of needed infrastructure in a timely and orderly fashion.

The GMA requires that public facilities and services be adequate to serve new development upon occupancy and use, without decreasing current service levels to the rest of the community below locally established standards. This concept is generally known as concurrency, also called adequate public facilities. Concurrency requires: (1) facilities to serve the development to be in place at the time of development (or for some types of facilities, that a financial commitment is made to provide the facilities within a specified period of time); and (2) such facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted in the CFP.

The GMA requires concurrency for transportation facilities. GMA requires all other public facilities to be "adequate" (see RCW 19.27.097, 36.70A.020, 36.70A.030, and 58.17.110).

The CFP and the City's functional plans evaluate the needs of the City's capital facilities in their ability to provide adequate capacity for existing and anticipated population growth. The list of projects identified in the CFP and six-year CIP, when implemented, ensure that the City's capital facilities remain adequate for the adopted levels of service.

GOAL CF-3
Provide adequate public facilities by constructing needed capital improvements that: 1) repair or replace obsolete or worn-out degraded facilities; 2) eliminate existing deficiencies; and 3) meet needs of future development, in a time frame that is consistent with the requirements of the Growth Management Act and is in concert with the City's annual budget cycle.

Policy CF-3.1
The City must ensure that there is adequate long-term capacity for its water wastewater and stormwater needs:

1. Water: The City must ensure there is sufficient instantaneous water demand and fire flow to support the 20-year utility needs for the water utility. This realistically results in the need to increase water utility rates periodically to ensure the utility is able to finance its necessary capital improvements.
2. Sanitary Sewer: The City must ensure there is sufficient financial capacity to support the 20-year utility needs for sewer utility and stormwater management. This realistically results in the need to increase sewer utility rates periodically to ensure the utility is able to finance its necessary capital improvements.
3. Stormwater: The City must ensure there is sufficient financial capacity to support the 20-year capital improvement needs for stormwater management. This may result in the need to evaluate the current financial strategy funding stormwater management activities and infrastructure and result in a recommendation to implement a standalone stormwater utility.

Policy CF-3.2
The City must provide, or require others to provide, the capital improvements listed in the schedule of capital improvements in the Capital Facilities Plan. The capital improvements identified on the 6-year CIP may be modified as follows:

- The identified capital improvements are updated in conjunction with the budget process;
- Pursuant to GMA, the identified capital improvements may be amended during any calendar year with annual comprehensive plan amendments or the budget process;
- The schedule of the capital improvement may be adjusted by ordinance not deemed to be an amendment to the Plan for corrections, updates, and modifications concerning costs or revenue sources; acceptance facilities pursuant to dedications that are consistent with the plan; or the date of construction (so long as it is completed within the 6-year period) of any facility identified as a capital improvement.

Policy CF-3.3
Impacts of development on public utilities occur at the same time as occupancy of development authorized by a final development permit. Verification of adequate public utilities will be required at the time a building permit.

6.2.4 Capital Facilities Plan

The City's Capital Facilities Plan (CFP) is the City's long-term financing and implementation plan, in which needed capital improvements to the City's public facilities and infrastructure are identified. The objective of the CFP is to identify capital facility needs and funding mechanisms to finance the construction, reconstruction, and acquisition of needed assets because of growth, aging facilities, changing needs, and Sequim's desire to improve the city's capital investments.

The City will ensure that the CFP list of capital improvements is implemented.
The identified capital improvement projects are listed as a 20-year list of projects, with a 6-year Capital Improvement Program (CIP) serving as short-term budgetary priority for implementing the CFP.

It is the intent of the City to continually manage the CFPs 2045 project list and 6-year CIP to ensure its relevancy and update as necessary during the City's annual comprehensive plan amendment process. As the City completes projects on its 6-year CIP, new projects from the 2045 project list will then move onto the 6-year CIP.

There are numerous revenue sources to fund the capital improvement projects identified. Revenues can come from various sources, including local taxes, utility rates, state revenues, bond issues, and state and federal grants.

GOAL CF-4
Develop a funding strategy and financing plan to meet the City's capital facility programmatic needs identified in the City's Capital Facilities Plan.

Policy CF-4.1
The City must develop a multi-year financing plan based on the City's capital facility needs identified in the City's Comprehensive Plan Capital Facilities Plan.

Policy CF-4.2
Adopt the City's Six-Year Capital Improvement Program (CIP) as the short-term budgetary process for implementing the long-term Capital Facilities Plan (CFP). Ensure that project priorities, funding allocations, and financing strategies incorporated in the CIP are consistent with the long-term CFP. The capital facility improvements included in the City's annual budget must be consistent with the Six-Year CIP.

Policy CF-4.3
Utilize every possible funding source to finance capital improvements. Funding sources available to the City include: local taxes, monthly user fees, state revenues, county revenues, general obligation and revenue bonds, state loan programs, sale or lease of City-owned property, state and federal grants, impact and general facility fees, local improvement districts or other special assessments, and donations.

Policy CF-4.4
If a funding shortfall occurs as a result of a change in revenue assumptions used to identify funding for programmed capital improvements, the City will:

- Identify alternative sources of funding for needed improvements;
- May revise its LOS standards to match available revenues; and
- Reassess and revise the Comprehensive Plan and Capital Facilities Plan as appropriate to achieve a balance between land use, revenues, and level of service.

GOAL CF-5
Provide needed public facilities that are within the ability of the City to fund, or within the City's authority to require others to fund the facilities.

Policy CF-5.1
Existing development must pay for the capital improvements that reduce or eliminate existing deficiencies, some or all of the replacement of obsolete or degraded facilities and may pay a portion of the cost of capital improvements needed by future development. The

payment for these improvements may take the form of monthly user fees, charges for services, special assessments and/or taxes.

Policy CF-5.2
Future development pays its fair share of the capital improvements needed to address the impact of its development. Future development's payment of its fair share of capital improvements may take the form of, but are not limited to, voluntary contributions, impact and connection fees, dedication of land, provision of public facilities, future payment of user fees, charges for services, special assessments and taxes. Upon completion of payment of its fair share of capital improvements, "future" development becomes "existing" development and contributes to paying the costs of the replacement of obsolete or degraded facilities as described in Policy CF-5.1 above.

Policy CF-5.3
All development permits issued by the City that require capital improvements by sources of revenue that have not been approved or implemented (such as future debt requiring referendum) must be conditioned on the approval or implementation of the indicated revenue sources, the payment of necessary funds by private parties, or the substitution of a comparable amount of revenue from existing sources.

Policy CF-5.4
Follow the principle that growth must pay for the growth-related portion of capital facilities. The City will administer an impact fee system under the authority of GMA that will:

- Impose fees only for system improvements that are reasonably related to growth;
- Structure the impact fee system so that impact fees do not exceed the proportionate share of the costs of system improvements attributable to growth, and are reasonably related to the new development;
- Balance impact fee revenues with other public revenue sources in order to finance system improvements that serve new development;
- Use fee proceeds for system improvements that will reasonably benefit the new development;
- Prohibit the use of fee proceeds for correcting existing capital facility deficiencies; and
- Pool fees as appropriate to more efficiently fund capital facilities resulting from new growth.

Policy CF-5.5
Require non-City entities that propose to have the City of Sequim impose impact fees for them to prepare Capital Facility Plans that include:

- Plans for capital improvements and construction over a 20-year horizon;
- A demonstration of how facility and service needs are determined;
- An annually updated six-year (or longer) finance plan that demonstrates how capital needs are anticipated to be funded; and
- Population projections consistent with those used in developing the City's Comprehensive Plan.

6.2.5 Functional Plans

Successfully planning for the development of major capital facilities, such as water, sewer, storm water, roads, and park systems, requires a disciplined and comprehensive process. That process is accommodated through the development of functional plans. The City's Water System Plan, General Sewer Plan, Transportation Master Plan, and Parks and Open Space Plan are examples of such functional plans.

GOAL CF-6
Develop and regularly update functional plans and comprehensively assess capital facility needs and strategies for addressing such needs.

Policy CF-6.1
Use functional plans to guide the development of the City's capital priorities and investment decisions in the following functional areas:

- Water utility system;
- Sanitary Sewer utility system;
- Storm water and surface water management;
- Parks and open space;
- Transportation; and
- Other functional areas as identified.

Policy CF-6.2
Include in the functional plans the following features necessary for maintaining an accurate account of long-term capital facility needs and associated costs to the City, and consistency with the Comprehensive Plan.

- A description of the current capital facility infrastructure and the cost of its operation and maintenance;
- A description of current capital facility deficiencies and appropriate funding strategies to remedy these deficiencies;
- An analysis of capital facilities needed through the appropriate planning period;
- An analysis specifying how capital facilities will be financed and maintained; and
- An analysis and recommendations to prioritize projects in the City's Six-Year Capital Improvement Program.

Policy CF-6.3
Functional plans must identify conceptual alignments for necessary new capital facilities, such as roadways and utility corridors, and must be based upon the best available technical analysis at the time. Actual construction of the capital facility alignments will be based upon topography, technical final engineering design, and property owner willingness.

Policy CF-6.4
Functional plans must be updated at least every five to ten years to ensure:

- Response to changing infrastructure needs in both developed and developing areas of Sequim;
- Ensure that the functional plans are consistent with the Comprehensive Plan, including compliance with the Land Use Chapter; and
- Comply with State law.

Policy CF-6.5
Require that new functional plans and updates to existing functional plans conform to the following review process:

- Administratively review updates that are consistent with and do not impede the implementation of the Comprehensive Plan; and
- Use the Comprehensive Plan amendment review process to consider new functional plans or updates for:
    - A functional plan section that responds to Growth Management Act requirements;
    - Facilities that are insufficient and therefore identify improvements necessary to serve planned growth identified in the Comprehensive Plan; or
    - New or revised policies that are to be inserted into the Comprehensive Plan.

6.2.6 Siting of Essential Public Facilities

The GMA requires the Comprehensive Plans to include a process for identifying and siting Essential Public Facilities (EPF). According to the GMA, no local comprehensive plan may preclude the siting of essential public facilities.

The GMA (36.70A.200 RCW) defines EPFs as those "that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, State and local correctional facilities, solid waste handling facilities, opioid treatment programs including both mobile and fixed-site medication units, recovery residences, harm reduction programs excluding safe injection sites, and in-patient facilities including substance use disorder treatment facilities, mental health facilities, group homes, community facilities as defined in RCW 72.05.020, and secure community transition facilities as defined in RCW 71.09.020."

GOAL CF-7
Siting essential public facilities of a state, regional, or local nature must be consistent with applicable land use policies and regulations.

Policy CF-7.1
The Comprehensive Plan and development regulations must not preclude the siting of Essential Public Facilities. The City zoning ordinance must identify the process for siting a local essential public facility.

6.3 Utilities Chapter Context

The Growth Management Act (GMA) requires the City to include a Utilities Chapter within its Comprehensive Plan consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines (RCW 36.70A.070(4)).

The Utilities Chapter contains the goals and policies necessary to and maps that guide the siting of utility service facilities in the city. The main purpose of this chapter is to ensure that utility services provided by both public and private purveyors will be supportive of the comprehensive plan and be available to support the growth and development anticipated

during the planning period. The goals and policies also address the quality, reliability, safety, and regulation of the services provided.

Like many cities, Sequim's utilities are provided by a combination of City-managed and non-city-managed providers. Depending on their service, these are variously state-regulated, federally licensed and/or municipally franchised providers.

6.4 Utilities Goals and Policies

6.4.1 City-Managed Utilities

City-managed utilities include sanitary sewer and water utilities. These utilities are enterprise operations that are self-supporting and separate from the City's General Fund. Detailed descriptions and assessments of City-managed utilities are included in Appendix B, Capital Facility Plan.

- The Sewer Utility operates, maintains, and extends the sewage collection system to respond to the needs of residents and commercial establishments. The collection system discharges into interceptors which transport the sewage to the City's Wastewater Treatment Plant.

- The Water Utility operates, maintains, and distributes water through mains constructed, operated, and maintained by the City to residential and commercial users.

GOAL UT-1
Provide the development and maintenance of all City-managed utilities at the appropriate levels of service to accommodate the City of Sequim's projected growth.

Policy UT-1.1
The City must adopt design and construction standards for all City-managed utilities. The City must review its utility construction standards periodically to ensure the City's standards remain contemporary and relevant to the changing needs of the City.

Policy UT-1.2
Require sewer and water connections for all new development and land use redevelopment, consistent with City construction standards.

Policy UT-1.3
Existing single-family homes with working septic systems and private wells may continue to utilize these facilities, provided there are no health or environmental problems.

Policy UT-1.4
All new water and sewer mains must be installed in public right-of-way, and the use of private easements for such locations must be minimized to the extent feasible.

Policy UT-1.5
Sewers intended to serve new development must be gravity unless topography or technical design reasons prevent obtaining gravity flow. In those specific cases where gravity flow cannot be achieved, lift stations may be considered by the City.

Policy UT-1.6
Provide a water supply that complies with all federal and Washington State Department of Health drinking water regulatory requirements and standards.

Policy UT-1.7
Provide for adequate design, construction, sampling, management, maintenance, and operation practices to supply safe and high-quality drinking water in a reliable manner with quality suitable for intended use, including for domestic usage, irrigation usage, and sufficient supply for emergencies and fire flow protection.

Policy UT-1.8
Develop and implement a proactive water use efficiency and conservation program, based upon the goals and recommendations set forth in the most current water system functional plan.

Policy UT-1.9
Ensure water quality by looping new water systems with existing systems to the extent feasible in order to enhance reliability, reduce dead spaces and strengthen system resilience.

Policy UT-1.10
Manage the stormwater system in Sequim to protect public safety, prevent public and private property damage, protect and work to enhance water quality, and provide for the safety and enjoyment of citizens, including the ongoing maintenance of stormwater facilities.

Policy UT-1.11
Implement programs, projects, and maintenance measures ensure compliance with the applicable Washington State Department of Ecology NPDES permit requirements.

Policy UT-1.12
Promote the recycling of solid waste materials by providing opportunities for convenient recycling and by developing and distributing educational materials on recycling, composting, and other waste reduction methods.

Policy UT-1.13
Continue participating in Clallam County's solid waste management planning to ensure a regional approach to solid waste management.

6.4.2 Non City-Managed Utilities

The Washington Utilities and Transportation Commission (WUTC) has the authority from State law to regulate the services and define the costs that a utility can recover, to ensure that the utility acts prudently and responsibly.

Electrical Service
Electric utility service in the City of Sequim is provided by Clallam County Public Utility District No. 1 (Clallam PUD). Clallam PUD is a publicly owned, non-profit utility that serves the majority of Clallam County with electric power. The utility purchases wholesale electricity primarily from the Bonneville Power Administration (BPA), which generates power from federal hydroelectric dams on the Columbia River. This makes the electricity supplied to Sequim residents and businesses largely renewable, reliable, and relatively low in carbon emissions.

Clallam PUD owns and operates the local infrastructure needed to deliver electricity, including substations, distribution lines, poles, and meters. The utility is responsible for maintaining the electric grid within the city and responding to outages or system maintenance needs. Customers receive electric bills directly from Clallam PUD and can access services such as online billing, efficiency rebates, and outage reporting. As a public utility district, Clallam PUD is governed by an elected board of commissioners who oversee policies, rates, and service improvements in the interest of its customers.

Telecommunication Services
Telecommunication is the transmission of information in the form of electronic signals of sound, images and/or data by wire, radio, optical cable, electromagnetic, or other similar means. Telecommunications includes but are not limited to, telephone, personal wireless services, microwave, and cable, broadband, and fiber optic.

Telecommunications utilities are provided by private companies, and their infrastructure is located throughout the city and includes lines, poles, cables, antennas, towers, and system hubs. In most cases, these telecommunication services will use existing utility corridors, public rights-of-way, and City-owned properties other than rights-of-way, and will be able to provide services to all parts of the city. The telecommunications industry continues to change rapidly from fiber optics to digital technology.

Telephone: Telephone service in the City of Sequim is primarily provided by the incumbent local exchange carriers (ILEC), which offers both traditional landline service and Voice over Internet Protocol (VoIP) through DSL and fiber internet networks. The ILEC maintains the region's telephone infrastructure, including lines, switching equipment, and customer service operations.

In addition to the ILEC, residents and businesses can choose from a variety of other telecommunications providers offering phone services via internet-based systems (VoIP) or mobile networks. These providers use wired or wireless networks to deliver voice services, giving customers multiple options for home and business phone connectivity.

Personal Wireless: Personal wireless facility communication services use radio waves to transmit voice and/or data using the radio frequency spectrum. These services include, but are not limited to, commercial mobile services (e.g. cellular), unlicensed wireless services, and common carrier wireless exchange services. Personal wireless facility communication services use ground-based directional receivers (antennae) that may be located on freestanding poles and towers or on buildings and structures. Each antenna has ancillary power and radio equipment. Sequim recognizes that providing personal wireless facility

communication service involves adapting to changing technologies that may make current forms of receivers obsolete and removable.

Internet/Fiberoptics: Cable television and broadband services in the City of Sequim are primarily provided by regional cable and internet providers over a hybrid fiber-coaxial (HFC) network. This system uses fiber optic lines for high-capacity data transmission between central facilities and neighborhood nodes, with coaxial cables delivering the final connection to individual homes and businesses.

Residents and businesses can access a range of services, including high-speed internet, digital cable, and home phone service. Networks are maintained and upgraded to meet customer demand, though service availability may vary slightly by location. Additional broadband and streaming options may also be available through satellite, wireless, or smaller local providers serving the Olympic Peninsula.

Solid Waste

Solid waste collection service in the City of Sequim is provided by Waste Connections of Washington – Murrey's Disposal Company, a private waste management company contracted by the City. Waste Connections is the exclusive provider of solid waste collection and disposal services in the City, including curbside pickup of residential and commercial garbage, recycling, and yard waste within city limits.

Service is offered on a scheduled basis, with customers selecting from various cart sizes and pickup frequencies to suit their needs. In addition to regular collection, Olympic Disposal also provides bulky item pickup, special event services, and seasonal yard waste programs. The company operates under a franchise agreement with the City, ensuring that rates, service standards, and environmental compliance are maintained according to local and state regulations.

GOAL UT-2

Encourage the provision of non-City managed utilities, facilities, and services that meet the needs of the City and accommodate future population and economic growth.

Policy UT-2.1

Work with providers to appropriately site new utility facilities to maintain a reliable level of service and accommodate growth. Provide data and population projections to assist providers in their utility planning.

Policy UT-2.2

Ensure the City's Comprehensive Plan and development regulations are consistent with and does not impair the fulfillment of public service obligations imposed upon utility providers by federal and State law.

Policy UT-2.3

Ensure reasonable access to rights-of-way for all providers consistent with federal and State laws.

Policy UT-2.4
Ensure that utilities are provided consistent with applicable rules, regulations, and prudent utility practices.

GOAL UT-3
Locate utilities to minimize impacts on public health and safety, the surrounding development, the environment, and interference with other public facilities.

Policy UT-3.1
Place utility facilities along public rights-of-way and encourage underground distribution lines in accordance with City and State rules and regulations.

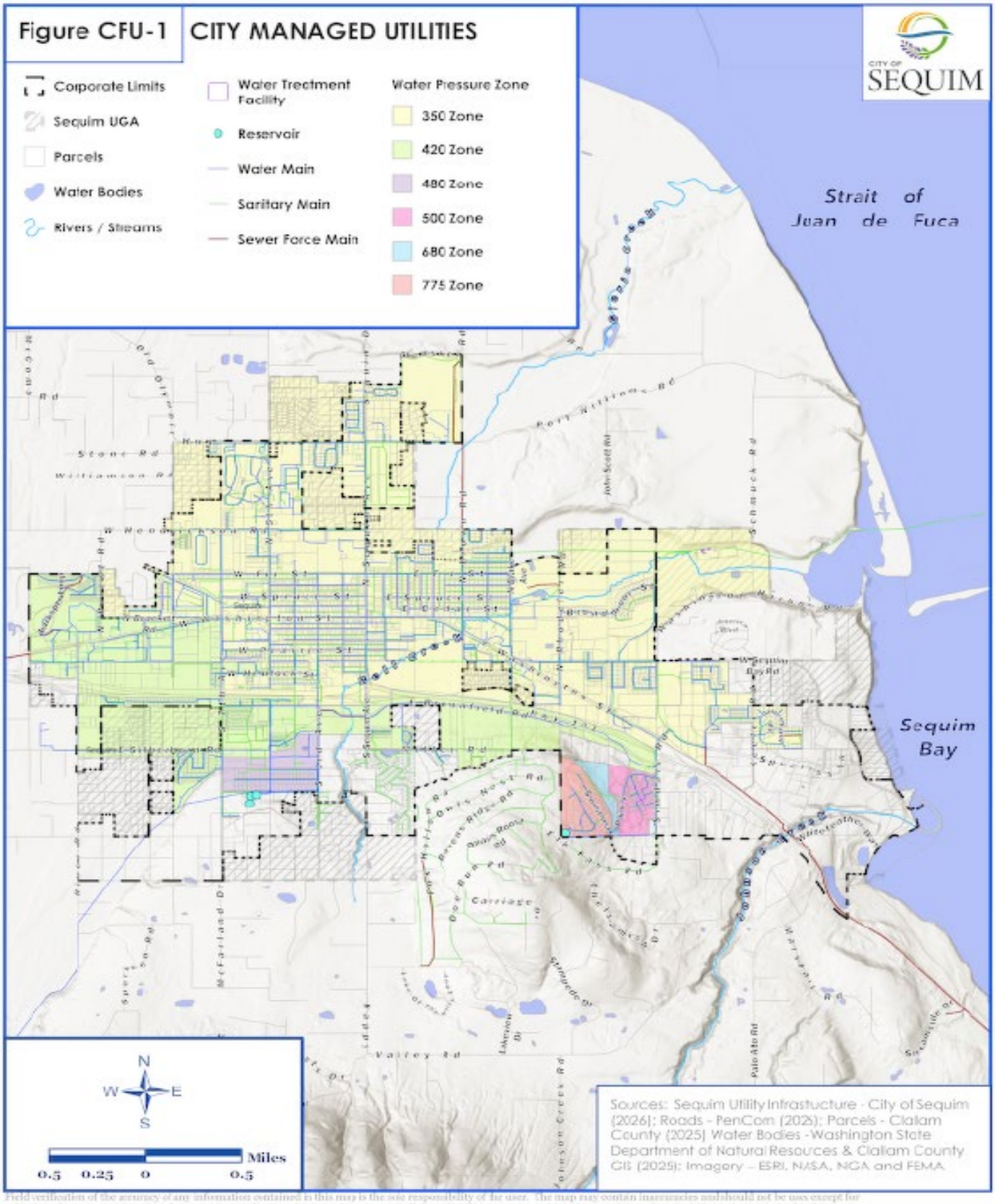
Policy UT-3.2
Coordinate the design and timing of installation and repair of utilities with street improvements whenever possible.

Policy UT-3.3
Protect the City's rights-of-way from unnecessary damage and interference and ensure restoration to pre-construction conditions or better.

Policy UT-3.4
Minimize visual impacts of personal wireless telecommunication facilities (excluding small wireless facilities) by establishing location priorities. Placement for new personal wireless telecommunication facilities must be in the following priority: 1) Attach on existing telecommunication facilities; 2) Attach antennas within rights-of-ways and on existing structures (power poles, buildings, water towers); 3) Non-residential zoning districts; 4) Residential zoning districts.

Policy UT-3.5
Wireless telecommunication facilities must be camouflaged by employing best available stealth technology. This may be accomplished by the use of compatible materials, location, color, and/or other strategies to achieve minimum visibility of the facility as viewed from public streets or residential properties.

Policy UT-3.6
Establish landscaping standards for plantings beneath utility lines to ensure species selection and placement maintain clearance and support reliable utility service.



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CHAPTER 7 PARKS AND OPEN SPACE

7.1 Plan Context

The City of Sequim's approach to parks and open space planning is guided by the 2022 Sequim Parks and Open Space Plan. This Plan serves as a blueprint for park and open space improvements, aiming to address current needs and anticipate future demands. It outlines strategies for enhancing existing parks, developing new recreational facilities, and preserving natural areas. This Chapter has been informed by the 2022 Parks and Open Space plan and has been augmented to ensure compliance with Growth Management Act (GMA) requirements for parks planning.

7.2 Goals and Policies

This Chapter is complementary to other chapters of the Comprehensive Plan, and many of the policies identified in this Chapter may be included or further refined in other chapters. This Chapter considers the following aspects of Parks and Open Space:

- Community Engagement and Communications.
- Parks and Open Spaces.
- Trails.
- Site Design and Operations.
- Administration and Management.

7.2.1 Community Engagement and Communications

The City is committed to working with residents, volunteers, and local organizations to plan, improve, and promote parks and programs. By supporting open communication and strong partnerships, Sequim aims to build a parks system that reflects community needs and encourages pride and participation.

GOAL POS-1
Encourage and support public involvement in park and recreation issues.

Policy POS-1.1
Involve residents and stakeholders in park and recreation facility planning and design and recreation program development to solicit community input, facilitate project understanding and engender public support.

Policy POS-1.2
Encourage and promote City-sponsored and coordinated volunteer park improvement and beautification projects from a variety of individuals, service clubs, school groups, churches, businesses and non-profit organizations.

Policy POS-1.3
Support the Parks, Arbor and Recreation Board as the forum for public discussion of parks and recreation issues.

Policy POS-1.4
Conduct periodic joint sessions when determined necessary between the Parks, Arbor and Recreation Board (PARB) and other standing City boards, such as the Planning Commission,

Arts Commission, and with the City Council to improve coordination and discuss policy matters of mutual interest pertaining to recreational resources, opportunities, and funding.

Policy POS-1.5
Continue to communicate park news, recreation programs, festivals, and events. Use a variety of methods and media to increase public awareness of local and citywide recreational opportunities.

Policy POS-1.6
Create and maintain a park and trail facilities map and coordinate with local trails and tourism organizations to distribute online and print materials.

Policy POS-1.7
Develop a coordinated sign program, with consistent branding and maps, which provides a user-friendly guide to the location of parks, trails, and park amenities.

7.2.2 Parks and Open Spaces

Sequim envisions a park and recreation system that inspires and connects people of all ages and abilities. By blending vibrant spaces for play, quiet places for reflection, and trails for recreation and mobility, the City is building a future where parks are at the heart of community life. Every new field, plaza, and open space will help create a healthier and more vibrant Sequim for generations to come.

GOAL POS- 2
Provide a diversity of park and recreation facilities and a balance of opportunities for both passive and active recreation and that meets the needs of different age groups, abilities, and interests.

Policy POS-2.1
Develop recreation facilities that provide sites for special events, sports tournaments and athletic events, which can be sources of tourism and an economic benefit to the City of Sequim.

Policy POS-2.2
Program, improve and maintain Sequim's community parks and trails to serve the greater Sequim- Dungeness Valley as a regional draw for recreation and park activities.

Policy POS-2.3
Explore options to upgrade and expand athletic fields and park amenities to provide extended year-round use.

Policy POS-2.4
As suitable land and funding become available, secure locations for new parks and open spaces, with a focus on underserved areas of the City.

Policy POS- 2.4A
Locate neighborhood parks within walking distance (1/2-mile) of existing and proposed neighborhoods with passive and informal active open space.

Policy POS-2.4B
Integrate small, special use parks and plazas that serve residents within a 1/4-mile radius and visitors to downtown into the City's urban fabric to meet specific open space needs, such as providing respite, play for children, and specialized activities for all ages.

Policy POS-2.5
Identify and prioritize lands for inclusion in the parks and open space system based on factors such as contribution to level of service, connectivity, preservation and scenic or recreational opportunities for residents.

Policy POS-2.6
Designate and retain wetlands, stream corridors, floodplains, and other areas that provide essential habitat for priority plant or wildlife species as passive open space, such as the Johnson and Bell Creek corridors.

Policy POS-2.7
Acquire land for open spaces and trails through municipal, state and federal programs, such as stormwater management and wildlife/wetland protection.

Policy POS-2.8
Work with nonprofit groups (e.g., North Olympic Land Trust, Peninsula Trails Coalition), local tribes (e.g. Jamestown S'Klallam), agencies, utilities, and private landowners to secure conservation and trail easements and improve access to open space and trail connections

Policy POS-2.9
Partner with internal City departments and outside agencies to identify opportunities to coordinate and accommodate dual use of lands associated with parks, public utilities, green infrastructure, stormwater and active transportation projects.

7.2.3 Trails

Sequim's growing trail network opens the door to adventure, connection, and discovery. Whether on foot or by bike, these trails weave through parks, neighborhoods, and open spaces, making it easier for everyone to explore the community and the natural beauty that surrounds it. As a key regional asset, the Olympic Discovery Trail plays a vital role in this network, linking Sequim to neighboring communities and providing residents and visitors with scenic access to the broader Olympic Peninsula.

GOAL POS-3
Maintain and extend a well-connected system of trails and walkways to link park and recreation facilities and other community destinations.

Policy POS-3.1
Connect the community to nature and parks and open spaces through a system of regional and local trails and paths for walking and bicycling.

Policy POS-3.2
Continue to coordinate with Clallam County to support a connected trail network that provides continuous walking and biking access between parks and other key destinations.

Policy POS-3.3
Integrate the siting of proposed trail segments into the development review process; require development projects along designated trail routes to be designed to incorporate trail segments as part of the project.

Policy POS-3.4
Locate trails in areas that are important to preserve as open spaces, such as wooded areas, drainage corridors, shorelines, scenic vistas, and others. Locate trails along drainage corridors, when possible, to do so without degrading the environmental functions and values of the area.

Policy POS-3.5
Provide trailhead accommodations, as appropriate, to include parking, wayfinding signage, restrooms and other amenities.

Policy POS-3.6
Provide connecting multi-modal access to key trailheads located just outside City limits in coordination with county transportation improvements.

7.2.4 Site Design and Operations

Maintaining an efficient park system ensures accessible, safe and sustainable public spaces for the Sequim community.

GOAL POS-4
Maintain and operate a modern, efficient park system that provides a high level of user comfort, safety and aesthetic quality, and protects capital investments.

Policy POS-4.1
Maintain all parks and facilities in a manner that keeps them in safe and attractive condition; repair or remove damaged components immediately upon identification. Track and monitor City maintenance costs of parks, trails, and open space facilities.

Policy POS-4.2
Design and maintain parks and facilities to offer universal accessibility for residents of all physical capabilities, skill levels and age as appropriate; in compliance with the Americans with Disabilities Act (ADA) Standards for Accessible Design.

Policy POS-4.3
Develop City-owned or maintained park sites based on master plans, management plans, or other adopted strategies to ensure parks reflect local needs, community input, recreational and conservation goals and available financial resources.

Policy POS-4.4

Design and maintain parks using sustainable, low-impact practices, including native vegetation and consistent materials, conserve water resources, support habitat, and minimize maintenance.

Policy POS-4.5
New parks and upgraded/renovated facilities should consider unique design traits that add to Sequim's sense of place while still meeting the standards for quality amenities and site furnishings that limit maintenance and operations costs.

Policy POS-4.6
Incorporate cultural resources in the design and development of new park and recreation facilities and provide interpretive opportunities where appropriate.

Policy POS-4.7
Encourage the incorporation of public art, interpretative features, and enhanced entry and directional signage in parks, trails, and other public spaces across the city. Collaborate with the Arts Commission as appropriate.

Policy POS-4.8
Limit the use of pesticides for vegetation management in public parks and open spaces as appropriate.

Policy POS-4.9
Develop and utilize specific park master plans for existing and new parks to guide design and improvements, while allowing flexibility on final or ongoing placement and uses.

7.2.5 Administration and Management

To ensure the sustainability of the parks system, it is essential to allocate sufficient resources, secure funding through partnerships and grants, and explore innovative financing options.

GOAL POS-5
Responsibly plan and manage the City's physical, human, and financial resources to ensure the protection of park and recreation facilities as essential public assets.

Policy POS-5.1
Provide sufficient financial and staff resources to maintain the overall parks and recreation system to high standards.

Policy POS-5.2
Continue to allocate staff time and resources to programs and activities that can leverage existing resources (e.g. managing volunteer programs, and partnerships with local schools and organizations, and grant development and administration).

Policy POS-5.3
Update and adopt a six-year Capital Improvement Plan (CIP) every two years as part of the budget process to address current recreation interest and park system capital needs.

Policy POS-5.4
Periodically review and update the park impact fee rates and maintain a park impact fee system to help pay for improvements to accommodate growth.

Policy POS-5.5
Pursue alternative funding options and dedicated revenues for the acquisition and development of parks and facilities, such as private donations, sponsorships, partnerships, state and federal grant sources, among others.

Policy POS-5.6
Pursue and maintain public/private agreements to help offset operations and maintenance of park system facilities or the operational cost of providing recreational programs, where appropriate.

Policy POS-5.7
Continue to partner with public, private and non-profit providers, such as organized sports leagues, to plan for projects and expand specialized facilities.

Policy POS-5.8
Explore options for ongoing subsidies to provide access to affordable recreation programs for disenfranchised youth through scholarships and other assistance programs.

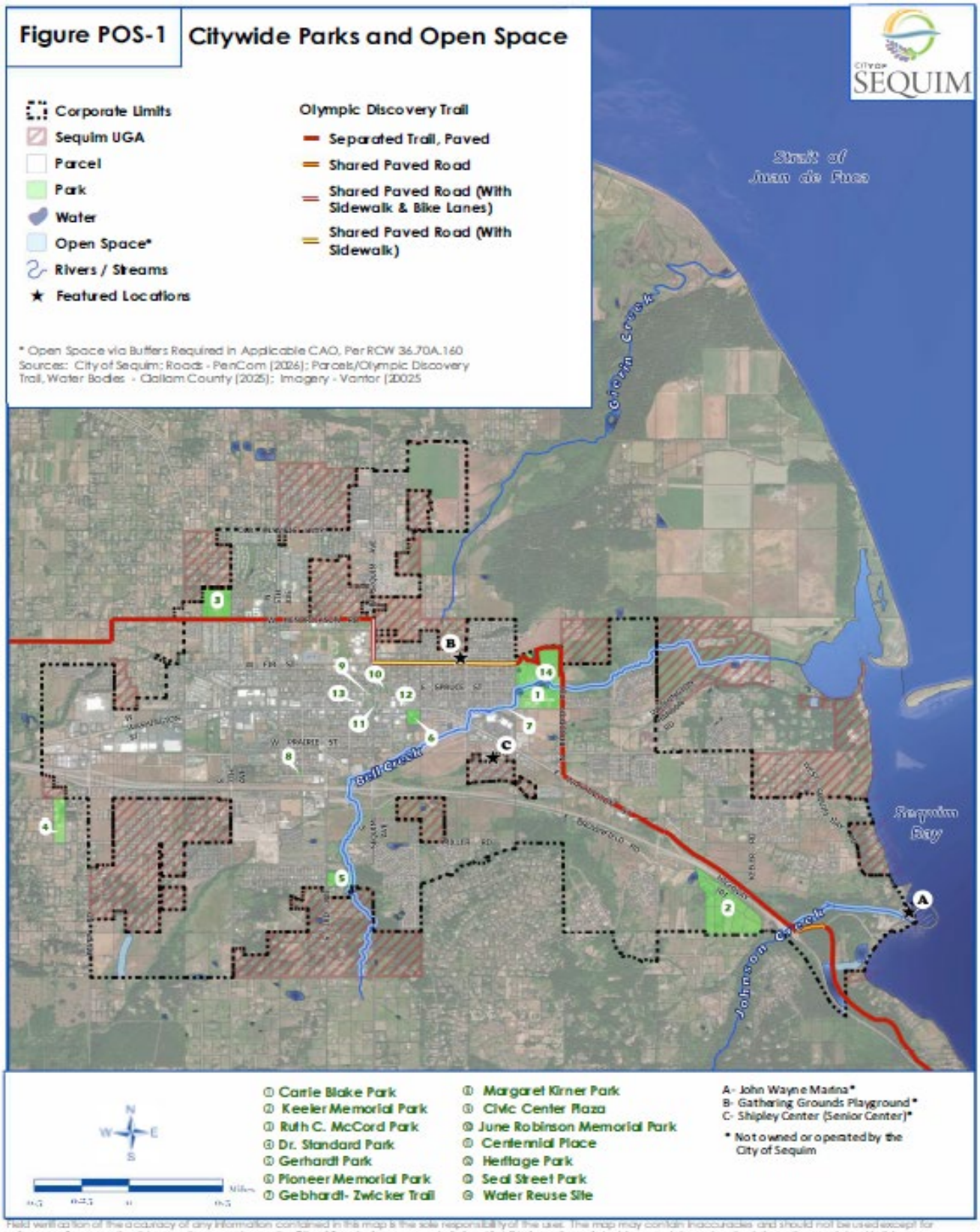
Policy POS-5.9
Explore revisions to the Sequim Municipal Code (SMC) to replace open space requirements for residential developments with an in-lieu fee. If an in-lieu fee is decided, the funds should be designated for public parks and open space acquisition and amenities.

Policy POS-5.10
Consider incentives in development standards to encourage developers to provide pocket parks, plazas, courtyards, and pedestrian connections.

Policy POS-5.11
Promote professional development opportunities that strengthen the core skills and engender greater commitment from Staff, Board members and key volunteers, to include trainings, materials and/or affiliation with the National Recreation & Park Association (NRPA) and the Washington Recreation & Park Association (WRPA).

Policy POS-5.12
Update the Parks, Open Space and Trails plan periodically to maintain alignment with State grant requirements and funding opportunities.

Figure POS-1 Citywide Parks and Open Space



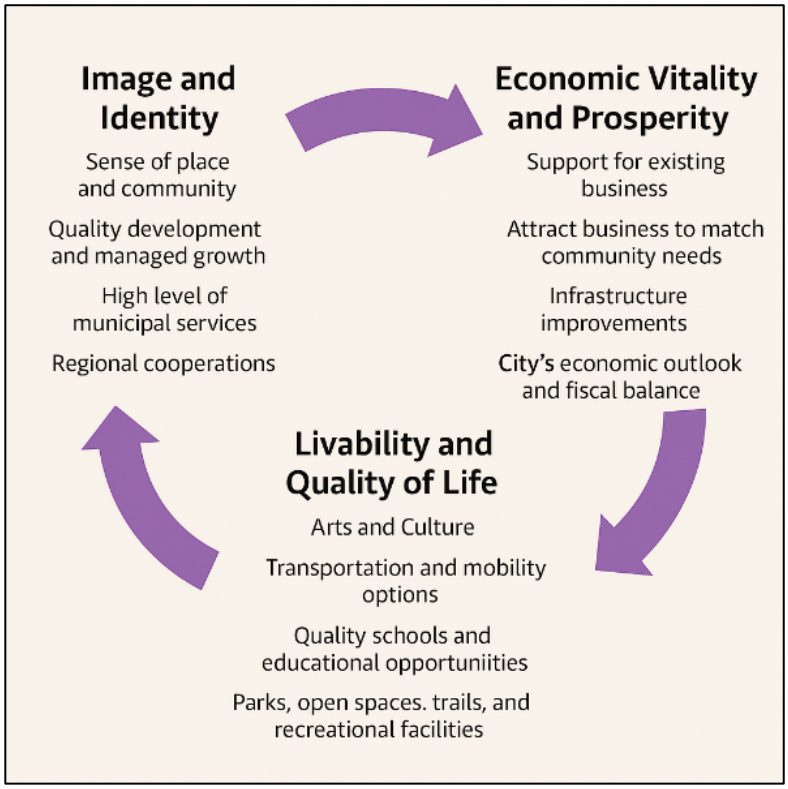
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CHAPTER 8 ECONOMIC DEVELOPMENT

8.1 Plan Context

Economic vitality is essential for achieving Sequim's vision of the future, strengthening the community through the expansion of its business sector, economic opportunities, and employment base. Economic development should balance economic growth, stability, environmental protection, efficient use of land, and preservation of Sequim's identity and character.

The Economic Development Chapter is built upon the understanding that the City's economy is intrinsically tied to its quality of life, as well as the identity it presents to others, whether they are visitors, shoppers, residents, developers, or employers.



To be successful in the future, Sequim needs to build on its strong sense of community, while also providing land availability and infrastructure to areas where companies can locate and provide family wage employment. The City recognizes that a healthy economy provides opportunities for diverse segments of the community. While the City can lead and participate in economic development and revitalization, it takes effective partnerships with the business community to be successful and retain a livable and economically viable community.

The Economic Development Chapter, therefore, provides a policy framework that identifies how the community can retain successful businesses while pursuing future economic development opportunities.

This chapter includes policies related to:

- Positive Business Climate
- Education and Workforce Development
- Planning and Infrastructure
- Economic Development Implementation
- Partnerships
- Livability and Economic Vitality
- Recreation and Tourism

8.2 Existing Conditions and Future Employment Forecast

8.2.1 Existing Conditions

Sequim enjoys a diverse economy anchored by key sectors such as healthcare, retail, hospitality, and education. Healthcare stands as the city's largest employment sector, with food service, retail trade and education services as other top employment sectors.

Exhibit ED-1 Employment in Sequim, 2012-2022

	2012	2022	Change	Share of Clallam County
Health Care and Social Assistance	971	1,101	130	21%
Retail Trade	819	984	165	33%
Accommodation and Food Services	551	652	101	29%
Educational Services	438	507	69	25%
Administration & Support, Waste Management and Remediation	174	297	123	33%
Construction	103	253	150	19%
Other Services (excluding Public Administration)	222	169	(53)	24%
Professional, Scientific, and Technical Services	133	161	28	23%
Finance and Insurance	134	139	5	39%
Public Administration	131	124	(7)	6%
Real Estate and Rental and Leasing	48	66	18	26%
Arts, Entertainment, and Recreation	80	50	(30)	5%
Manufacturing	44	40	(4)	4%
Transportation and Warehousing	4	36	32	6%
Wholesale Trade	35	31	(4)	10%
Information	24	14	(10)	7%
Agriculture, Forestry, Fishing and Hunting	13	4	(9)	1%
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0%
Utilities	11	0	(11)	0%
Management of Companies and Enterprises	1	0	(1)	0%
Total	***3,936***	***4,628***	***692***	

Source: U.S. Census Bureau via LEHD OntheMap.

Regionally, the main job sectors are health care, retail, accommodation and food services, and public administration. A large share of the public administration jobs is due to the presence of the Jamestown S'Klallam Tribe, which operates healthcare facilities, a resort, and other facilities on the peninsula. Many tribal jobs are classified as public administration by the U.S. Census Bureau. While the healthcare sector has been growing in Clallam County, Jefferson County has seen health care employment cut in half. Across the two counties, the construction industry grew the most between 2012 and 2022, adding 868 jobs over that period.

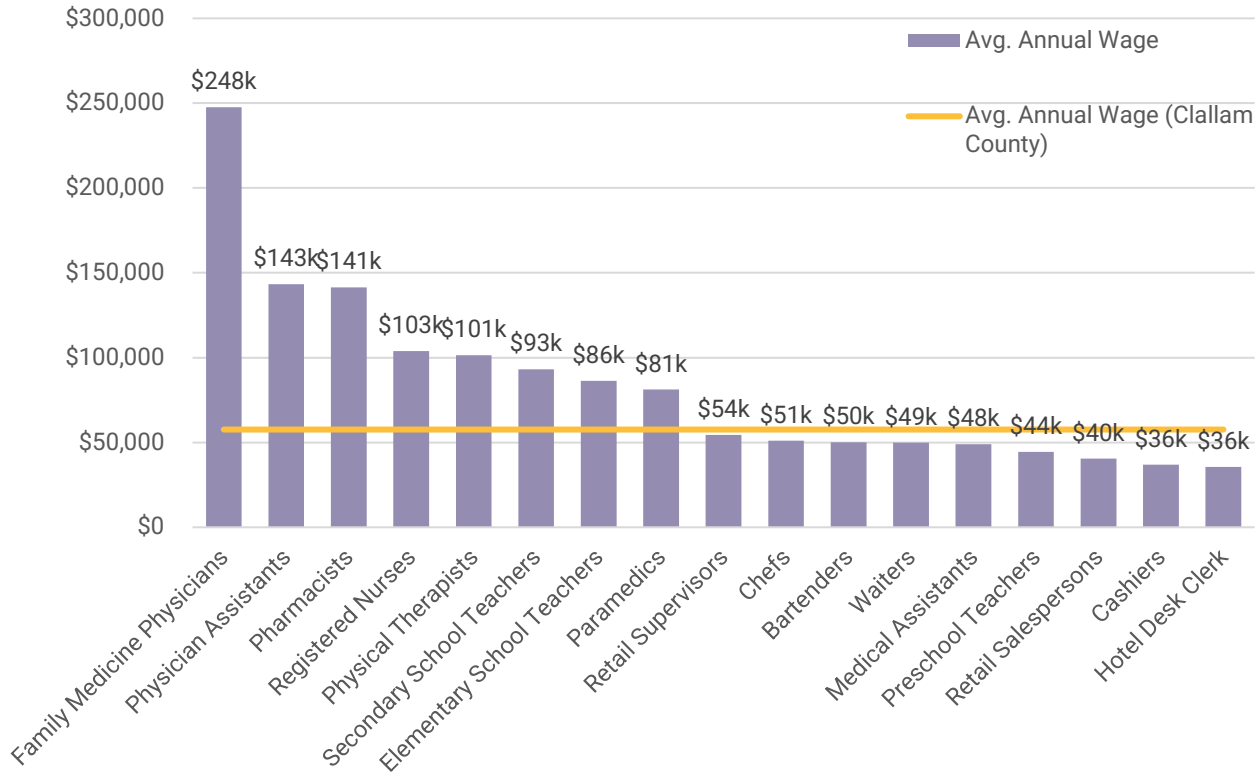
Exhibit ED-2 Employment in Clallam and Jefferson Counties, 2012-2022

	Clallam County			Jefferson County			Total		
	2012	2022	*Change*	2012	2022	*Change*	2012	2022	*Change*
Health Care and Social Assistance	3,914	5,165	*1,251*	1,459	731	*(728)*	5,373	5,896	*523*
Retail Trade	2,660	2,950	*290*	873	1,049	*176*	3,533	3,999	*466*
Accommodation and Food Services	1,828	2,240	*412*	800	1,009	*209*	2,628	3,249	*621*
Public Administration	2,092	2,060	*(32)*	737	713	*(24)*	2,829	2,773	*(56)*
Educational Services	1,835	2,022	*187*	635	667	*32*	2,470	2,689	*219*
Construction	788	1,306	*518*	324	674	*350*	1,112	1,980	*868*
Manufacturing	1,487	1,059	*(428)*	636	588	*(48)*	2,123	1,647	*(476)*
Other Services (excluding Public Administration)	1,108	700	*(408)*	464	492	*28*	1,572	1,192	*(380)*
Arts, Entertainment, and Recreation	816	937	*121*	155	154	*(1)*	971	1,091	*120*
Professional, Scientific, and Technical Services	499	715	*216*	220	338	*118*	719	1,053	*334*
Administration & Support, Waste Management and Remediation	502	889	*387*	121	154	*33*	623	1,043	*420*
Agriculture, Forestry, Fishing and Hunting	575	670	*95*	98	155	*57*	673	825	*152*
Transportation and Warehousing	528	648	*120*	64	111	*47*	592	759	*167*
Wholesale Trade	312	325	*13*	160	199	*39*	472	524	*52*
Finance and Insurance	351	353	*2*	120	129	*9*	471	482	*11*
Real Estate and Rental and Leasing	238	250	*12*	127	100	*(27)*	365	350	*(15)*
Information	180	215	*35*	179	124	*(55)*	359	339	*(20)*
Utilities	126	130	*4*	56	85	*29*	182	215	*33*
Management of Companies and Enterprises	146	160	*14*	0	0	*0*	146	160	*14*
Mining, Quarrying, and Oil and Gas Extraction	6	15	*9*	9	14	*5*	15	29	*14*
	19,991	***22,809***	***2,818***	***7,237***	***7,486***	***249***	***27,228***	***30,295***	***3,067***

Source: U.S. Census Bureau via LEHD OntheMap.

Exhibit ED-3 shows the average annual wage for common jobs in Sequim's top employment sectors, including health care, education, retail, hospitality, and food service. Health care and education jobs typically pay more than jobs in the tourism sector, but all of these jobs are crucial to Sequim's economy.

Exhibit ED-3 Wages for Jobs in Top Sectors



Source: U.S. Bureau of Labor Statistics Quarterly Census of Employment and Wages, Western Washington Non-Metropolitan Area (2023).

Major employers in Sequim include Olympic Medical Center, which provides comprehensive healthcare services to the community, and the Jamestown S'Klallam Tribe, which operates various enterprises such as healthcare facilities and the 7 Cedars Casino, contributing to both employment and tourism. The Pacific Northwest National Laboratory's Marine and Coastal Research Laboratory, located in Sequim, is the U.S. Department of Energy's only marine laboratory, providing an important source of high-wage jobs in the community.

Sequim's economy is further supported by a range of retail businesses, including national chains like Walmart, Costco, and The Home Depot. In Sequim, retail supports both residents and the tourism economy. Although tourism revenue is seasonal, Sequim attracts retail shoppers from a wide trade area year-round. The city's strategic location near Olympic National Park and its reputation as a welcoming community with a high quality of life attract tourists and new residents alike, bolstering sectors such as hospitality, construction, and real estate. This blend of industries contributes to Sequim's economic resilience and growth.

Additionally, Sequim's unique climate and agricultural heritage have fostered a growing agritourism industry, particularly centered around lavender farming, which has become a significant draw for visitors. Sequim’s annual Lavender and Irrigation Festivals draw thousands of tourists each year, bringing significant revenue to the city’s retail and hospitality industries. Sequim's strategic location along U.S. Route 101 and its proximity to natural attractions like the Olympic National Park and the Dungeness National Wildlife Refuge

enhance its tourism potential. There are also potential opportunities to increase tourism in the off-season by promoting local concerts and events and promoting holiday-specific programming.

The City's economic development efforts focus on leveraging these assets while promoting sustainable growth. Initiatives include supporting local businesses, encouraging mixed-use development in the zoned opportunity areas, focused attention on recruitment of high-wage jobs, and investing in infrastructure improvements to accommodate both residents and visitors.

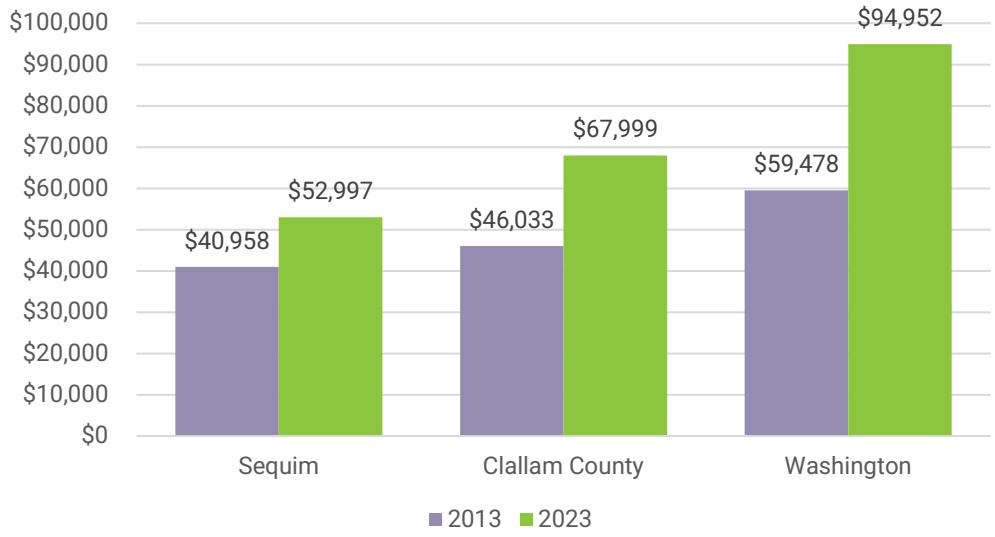
Economic Indicators

Income and Wages

Using the 2023 5-Year Community Survey Estimates, Exhibit ED-2 shows households in Sequim have a median household income of $52,997, which is lower than both Clallam County and the state of Washington as a whole. However, the Census does not include capital gains, retirement accounts like 401ks, or savings accounts as income.

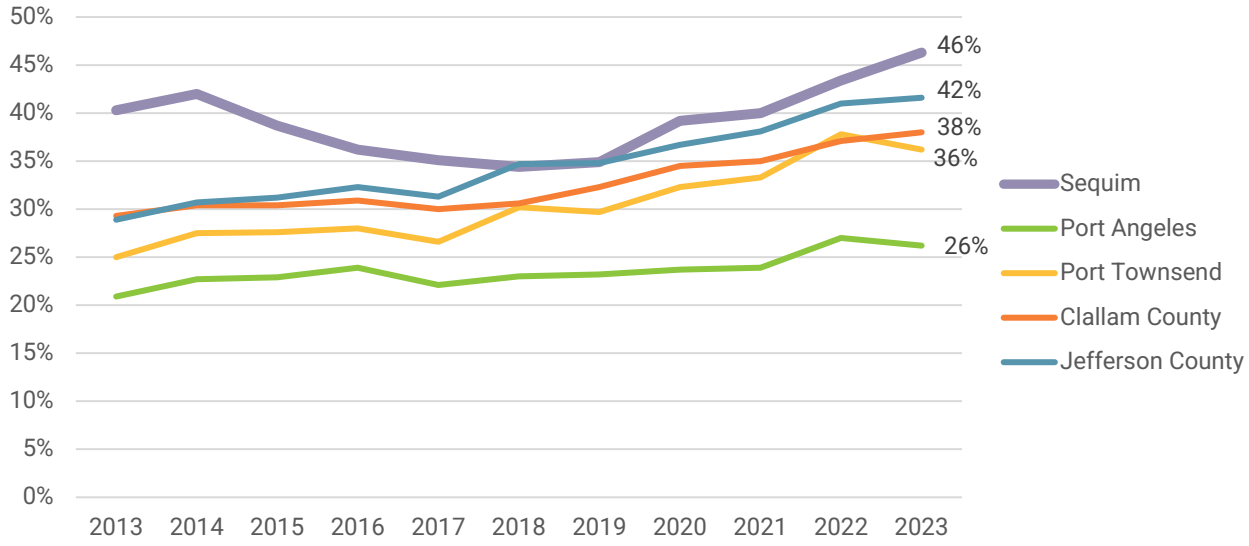
Because Sequim has a high share of retirees, the lower median income does not necessarily indicate reduced spending power or is an accurate indicator of wealth. Washington's median income levels increased by approximately 59.6% between 2013 and 2023, while Sequim's median income levels increased by 29.4% during the same period.

Exhibit ED-4 Median Household Income



Source: U.S. Census Bureau, American Community Survey 2023 5-Year Estimates

Exhibit ED-5 Share of Households with Retirement Income



Source: U.S. Census Bureau 2023 Five-Year ACS (Table DP03)

Workforce Profile

Based on the U.S. Census Bureau's tool, OnTheMap, Sequim had approximately 4,628 total jobs (2022). Additionally, approximately 79.5% of Sequim residents were employed outside the city. Among jobs within the city, 13.3% were held by Sequim residents, with the remainder held by residents from cities and jurisdictions elsewhere in the region.

The largest industries in terms of the number of jobs held by workers in Sequim businesses are:

- Healthcare and Social Assistance – 1,101 jobs (23.8%)
- Retail Trade – 984 jobs (21.3%)
- Accommodation and Food Services – 652 jobs (14.1%)
- Educational Services –507 jobs (11%)
- Administration and Support, Waste Management and Remediation – 297 jobs (6.4%)

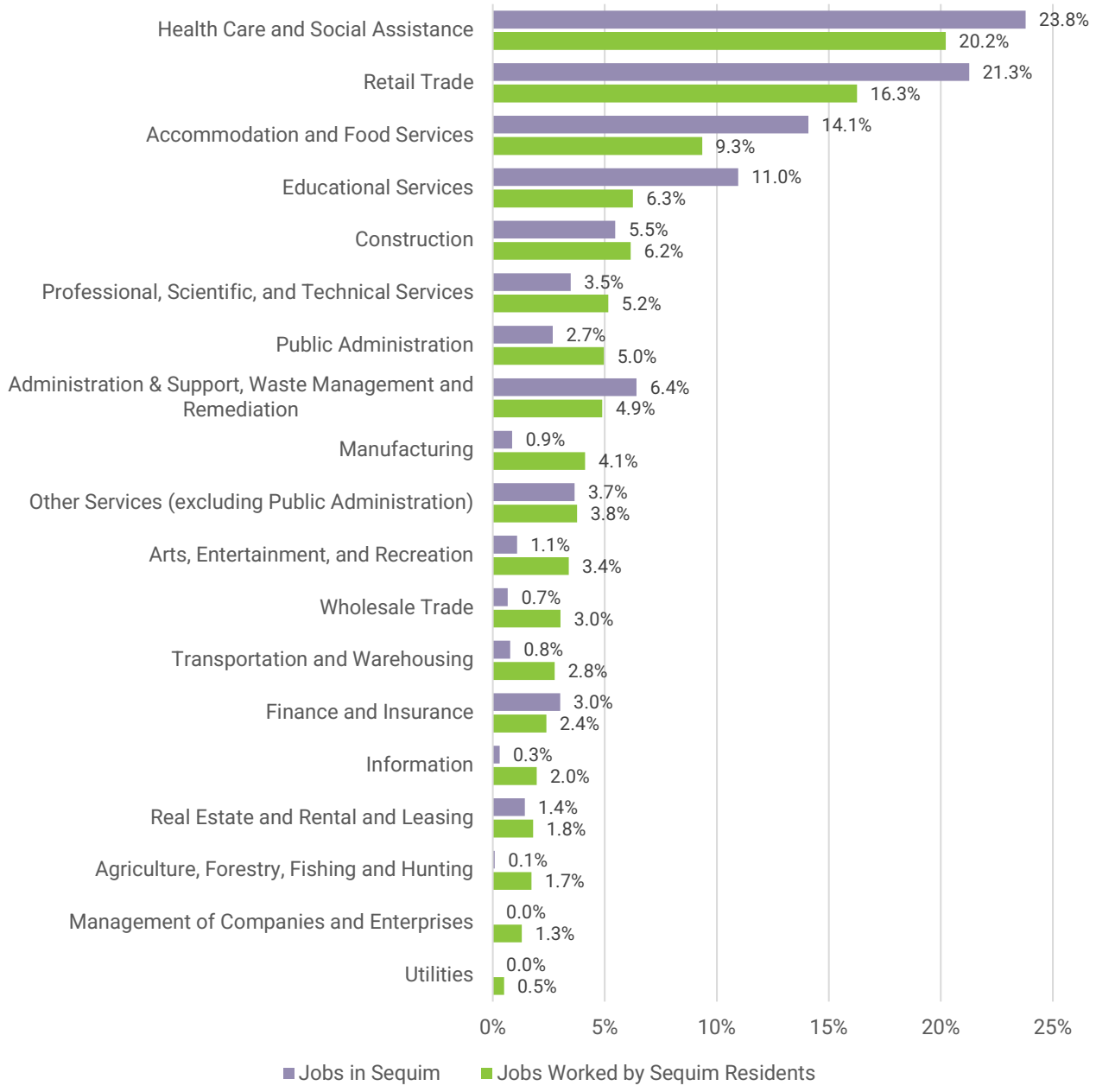
Sequim residents work primarily in the following industries, which are both inside and outside of the city limits:

- Healthcare and Social Assistance – 608 jobs (20.2%)
- Retail Trade – 489 jobs (16.3%)
- Accommodation and Food Services – 281 jobs (9.3%)
- Educational Services – 188 jobs (6.3%)
- Construction – 185 jobs (6.2%)

Exhibit ED-6 shows the distribution of jobs by industry for workers working inside Sequim, as well as for Sequim residents working inside and outside of the city. Healthcare and social

assistance are the biggest industries for those working in Sequim, as well as the largest industry employing Sequim residents.

Exhibit ED-6 Sequim Employment by Industry



Source: U.S. Census Bureau OnTheMap, 2022

As shown in Exhibit ED-7, 616 of the 4,628 jobs located within Sequim are held by people who also live in Sequim; the other 4,012 jobs are filled by employees who commute into the city. It is estimated that 2,391 of the city's residents travel outside Sequim for work.

Exhibit ED-7 Commuting Patterns in Sequim



Source: U.S. Census OnTheMap, https://onthemap.ces.census.gov/

8.2.2 2045 Employment Growth Forecast

Clallam County has provided the City of Sequim with a 2045 employment growth forecast of 909 new jobs between 2020 and 2045. The city's Land Capacity Analysis found sufficient capacity to accommodate this projected employment growth (detailed in Appendix A-3).

8.3 Challenges and Opportunities

Sequim is strongly positioned for continued economic vitality; however, the City will need to respond to key challenges and opportunities as it continues to expand as a competitive city.

The Built Environment

Sequim needs diverse business and employment zoning districts and building types to attract new development, adjust to market trends, and remain attractive to key commercial and industrial sectors. The Land Use Chapter, zoning and development regulations must provide for the land use and building types necessary to achieve the City's economic development goals. Moreover, the City will need to ensure the necessary infrastructure is planned and available to support these commercial centers.

Available Land

Sequim's employment zones, including the Opportunity Areas and the High Tech Light Industrial zone, have vacant land to support development. As other cities in the region are considering substantive rezones or UGA expansions, Sequim maintains an adequate supply of land in the city to support new commercial and mixed-use development.

Opportunity Zones

The Sequim Opportunity Zone has two specific zoned areas – Bell Creek Opportunity Area and River Road Opportunity Area. While River Road OA has realized some development since its designation, Bell Creek OA retains substantial development potential.

Mobility Challenges

Population, employment, and tourism growth have increased the movement of people and goods traveling on the local and regional transportation system. Economic success will require a range of transportation options. This will require both local and regional resources to ensure that the region's transportation network is able to maintain the movement of people and goods in an efficient and timely manner. Highway101 is a critical corridor for residents, tourism, and freight movement, and its maintenance and functionality are essential to the region's economy.

Tourism and Visitor Experiences
Each year, an increasing number of tourists visit Sequim to enjoy the beautiful natural surroundings, outdoor recreation opportunities, downtown, and to participate in agro-tourism-related activities, including multiple annual festivals. Sequim is centrally located on the Olympic Peninsula and is a natural place to stop as visitors enjoy the entire Olympic Peninsula. Tourism is a key sector in Sequim's economy, but it is highly seasonal with visits to the city peaking in the summer. Sequim has the opportunity to increase visits in the off-season by promoting local cultural and holiday events in the winter.

Workforce Housing
To support a healthy economy, there is a need for housing options for workers at all income levels in a variety of housing types. Attention to housing affordability and especially workforce housing, has become and will continue to be a challenge.

8.4 Goals and Policies

8.4.1 Positive Business Climate

Sequim's economic vitality is closely tied to its small-town character, variety of employers, entrepreneurial spirit, and quality of life. The City's commercial and employment districts serve as essential hubs for jobs, services, and investment. Sequim's strong identity, effective partnerships and access to outdoor recreation make it an attractive location for small businesses, skilled workers, and new residents.

Maintaining a positive business climate requires coordination across City services, strategic partnerships, and policies that support business retention, expansion, and innovation. A positive economic climate is a major factor in business location decisions, and is comprised of several factors that the City influences:

- Desirable quality of life
- Reasonable, predictable, and stable land use regulations
- High-quality public services and facilities
- Diverse and affordable workforce housing opportunities

When these factors are aligned, a community has a powerful advantage in the marketplace. Sequim is in a strong position on many of these fronts and should take a facilitative approach to encourage business investment and committed interest in business growth.

GOAL ED-1
Encourage the retention of unique small businesses that reflect Sequim's character while supporting existing and new retail, production, light industrial, and other businesses that contribute to a diverse economy.

Policy ED-1.1
Foster a business climate that supports recruitment, retention, and expansion of the city's economic base.

Policy ED-1.2
Support the retention and expansion of existing businesses by partnering with business and tourism organizations and economic development agencies, to promote local goods, services and businesses.

Policy ED-1.3
Support and encourage a culture of creativity, entrepreneurship and innovation which helps promote job growth and new business creation, including artisanal and small-scale producers.

Policy ED-1.4
Review and update development uses and standards to support evolving commercial and employment needs, including opportunity areas, regional commercial, and high technical light industrial zoning districts.

Policy ED-1.5
Collect and share economic data and information that promotes existing and new economic activity.

Policy ED-1.6
Facilitate efforts of businesses and institutions to train workers and support and advocate for continuing education opportunities for Sequim's business and health care community.

Policy ED-1.7
Pursue economic development initiatives that enable the City to maintain high-quality services and fiscal health.

8.4.2 Education and Workforce Development

A skilled, adaptable workforce is essential to Sequim's long-term economic resilience. Local education partners, including Peninsula College, Western Washington University, the Sequim School District, and regional workforce organizations, play a critical role in preparing for a changing economy. By supporting career training and youth engagement, a workforce that aligns with emerging industries and local employment needs can be cultivated.

GOAL ED-2
Support academics, educational options, career and trades training and lifelong learning.

Policy ED-2.1
Support and partner with educational institutions to maximize resources and improve the quality of life for both city residents and students. Support and collaborate with Peninsula College, Western Washington University, Sequim School District, and other education institutions to:

- Enhance the quality of education at all grade levels
- Support the academic and technical training provided by higher education that serves the Olympic Peninsula

- Encourage the development of affordable and attainable programs that meet the changing needs of employers and employees
- Encourage educational institutions, governments, and businesses to provide opportunities for youth to see and experience a variety of employment and business opportunities.

Policy ED-2.2
Support programs that encourage high school students to explore early college and trade opportunities to help build a strong foundation for future careers.

8.4.3 Planning and Infrastructure

Sequim's land use and infrastructure planning are central to supporting business growth and maintaining a well-functioning community. By aligning land use capacity, development standards, and infrastructure investments with economic goals, the City ensures that employment areas remain efficient, connected, and attractive for private investment. The City's commitment to planning ensures that the city's infrastructure, utilities, parks, and other resources can meet the needs of Sequim's residents, respond to changing development pressures, and set the direction for desired changes in the City.

GOAL ED-3
Provide sufficient land for commercial and employment uses, the infrastructure and public facilities necessary to support economic growth, and an efficient permit process.

Policy ED-3.1
Monitor and maintain an adequate supply of developable employment lands to accommodate the forecasted growth and accomplish the City's economic development goals.

Policy ED-3.2
Maintain an efficient, timely, predictable, and customer-focused permit process, conducted in a manner that integrates multiple city departments into a coordinated entity.

Policy ED-3.3
Identify and remove barriers to redevelop underutilized and/or vacant land and buildings, while providing flexibility and incentives as appropriate.

Policy ED-3.4
Maintain public infrastructure and capital facilities planning and implementation to support a positive economic climate, anticipating needs and coordinating investments with economic development opportunities.

8.4.4 Economic Development Implementation

Economic development is a dynamic field, and to remain competitive, Sequim supports and participates with the Clallam County Economic Development Council and the North Olympic Development Council's economic strategies.

GOAL ED-4
Create a Sequim-focused economic strategic plan that remains flexible and responsive to changing market conditions.

Policy ED-4.1
Use the 2025 Housing and Economic Market Analysis as a foundation for identifying Sequim's economic strengths, challenges, and strategic opportunities. Regularly update economic strategies using current data and trend monitoring, including future updates to the Housing and Economic Market Analysis.

Policy ED-4.2
Accommodate a mix of jobs and actively seek expansion of higher wage employment opportunities.

Policy ED-4.3
Support the retention and expansion of local businesses through coordinated outreach, permitting assistance, and partnership with regional economic organizations.

Policy ED-4.4
Encourage economic development through incentives, tracking and analysis of economic and planning data to inform decision making, business assistance services, and strategic investments.

Policy ED-4.5
Monitor telecommunication, high-speed internet, and technology trends to ensure businesses and the community have access to modern infrastructure.

Policy ED-4.6
Recognize quality of life as a key economic driver by fostering an environment where residents can telework, launch businesses, or bring employment with them.

8.4.5 Partnerships

Sequim's economic success depends on strong relationships with businesses, nonprofits, tribes, neighboring municipalities and regional agencies. Partnerships expand resources, support business retention and recruitment, and enhance the city's visibility as a destination for investment. Sequim is fortunate to have some very capable organizations that play major roles in marketing, retention, and recruitment.

GOAL ED-5
Maintain, advocate and work in partnership with regional and community alliances that improve the quality of life and economic vitality within the City of Sequim.

Policy ED-5.1
Continue to participate with the regional Economic Development Councils as a primary resource to provide advice and data on economic development issues, retaining and expanding existing industries, including industry clusters, and attracting new job opportunities.

Policy ED-5.2
Continue to partner with the Sequim-Dungeness Valley Chamber of Commerce and other organizations to promote and market the city's businesses and retail districts.

Policy ED-5.3
Encourage public and nonprofit organizations to enter into partnership arrangements with private business interests to facilitate economic development projects.

Policy ED-5.4
Recognize that economic vitality on the Olympic Peninsula is interconnected across jurisdictions, and support collaboration among cities, counties, tribes, ports, and regional partners to advance shared economic development strategies.

8.4.6 Livability and Economic Vitality

The quality, character, and richness of place has become a key driver of the economic competitiveness of cities and regions. High-speed telecommunications allow talented workers and businesses to locate anywhere, increasing the importance of livability factors such as a high-quality built environment, environmental protection, parks and recreation opportunities, cultural attractions, and entertainment. Quality of life also requires affordable and diverse housing options that provide workers with opportunities to live close to their jobs.

GOAL ED-6
Continue to invest in the quality-of-life attributes that support Sequim's economy and attractiveness to new businesses.

Policy ED-6.1
Ensure that development standards promote high quality design and urban amenities while providing the flexibility needed to attract investment.

Policy ED-6.2
Ensure development regulations support and allow for a range of housing options, especially workforce housing.

Policy ED-6.3
Maintain and implement programs specifically designed to improve Sequim's community appearance (i.e. litter, weed abatement, property maintenance.)

Policy ED-6.4
Collaborate with local residents, nonprofit, civic and arts organizations, to identify opportunities for year-round programming that increase opportunities for community engagement and celebration.

Policy ED-6.5
Support enhancement of access to natural features, such as the Dungeness River, Sequim Bay, the Olympic Discovery Trail, and the city's park system.

8.4.7 Recreation and Tourism

With its blend of natural beauty, outdoor adventure, and small-town charm, Sequim is a popular destination for tourists and recreation seekers. The city and Dungeness Valley attract visitors year-round with lavender farms, scenic trails, and proximity to the Olympic National Park. With walkable downtown, seasonal festivals, and easy access to both mountain and marine environments, Sequim provides a welcoming and diverse recreation experience for all ages.

GOAL ED-7
Continue to encourage tourism as an economic driver and promote the city's and Sequim-Dungeness Valley's features and assets, natural environment, agricultural industry, heritage, and cultural and culinary attractions.

Policy ED-7.1
Support Sequim as a tourist destination by promoting year-round tourism efforts and community events.

Policy ED-7.2
Encourage the development of expanded lodging options to support overnight stays by tourists and other visitors, while monitoring short-term rentals and gauging their impact on the community.

Policy ED-7.3
Support the agricultural activities that contribute to Sequim's tourism economy, particularly lavender farming, farm tours, seasonal events, and local food production.

CHAPTER 9 NATURAL ENVIRONMENT

9.1 Plan Context

The Natural Environment Chapter implements the vision of Sequim as a city enriched with valued natural features that enhance the quality of life for the community. The streams, hillsides, prairies and other natural features have shaped the city's character.

As Sequim continues to grow, the impact of that growth on the natural environment becomes more pronounced. In order to adequately meet the need for protection and preservation, the Natural Environment Chapter sets a framework that recognizes the relationship between Sequim's natural environment, land use planning, and a variety of regulatory and non-regulatory efforts. Impacts of development are minimized primarily through environmental regulations while most enhancements to the natural environment are primarily through non-regulatory and voluntary efforts.

Balancing the conservation and protection of the natural environment with population growth, economic development goals, and increasing recreational access is a key purpose of statewide planning rules and regulations. Direction is provided through statewide planning goals, the Growth Management Act (GMA), and the Shoreline Management Act (SMA). Statewide Planning Goal 10 (RCW 36.70A.020) instructs jurisdictions to: "Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water."

This Chapter includes goals and policies to protect the natural environment and to guide future growth in a manner that minimizes impacts. The Natural Environment goals and policies address:

- Environmental Stewardship
- Critical Areas
- Shorelines
- Energy and Sustainability
- Urban Forestry

9.2 Goals and Policies

9.2.1 Environmental Stewardship

Of the many roles the City of Sequim must fulfill, one of its most demanding is that of steward of the city's natural environment. The demand is challenging to the city because it has the requirement to accommodate and plan for urban densities, with the responsibility to ensure that the environment is managed wisely. Through the Comprehensive Plan, numerous goals and policies are articulated to help the city achieve its vision for the future. No one goal or policy is pursued to the exclusion of others. In weighing environmental protection against other needs, including urban growth, housing, economic development, and recreation opportunities, the City balances these goals and achieves protection through a variety of means, including regulation of property, incentives, and public programs.

GOAL NE-1
Protect, sustain and provide for healthy and diverse ecosystems within Sequim.

Policy NE-1.1
Protect critical areas, habitat and the natural environment through land use plans, management plans and programs, comprehensive park plans, development regulations and site-specific project review.

Policy NE-1.2
Maintain regulations such as the Critical Areas Ordinance (CAO), which provide protection for all regulated critical areas – a) wetlands; b) areas with a critical recharging effect on aquifers (aquifer recharge areas); c) frequently flooded areas; d) fish and wildlife habitat conservation areas; and e) geologically hazardous areas.

- The City's CAO development standards shall incorporate and utilize appropriate and applicable Best Available Science (BAS) for purposes of designating and protecting all regulated critical areas and give "special consideration" to conservation and protection measures for anadromous fisheries.
- Provide provisions for reasonable use of property according to legal precedent and laws within the CAO.

Policy NE-1.3
Work in concert with federal and state agencies, tribes and environmental-focused organizations to protect critical areas and environmentally sensitive areas.

Policy NE-1.4
Promote innovative and environmentally sensitive practices in site planning, design, materials selection, construction and maintenance.

Policy NE-1.5
Support environmental stewardship on private and public lands through partnerships and voluntary efforts to protect, restore and enhance the quality and functions of the City's critical areas and associated buffers.

9.2.2 Critical Areas

The Washington State GMA requires every county and city to adopt policies and development regulations that designate and protect critical areas (RCW 36.70A.060(2)), which are defined, mapped (to the greatest extent feasible), and regulated in the City's Critical Areas Ordinance (CAO). Critical areas are defined in RCW 36.70A.030(5) as: Wetlands; Areas with a Critical Recharging effect of Aquifers used for potable water; Frequently Flooded Areas; Geologically hazardous areas; and Fish and Wildlife Habitat Conservation Areas.

Science plays a central role in delineating critical areas, identifying functions and values, and identifying protection strategies. GMA requires counties and cities to include the BAS when reviewing and revising their critical areas policies and regulations (RCW 36.70A.172) to protect the functions and values of critical areas and must give "special consideration" to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

Wetlands
Wetlands are designated critical areas that are integral features of the Sequim landscape and the local hydrologic cycle. In wetlands, the presence of water at or near the surface creates distinct soil types and supports a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Wetlands reduce floods, contribute to stream flows, improve water quality, provide fish and wildlife habitat, and offer opportunities for research and scientific study and outdoor education. Each wetland provides various beneficial functions, but not all wetlands perform all functions, nor do they perform all functions equally well. Large wetlands, and those hydrologically associated with lakes and streams, have relatively more important functions in the watershed than small, hydrologically isolated wetlands.

GOAL NE-2
Protect the water quality, flows and ecological integrity of wetlands by appropriately regulating land uses and stormwater, through the development review process.

Policy NE-2.1
The City's Critical Areas Ordinance protects existing wetland functions to maintain water quality, preservation, and wildlife habitat. New developments adjacent to protected wetlands shall be subject to vegetative buffers as identified in the Critical Areas Ordinance and other applicable development standards to ensure protection of the wetland and buffer during all phases of development.

Policy NE-2.2
Create and maintain a wetland map using the most recent information available and by including wetland identification and delineations completed in conjunction with a land use permit.

Policy NE-2.3
Wetland identification, delineation and rating shall be as according to Washington State Department of Ecology's currently adopted manual and rating system, or as amended hereafter. The City's Critical Areas Ordinance identifies these documents as the appropriate documents for wetland identification, delineation, and rating.

Policy NE-2.4
Promote the public awareness of the role of wetlands in climate adaptation through their function in flood reduction, water storage and groundwater recharge.

Critical Aquifer Recharge Areas
The GMA requires the classification of recharge areas for aquifers according to the vulnerability of the aquifer. Vulnerability is the combined effect of hydrogeological susceptibility to contamination and the contamination loading potential. High vulnerability is indicated by land uses that contribute to contamination that may degrade groundwater and hydrogeological conditions that facilitate degradation. Low vulnerability is indicated by land uses that do not contribute contaminants that degrade ground water and those conditions that do not facilitate digression.

GOAL NE-3
Ensure safe and adequate water supplies and protect groundwater quality from potential contaminant sources by identifying, classifying and protecting vulnerable aquifer recharge areas.

Policy NE-3.1
Continue to support identification and mapping of aquifer recharge areas within the city and its urban growth area. Such areas are subject to regulations to protect the integrity of identified aquifer recharge areas.

Policy NE-3.2
Proposed development in areas identified as a Critical Aquifer Recharge Area may be required to prepare a hydrogeological report. The City's Critical Areas Ordinance sets forth the criteria for when such a report is required and the information to be included.

Policy NE-3.3
Include regulations in its Critical Areas Ordinance to enhance recharge of aquifers. These regulations should include: low impact development standards that provide for infiltration of storm water and Best Management Practices (BMPs) required for smaller developments that is exempted from requirements for constructed stormwater facilities.

Policy NE-3.4
Limit the storage, handling, and use of hazardous materials in Critical Aquifer Recharge Areas to minimize the risk of groundwater contamination.

Frequently Flooded Areas
Frequently flooded areas are lands in the floodplain subject to at least a one percent or greater chance of flooding in any given year, or within areas subject to flooding due to high groundwater. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and areas where high groundwater forms ponds on the ground surface. The Federal Emergency Management Agency (FEMA) delineates flood hazards along major river and stream corridors to identify areas at risk from floodwater. This information is used for both floodplain management and insurance rating. FEMA maps have been adopted by the city. The mapping includes those areas inundated by 100-year and 500-year floods. When assessing the potential for a flood hazard on a given site, the City's development review staff utilizes the FEMA maps.

GOAL NE-4
Reduce the risk of damage to life, property, and the natural environment from flooding through appropriate regulatory means.

Policy NE-4.1
Preserve the natural flood storage functions of 100-year floodplains where feasible. encourage and emphasize non-structural methods for flood prevention and damage reduction, as appropriate. No blockage of floodwater is allowed that could impact neighboring properties.

Policy NE-4.2
Encourage maintenance of natural vegetation in floodplains to minimize runoff into streams and reduce the damage caused by increased stream flow, stream velocity, and flooding.

Policy NE-4.3
Continue participating in FEMA's Community Rating System (CRS) program to reduce flood risk and insurance costs for residents.

Geologically Hazardous Areas
Geologically hazardous areas are places highly susceptible to erosion, landslides, earthquakes, or other geologic events. Geologically Hazardous Areas and Areas of Geologic Concern have been identified and mapped. The map is intended to serve as a guide to the general location, based upon identified soil types, the potential likelihood of a geologically hazardous area. Site-specific topographic, survey, and geologic information is required with development proposals to determine the existence and extent of such areas, and if such hazards can be mitigated.

GOAL NE-5
Manage development in geologically hazardous areas to protect public health and safety.

Policy NE-5.1
The Critical Areas Ordinance provides standards that assist in protecting human life, property and essential services from potential geologic hazards. Site-specific studies submitted with development proposals in areas mapped as geologically hazardous areas are required to evaluate the risk, potential impacts, and identify necessary mitigations of the proposed development.

Policy NE-5.2
Classify and map known geologically hazardous areas and areas of geologic concern. Incorporate information from site-specific geotechnical reports and erosion problems into the City's Geographic Information System to ensure the map remains relevant.

Policy NE-5.3
Protect geologically hazardous areas, especially forested steep slopes, recognizing that these areas provide multiple critical area functions, such as preserving vegetated areas for wildlife habitat, linking habitats to valley riparian areas, stabilizing slopes, and allowing for groundwater infiltration providing a water source to wetlands and streams.

Policy NE-5.4
Minimize and control soil erosion during and after development using best available technology, best management practices, and other development restrictions. Allow the City to place additional conditions when determined necessary in identified geologically hazardous areas.

Fish and Wildlife Habitat Conservation Areas
Fish and wildlife habitat conservation means land management for maintaining population of species in suitable habitats within their natural geographic distribution so that the habitat

available is sufficient to support viable populations over the long term and isolated subpopulations are not created. This does not mean always maintaining all individuals of all species, but it does mean not degrading or reducing populations or habitats so that they are no longer viable over the long term. Counties and cities should engage in cooperative planning and coordination to assure long-term population viability.

Fish and wildlife habitat conservation areas contribute to the state's biodiversity and occur on both publicly and privately-owned lands. Designating these areas is an important part of land use planning for appropriate densities, urban growth boundaries, open space corridors, and incentive-based land conservation and stewardship programs. (WAC 365-190-130(1).

Streams Classification

All identified streams in the city are classified according to the Washington State stream classification systems. The City's CAO utilizes the State Interim Water Typing in WAC 222-16-031 to define stream types. This stream classification system provides "special consideration" of anadromous fisheries.

Fish and Wildlife Habitat Conservation Area Designation

Washington State Department of Fish and Wildlife (WDFW) has developed a catalog of habitats and species considered to be priorities for conservation and management. WAC 365-190-130(4) strongly suggests that local jurisdictions base their fish and wildlife habitat conservation areas designation on the WDFW priority habitat and species listings.

According to the WDFW Priority Habitats and Species List priority species include Federal and State Endangered, Threatened, Sensitive, and Candidate species; animal aggregations (e.g. heron colonies, bat roost sites) considered vulnerable; and species of recreational, commercial, or tribal importance that are vulnerable. These priority species require protective measures for their survival due to their population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance. Priority habitats are habitat types or elements which offer unique or significant value to a diverse assemblage of species. A priority habitat may consist of a unique vegetation type (e.g. shrub-steppe) or dominant plant species (e.g. juniper savannah), a described successional stage (e.g. old-growth forest), or a specific habitat feature (e.g. cliffs.)

The WDFW Priority Habitat and Species program includes Roosevelt elk, like those in the Sequim herd, as priority species within certain habitats. Priority habitats for elk include calving areas, migration corridors and winter and summer range.

Bell Creek

Bell Creek is a relatively small independent drainage to salt water on the east side of the Dungeness plain, entering Washington Harbor on the marine shoreline just outside (north) of the mouth of Sequim Bay. It is 3.8 miles long and drains a watershed of over 3100 acres (8.9 mi2). Bell Creek flows from the uplands of Happy Valley and the north flank of Burnt Hill through the eastern portion of the City of Sequim and into a lagoon at Washington Harbor. During at least one time in its geologic history, it is believed to have been the active channel of the Dungeness River. In more recent times, it probably operated as an ephemeral stream fed by precipitation runoff. Bell Creek has historically served as a conveyance channel for irrigation water. Much of the creek has been heavily altered by rural and urban development.

The lower 2.0 miles of Bell Creek are channelized, and the lower 0.25 miles is diked. The creek is thought to be primarily spring fed, with stable flows and a limited floodplain.

Johnson Creek

Johnson Creek is the primary creek within the Sequim Bay Subbasin within the City of Sequim and is the third largest stream in the Sequim Bay watershed. Johnson Creek flows in a northeast direction from the foothills of the Olympic Mountains into the west side of Sequim Bay at Pitship Point (near the John Wayne Marina). The total drainage basin area for Johnson Creek is approximately 6.3 square miles, 14 percent of which is located within the city limits.

GOAL NE-6
Protect biological diversity by appropriately regulating fish and wildlife habitat conservation areas.

Policy NE-6.1
The City's Critical Areas Ordinance requires vegetative buffers along surface waters to protect anadromous fish and wildlife habitat. New development is subject to buffers or resource management areas, as identified in the Critical Areas Ordinance and other applicable development standards.

Policy NE-6.2
Protect the natural habitat functions of listed or candidate Endangered Species. The City's Critical Areas Ordinance establishes appropriate protection measures and procedures for habitat conservation.

Policy NE-6.3
Encourage public-private partnerships and voluntary efforts to protect, restore, and enhance fish and wildlife habitat.

Policy NE-6.4
Encourage informational and educational programs and activities dealing with the protection of wildlife. An example of such a program is the Habitat at Home program established by the State's Department of Fish and Wildlife.

Policy NE-6.5
Avoid/minimize fine sediment inputs to creeks by eliminating or controlling sediment sources by requiring best management practices and the preparation of an erosion and sediment control plan for sites where vegetation clearing, earth movement, or other soil disturbing activities are proposed to occur.

Policy NE-6.6
Prioritize recommendations for Bell Creek and Johnson Creek identified in the Elwha-Dungeness Watershed Plan to improve water quality, instream flows, and habitat.

9.2.3 Shorelines

The Shoreline Management Act (SMA) (RCW 90.58) establishes the concepts of preferred uses and priority uses in shoreline areas. RCW 90.58.020 indicates that preferred uses are

those "which are consistent with control of pollution and prevention of damage to the natural environment or are unique to or dependent upon use of the state's shorelines." This section further states that priority uses include single-family residences, ports, shoreline recreational uses, water-dependent industrial and commercial developments and other developments that provide opportunities for the public to access the shoreline environment. To the maximum extent possible, the shorelines should be reserved for "water-oriented" uses, including "water-dependent", "water-related" and "water-enjoyment" uses, as defined in the SMA.

The overarching policy is that "the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state are preserved to the greatest extent feasible, consistent with the overall best interest of the state and the people generally." Coordinated planning is necessary to protect the public interests associated with the shorelines of the state, while, at the same time, recognizing and protecting private property rights.

The City's shoreline jurisdiction includes all shorelines, which are in the eastern portion of city limits. As required by the SMA, the City has established shoreline environment designations, which serve as an "overlay" to the City's Comprehensive Plan land use designations. These designations are applied to specific shoreline areas to guide the use and development of these areas. There are five environments applied to the City's shorelines – Urban, Research District, Shoreline Residential, Natural and Aquatic; these environments have been mapped in the City's Shoreline Master Program (SMP), available on the City of Sequim's website. Goals and policies specific to the City's Shorelines are also included in the SMP and are incorporated into this element by reference.

9.2.4 Energy and Sustainability

Energy and sustainability efforts promote resource conservation, reduced emissions, and environmental resilience. These policies support renewable energy, energy-efficient design, and sustainable development to ensure a healthy, livable community.

GOAL NE-7
Promote sustainability by supporting the use of solar energy, energy conservation, green construction practices, alternatives to single-occupancy vehicle travel, and air quality to enhance environmental and community health.

Policy NE-7.1
Encourage new subdivisions to accommodate use of passive and active solar energy systems with special attention given to street, lot, and building orientation. Accommodate active solar installations on roofs and ground-mounted on site when there is no direct impact to surrounding properties.

Policy NE-7.2
Include the impact on solar access for all properties when considering revisions to building height and bulk regulations within development regulations.

Policy NE-7.3
Encourage energy conservation measures in private development projects to achieve energy-efficient development through a combination of site planning, landscaping, building design, and construction practices.

Policy NE-7.4
Support "green construction" by promoting building practices that incorporate energy efficiency, sustainable and locally sourced materials, low-impact site design, and construction waste reduction.

Policy NE-7.5
Continue to administer the City's storm and surface water regulations to reduce water quantity and quality impacts from runoff.

Policy NE-7.6
Encourage conservation by using alternative energy sources and energy management technologies.

Policy NE-7.7
Protect natural resources that sequester and store carbon such as wetlands, estuaries, stream buffers, and urban tree canopy.

Policy NE-7.8
Reduce vehicle miles traveled and driving alone through land use and transportation strategies that provide opportunities and access to walking, biking, and transit. Support state efforts to electrify the transportation system.

Policy NE-7.9
Improve air quality through continued coordinated land use and transportation planning and management.

Policy NE-7.10
Consider policies and programs for purchasing clean and efficient fuels for city vehicles and equipment.

9.2.5 Urban Forestry

Urban forests are dynamic ecosystems that provide critical benefits to people and wildlife. Urban forests help to filter air and water, control storm water, reduce the impact of high winds, conserve energy, and provide animal habitat and shade. They add beauty, form, and structure to urban design. By reducing noise and providing places to recreate, urban forests strengthen social cohesion, spur community revitalization, and add economic value to communities.

The City of Sequim is a "Tree City" as designated by Tree City USA, a nationwide program of the Arbor Day Foundation. The City's Parks, Arbor, and Recreation Board (PARB), include among its duties, advising the City regarding the Tree City program, and the planting, maintenance, and enhancement of trees, shrubs, and bushes located on public property

including parks and rights-of-way, and to secure the benefits conferred by a prudently managed urban forest.

GOAL NE-8
Recognize that trees provide many important benefits to our natural and built community and the City recognizes and enhances these benefits by encouraging the preservation and management of trees on public and private lands, protecting from unnecessary removal or damage, and promoting the planting of new trees.

Policy NE-8.1
Continue to support and assist the City's Parks, Arbor and Recreation Board in its efforts for the promotion, preservation, and enhancement of Sequim's public tree resources.

Policy NE-8.2
Maintain the city's status as a Tree City USA as designated by the Arbor Day Foundation through the following measures:

- Maintain certification through various programs and activities long term.
- Strive to achieve annual growth awards from the Arbor Day foundation as a part of long-term implementation of the Tree City designation.
- Consider programs and policies which will further recognize the city's efforts in relation to community forestry.

Policy NE-8.3
Existing trees within a proposed development project is an important factor in its site planning, including determination of building, parking, open space and other feature locations. Tree preservation provisions that encourage the early consideration of tree protection during design and planning of development proposals are developed for inclusion in the City's Development Regulations.

Policy NE-8.4
Trees naturally adapted to local conditions should be encouraged and incorporated in all new public project landscaping. City public projects and capital improvement projects should be designed to conserve trees to the maximum extent possible.

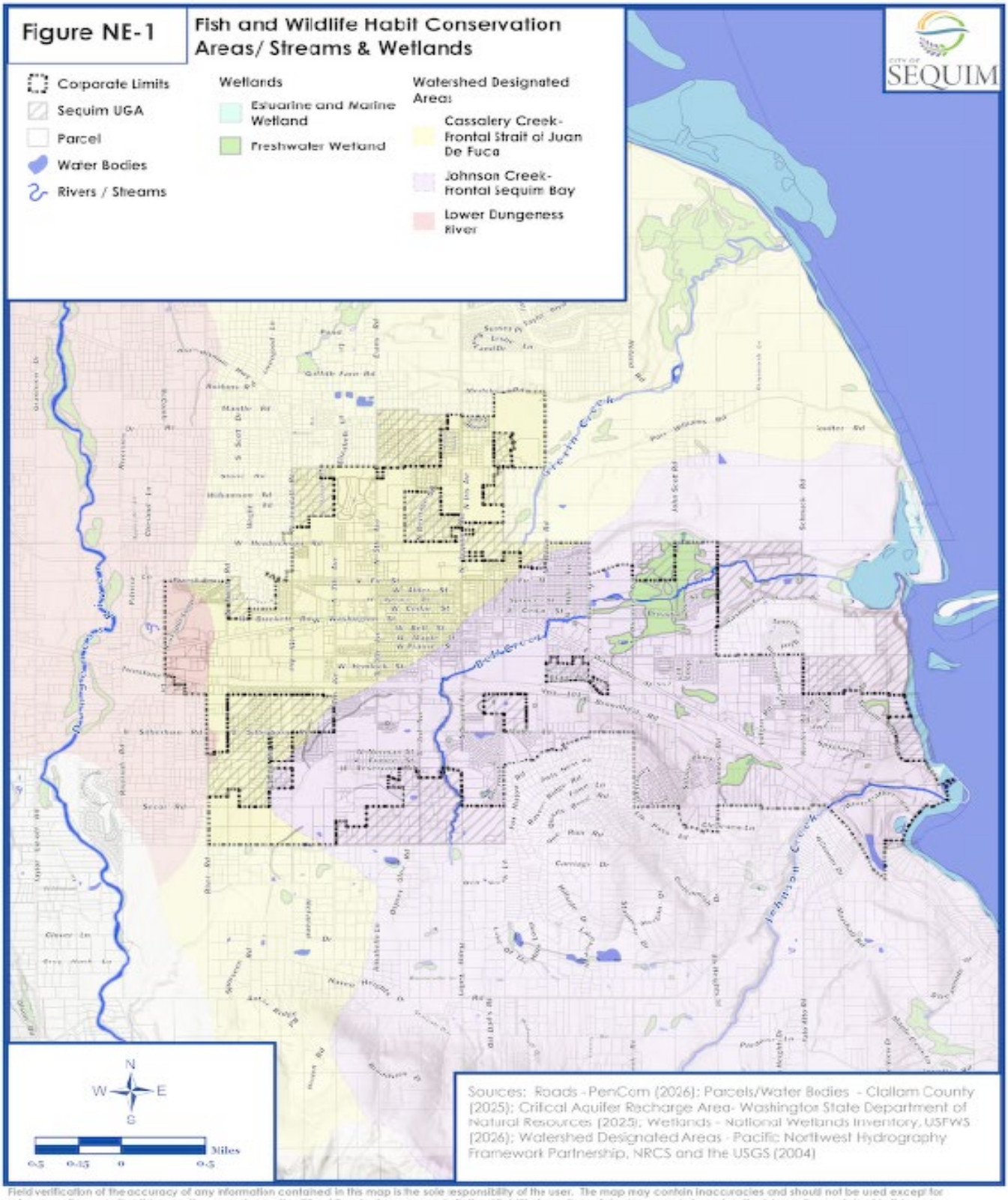
Policy NE-8.5
When funding is available, complete an assessment of the urban tree canopy to evaluate the extent, health, and diversity of trees across the city.

Policy NE-8.6
Conserve Garry Oaks, cactus, and other plants designated and identified as being significant and indigenous to Sequim's distinctive climate.

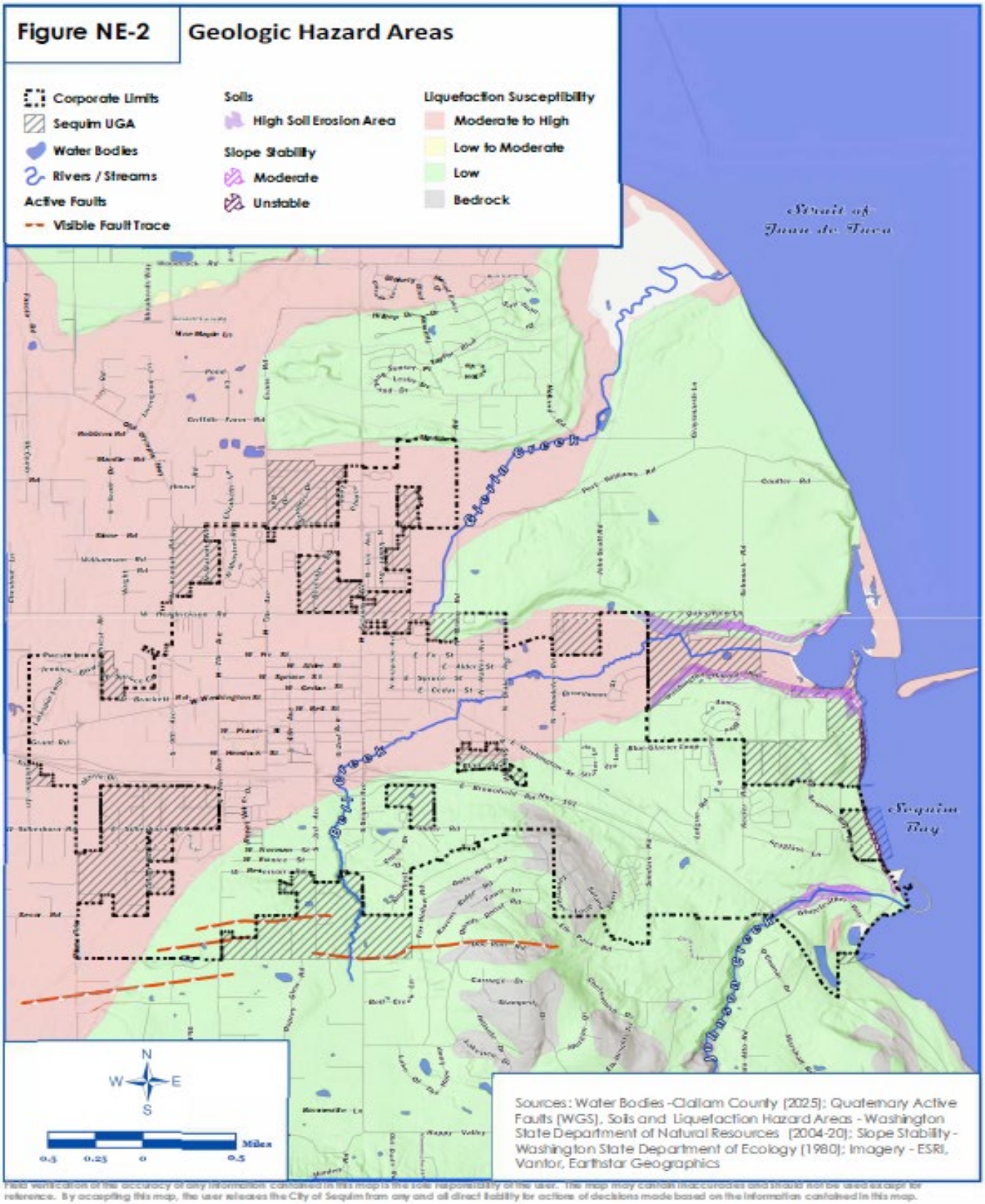
Policy NE-8.7
Enhance the City's urban tree canopy to support community resilience, mitigate urban heat and stormwater runoff. This can be accomplished through a program of tree planting in public areas, including street trees, public parks, public open spaces, and public facilities. Consider programs that create incentives for residents and businesses to plant trees on their private property, in addition to any required applicable landscaping standards.

Policy NE-8.8
In coordination with regional fire districts and Washington Department of Natural Resources, encourage the implementation of Firewise concepts in forest and urban interface/intermix areas as appropriate.

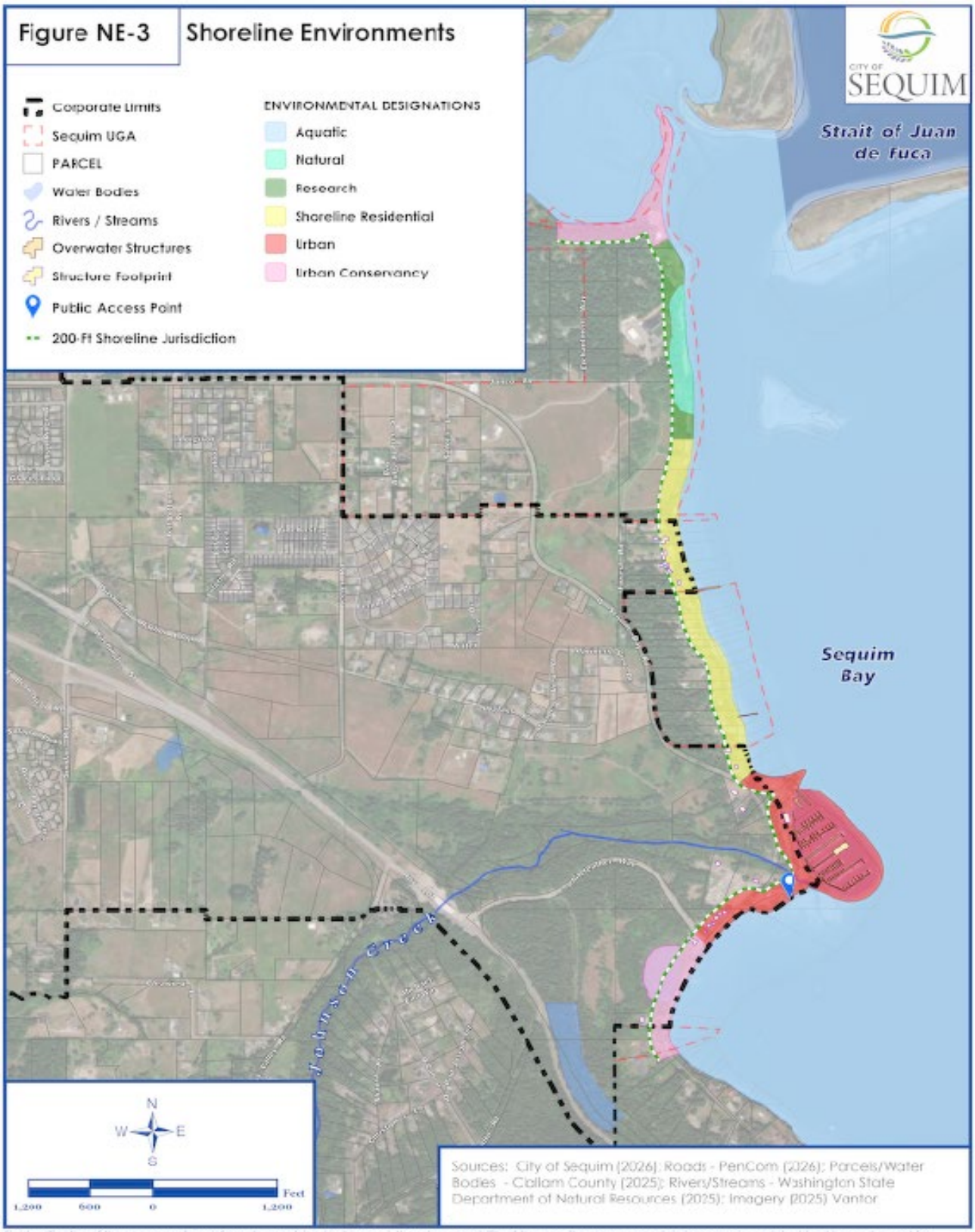
Policy NE-8.9
Provide educational material and resources for new and existing property owners to use in lowering their risk for wildland fires, including fire-resistant construction techniques, construction and maintenance of defensible spaces, fire-resistant landscapes, fuel reduction, and land use practices.



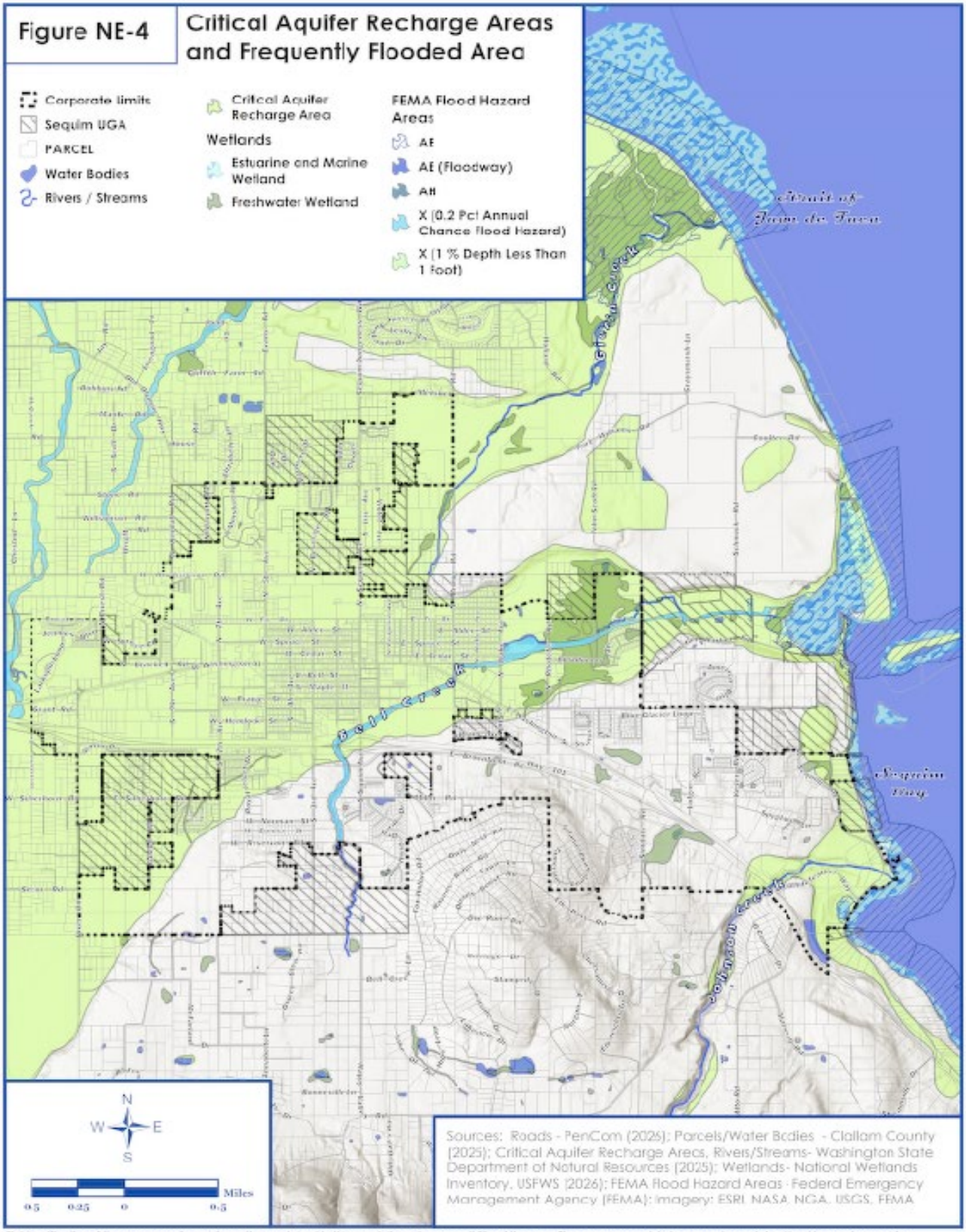
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CHAPTER 10 CLIMATE AND RESILIENCE

10.1 Chapter Context

10.1.1 Introduction

In 2023, the Washington State legislature passed House Bill 1181, declaring that municipalities planning under the Growth Management Act must integrate climate and resiliency policies in their comprehensive plans. The Washington State Department of Commerce (COM) created guidance for cities that have laid the framework for this element. That framework includes assessing the City's climate sensitivities and adaptive capacity and characterizing its vulnerabilities and risks to specific natural hazards.

The City participated in the 2024 update to the Clallam County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), which provides a framework and identifies mitigations for Clallam County jurisdictions to reduce vulnerability to natural and human-caused hazards, including climate change.

10.1.2 GMA Requirements

Washington's Growth Management Act (GMA) requires quickly growing Washington cities and counties to develop comprehensive plan elements that respond to challenges associated with population growth. Amended in 2023 by HB1181, the GMA now requires integrating climate policies into comprehensive plan updates.

The goal of HB 1181 is to ensure that comprehensive plans:

- adapt to and mitigate climate change;
- reduce greenhouse gas (GHG) emissions and per capita vehicle miles traveled (VMT);
- prepare for climate impact scenarios;
- foster resilience to climate impacts and natural hazards;
- protect and enhance environmental, economic, and human health and safety, and advance environmental justice.

Commerce led a multi-year project to develop model element guidance, which provides steps and pathways to integrate both a climate resilience and mitigation sub-element into a comprehensive plan, either as a set of integrated policies or a standalone element. For Sequim, these required policy changes address the Resilience Sub-Element requirements to consider climate impacts and increase resilience across local sectors. Sequim is not required to address requirements in the GHG Emissions Reduction Sub-Element at this time. The Resilience Sub-element must include measures to mitigate natural hazards exacerbated by climate change and adapt to unavoidable impacts. Specifically, policies must:

- **Requirement 1**: Address natural hazards created or aggravated by climate change, including sea level rise, landslides, flooding, drought, heat, smoke, wildfire, and other effects of changes to temperature and precipitation patterns.
- **Requirement 2**: Identify, protect, and enhance natural areas to foster climate resilience, as well as areas of vital habitat for safe species migration.

- **Requirement 3**: Identify, protect, and enhance community resilience to climate impacts, including social, economic, and built-environment factors, which support adaptation to climate impacts consistent with environmental justice.

HB 1181 also identifies that the Climate Element recognize and promote as many co-benefits of climate resilience as possible, such as climate change mitigation, salmon recovery, forest health, ecosystem services, and socioeconomic health and resilience.

This Climate and Resiliency Chapter aligns with Commerce guidance and identifies policies to foster sustainable and equitable planning. Other chapters within the comprehensive plan, such as the Natural Environment, Transportation and Capital Facilities, also contain policies that address these requirements.

Additionally, the City has two resolutions that directly address climate and resiliency. Resolution 2012-11 Greenhouse Gas defines the City's Greenhouse Gas Emission Reduction Policy, and Resolution 2016-16 Sustainability and Resiliency. Both Resolutions include strategies that have been incorporated into this Chapter.

10.1.3 Clallam County's Hazard Vulnerability and Risk Assessment

As part of the MJHMP planning process, a Vulnerability and Risk Assessment (MJHMP Section 4) of different potential hazards was conducted. Hazards assessed include flood, drought, landslide, sea level rise, severe weather, and wildfire, among others. Climate change has the potential to exacerbate many of these hazards that may impact Clallam County, and the MJHMP also considered how each hazard would intersect or become more significant with the impacts of climate change. Exhibit CR-1 summarizes the projected hazards within Clallam County that will be exacerbated by climate change.

Exhibit CR-1 Projected Climate Change Impacts for Clallam County



Source: Clallam County Climate Vulnerability Assessment, 2024

One of the primary outputs of the Vulnerability and Risk Assessment is the determination of which critical facilities are located within hazard zones. A summary of critical facilities that intersect with hazard areas throughout the county is provided in MMJHMP Appendix D-2: Vulnerability Summary for Critical Facilities. This information is valuable as it shows if certain critical facilities are vulnerable and to which jurisdiction.

Additionally, the Vulnerability and Risk Assessment considered four priority sectors for Clallam County and reported a vulnerability score based methodology that evaluate Climate Risk, Adaptive Capacity, and Vulnerability; these are presented in Exhibits CR-2 through CR-5 below. The *Climate Risk* column indicates the extent to which systems encounter climate

hazards, as well as how likely those sectors are affected by those climate hazards. The *Adaptive Capacity* column represents the systems' ability to adapt to climate impacts through activities like building or retrofitting infrastructure, adopting natural solutions, or behavior and policy changes. The *Vulnerability* column is an overall rating relative to both risk and adaptive capacity.

Community Health and Well-being

Climate impacts pose significant risks to health and community well-being, such as extreme heat, wildfire smoke, and severe weather events, likely to increase heat-related illnesses, air quality issues, and infrastructure damage. Vulnerable populations, including Tribal communities, older, and low-income residents, face heightened risks, underscoring the need to strengthen emergency response, public health services, and community resilience.

Exhibit CR-2 Community Health and Well-being Climate Vulnerability Scoring

Sector	Climate Risk	Adaptive Capacity	Vulnerability
Public Health	Mod - High	Low - Mod	Mod - High
Emergency Management	High	Moderate	Mod - High
Community Resources	Mod - High	Moderate	Moderate

Source: Climate Vulnerability Assessment, 2024

Natural Environment and Water Resources

Clallam County's natural environment and water resources face growing threats from climate impacts, including hotter temperatures, decreased summer rainfall, reduced snowpack, melting glaciers, and more intense precipitation events. These changes pose risks to aquatic species like salmon and shellfish, increase the vulnerability of trails and open spaces to flooding and drought, and jeopardize freshwater supplies through reduced storage, saltwater intrusion, and higher demand.

Exhibit CR-3 Natural Environment and Water Resources Climate Vulnerability Scoring

Sector	Climate Risk	Adaptive Capacity	Vulnerability
Ecosystems and Critical Areas	Mod - High	Mod - High	Moderate
Parks, Trails, and Open Space	Low	Mod - High	Low
Water Supply	Mod - High	Moderate	Moderate

Source: Climate Vulnerability Assessment, 2024

Economic Development and Land Use

Clallam County's economy, rooted in natural resource industries and tourism, faces moderate vulnerability to climate impacts due to its dependence on natural resources and limited supply chain routes. Many workers in climate-impacted jobs, for example, fisheries, construction or agritourism, face physical health risks as well as risks from economic impacts from possible resource degradation of climate change.

Exhibit CR-4 Economic Development and Land Use Climate Vulnerability Scoring			
Sector	**Climate Risk**	**Adaptive Capacity**	**Vulnerability**
Local Industries and Businesses	Mod – High	Moderate	Moderate
Land Use and Resource Lands	Low – Mod	Moderate	Moderate

Source: Climate Vulnerability Assessment, 2024

Built Infrastructure

Aging and undersized infrastructure faces significant climate risks, including flooding, sea level rise, and extreme heat, which threaten roadways, housing, stormwater systems, and energy networks. Key vulnerabilities include highways at risk of inundation, aging housing stock exposed to wildfire hazards, stormwater systems, and energy infrastructure that may struggle to meet future demands, particularly in remote areas.

Exhibit CR-5 Built Infrastructure Climate Vulnerability Scoring			
Sector	**Climate Risk**	**Adaptive Capacity**	**Vulnerability**
Transportation	Mod - High	Moderate	Moderate
Housing	High	Low - Mod	High
Water Systems	Mod - High	Mod - High	Mod - High
Energy	High	Moderate	Mod - High

Source: Climate Vulnerability Assessment, 2024

Other Risk and Vulnerability Considerations

The Vulnerability and Risk Assessment component of the 2024 MJHMP also provides an account of previous natural hazards that have affected Sequim and establishes a hazard ranking for each type of hazard based on the probability of it happening again or continuously, how large the impact is expected to be, and the number of areas it will affect. As reported in Exhibit CR-6 below, the most probable hazards identified are wildfire smoke and drought, with a "high" rank. Severe weather, including windstorms and extreme heat, flooding, and utility failures, all ranked "medium".

Exhibit CR-6 Sequim Climate Hazard Assessment and Ranking	
Hazard Type	**Hazard Planning Prioritization Consideration**
Wildfire Smoke	High
Drought	High
Severe Weather - Windstorm	Medium
Utility Failure/Power Outage	Medium
Severe Weather – Extreme Heat	Medium
Flood	Medium
Wildfire	Low
Landslide	Low

Source: City of Sequim Annex, MJHMP Volume 2, 2024, Table 3-3

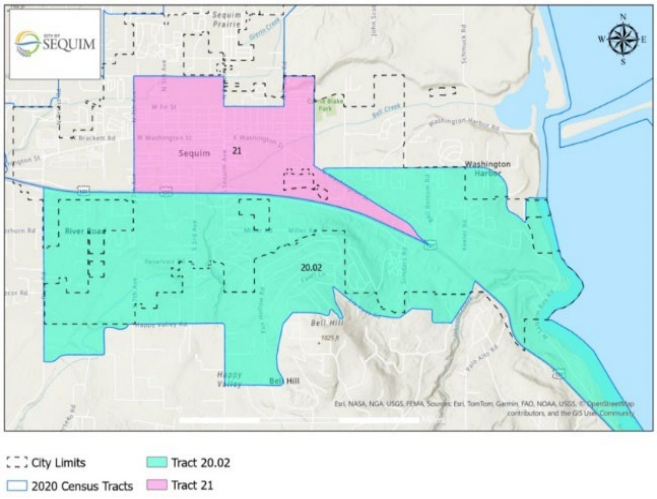
In addition to potential physical or geographic hazards, socially vulnerable populations (the people most susceptible to the immediate effects of hazards) were also identified using the

Centers for Disease Control and Prevention (CDC) and the Washington State Department of Health Social Vulnerability Index (SVI).

Determining vulnerable populations was based on census tracts and concentrations of certain demographics within them. Sequim's Census Tract 20.02 (green) was identified as medium-high vulnerability, and Census Tract 21 (pink) was identified as high vulnerability. These census tracts generally included concentrations for the following indicators of social vulnerability identified by Washington's SVI:

- Persons with income below 150% of the poverty rate;
- Persons aged 65 or older;
- Civilian noninstitutionalized population with a disability;
- Persons reporting minority status; and
- Persons living in mobile homes.

Exhibit CR-7 Census Tracts 20.02 and 21



10.1.4 Climate and Resiliency Mitigation Measures

The City has identified a comprehensive series of mitigation objectives and supporting actions that are focused on reducing vulnerability and maximizing loss reduction from hazards. Mitigation actions prioritize various goals such as expanding capabilities (planning and regulatory, administrative, financial, education and awareness), infrastructure/capital improvement projects, natural systems and nature-based solutions, and socially vulnerable populations considerations.

Mitigation actions that accomplish these priorities in response to climate-related hazards are summarized in Exhibit CR-8 below and are included in detail in the MJHMP Volume 2. Most of the identified mitigation actions address multiple objectives.

Exhibit CR-8 City of Sequim Mitigation Actions

Mitigation Action Description	Hazards Addressed	Status
Capital Project Improvements		
Replace the 3-mile 12" water main from Ranney Well (infiltration gallery) beginning near the Dungeness River and ending at the Reservoir Road Reservoirs.	Floods, Utility Failure, Winter Storm,	Identified for future CIP
Purchase a portable water purification system and small tanks. Prepare multiple sites and equipment to operate the water purification.	Earthquake, flooding, tsunami	Identified for future CIP
Locate site for new potable water reservoir, purchase property, design and construct.	Winter storms, flooding	Identified for future CIP

Mitigation Action Description	Hazards Addressed	Status
Construct deep water well (>600 feet) to increase resiliency and reliability within the water system.	Utility Failure, Drought, Water Shortage	Current Project; 2nd well future CIP
Capture stormwater and re-infiltrate using green stormwater infrastructure to benefit the watershed.	Flooding, Drought, Wildfire	Partnership with Clallam County on Project Planning
Install an energy storage microgrid for storing solar energy and backup generators in critical City facilities.	All hazards	Funding application submitted in 2024 for Guy Cole
Protect/reinforce Johnson Creek Trestle for the Olympic Discovery Trail.	Earthquake, Flooding, Landslide, Winter Storm	Funding for Design secured in 2024
Construct capital improvements on West Sequim Bay Road, a critical evacuation route to Highway 101. Evaluate solutions for Pitship Bridge to protect the asset from flooding and storm surge.	Flood, Sea Level Rise	Preliminary Proposal Developed; Funding being pursued
Programmatic Activities		
Update risk assessments, including GIS analysis, for landslides, dam/reservoir failures, tsunamis, with substantial changes.	Landslides, Tsunamis, Dam/Reservoir Failure	Establish as GIS priority
Identify temperature-controlled storage needs for emergency supplies and a plan for procurement of both storage and supplies for essential government functions.	Disease, Active Shooter/Terrorism, All Hazards	Ongoing
Develop and maintain a Reliable Backup Program for Critical City Data Entry Post-Disaster	All hazards	In progress (2025)
Implement asset management using GIS for all capital facilities.	All hazards	In progress (2025)
Coordinate Emergency Management/Incident Response trainings for North Olympic Peninsula jurisdictions.	All hazards	In progress (2025)
Public education of potential hazards, local agency response, and preparedness.	All hazards	Ongoing
Develop risk assessment and response plan for vulnerable populations regarding excessive heat, cold, smoke inhalation – including loss of power and/or ability to transport.	All hazards	MJHMP and Mitigation Priorities
Participate in the County-wide Community Wildfire Protection Plan as a stakeholder. Utilize technical findings to understand areas of local vulnerability and relevant	Wildfire	In progress (2025)

Mitigation Action Description	Hazards Addressed	Status
risk reduction strategies. Conduct wildfire risk assessment for the City of Sequim and Fire District 3.		

Source: City of Sequim; MJHMP Volume 2, 2024

In addition, Sequim has made investments in emergency and hazard preparedness through a coordinated, multi-layered approach. These efforts include a robust partnership with Clallam County Fire District #3 to support an active Community Emergency Response Team (CERT) and provide community hazard preparedness education. The City is committed to providing dedicated emergency preparedness staff support as well as engaging in regular training and exercises with first responders and regional partners.

The City has also established partnerships with local businesses and organizations to support community emergency response needs and has incorporated the use of drone technology to enhance situational awareness and damage assessment. Together, these proactive measures position Sequim to respond more effectively and resiliently in the event of a hazard or emergency.

10.2 Goals and Policies

The following goals and policies are organized under the eleven climate sectors identified by the Washington State Department of Commerce:

1. Water Resources
2. Ecosystems
3. Agriculture & Food Systems
4. Buildings & Energy
5. Economic Development
6. Zoning & Development
7. Emergency Management
8. Health & Wellbeing
9. Transportation
10. Waste Management
11. Cultural Resources & Practices

These eleven sectors were consolidated and adjusted into the following eight sections to best represent the City of Sequim's approach to climate resiliency.

10.2.1 Water Resources

As regional precipitation patterns shift and mountain snowpack is reduced, the City should plan for more variable and extreme conditions affecting local water supply. A climate-resilient future includes management of water resources through conservation, reuse, stormwater integration, and sustainable landscaping practices.

GOAL CR-1
Protect, conserve, and enhance water resources in Sequim to create more climate-resilient water systems.

Policy CR-1.1
Explore opportunities for water collection and storage to prepare for decreased snowpack and increased rainfall.

Policy CR-1.2
Manage water resources sustainably by integrating effective stormwater practices, preventative system maintenance, water conservation measures, increased reclaimed water use, climate-appropriate plant selection, and responsible landscape management.

Policy CR-1.3
Support the expanded use of reclaimed water from its water reclamation system as a sustainable and climate-resilient resource. The City will prioritize water reuse for potable and non-potable applications such as irrigation, landscaping, groundwater recharge, and environmental restoration, where technically and economically feasible. Promote educational materials that highlight the benefits and safety of reclaimed water use and help encourage its implementation in private developments.

Policy CR-1.4
Promote efficient water use through infrastructure improvements, public education, incentives, and landscaping standards. Conservation efforts support drought resilience and reduce potable water demand.

10.2.2 Ecosystems

The City is dedicated to preserving the ecological features that make up the surrounding natural environment and provide invaluable ecosystem services. The upkeep and restoration of these elements is vital to the community's ability to withstand a changing climate, keep businesses and local industries afloat, and preserve native cultural ties to the land. Sequim aims to collaborate with tribes, residents, and other stakeholders to maintain ecological and hydrological integrity, allowing niche industries to continue to thrive, and future generations to enjoy the same natural scenery.

GOAL CR-2
Increase the City's adaptability to climate change by supporting ecological restoration projects, preserving environmental assets, and ensuring the vitality of local waterways and green spaces.

Policy CR-2.1
Invest in restoration of riparian areas and local waterways to increase watershed vitality, improve habitat, reduce flood risk, and curb bank erosion.

Policy CR-2.2
Promote urban forestry to restore, retain, and enhance parks, open spaces and greenbelts to increase tree canopy and maximize carbon storage opportunities.

Policy CR-2.3
Consider and research the benefits of acquiring a Green City Certification, such as the Evergreen Community Designation from WA DNR, to streamline and receive guidance on

urban forestry management as well as create more opportunities to receive environmental grants.

10.2.3 Agriculture, Food Systems, and Local Business

The City is committed to protecting the local supply chain from climate change, including local agriculture, businesses, and industries. Through educating stakeholders on the climate risks to livelihoods and investing in self-sustenance and local food resiliency strategies, the City can be better equipped to handle potentially adverse climate effects on local food production.

GOAL CR-3
Support a sustainable local and regional agriculture sector that sequesters carbon, provides local jobs and food supply, and is resilient to the impacts of climate change.

Policy CR-3.1
Partner with regional agricultural and economic development organizations to conduct assessments of climate impacts on tourism, the economy, and industries resilient on local food production, incorporating unique climate scenarios like Sequim's micro-climate. Support small businesses to adapt their operations and promote local sourcing.

Policy CR-3.2
Encourage partnerships between local farms/farmers, businesses and residents on local food production and food rescue projects, composting, and green waste recycling projects.

10.2.4 Cultural Resources and Practices

The City recognizes the importance of acknowledging and celebrating the local cultural ties to the natural environment. Traditional environmental practices used by Native American communities can serve a unique educational role in community resilience today.

GOAL CR-4
Preserve and promote cultural, agricultural heritage and traditional environmental practices by collaborating with tribes, farmers and educational organizations to solidify ecological knowledge as a cornerstone for community sustainability.

Policy CR-4.1
Collaborate with tribes to identify traditional environmental stewardship methods that can be employed to protect historical and cultural assets from climate risks.

Policy CR-4.2
Collaborate with schools and tribes to develop community-driven initiatives to integrate traditional ecological knowledge and native stewardship practices into environmental adaptation. Engage cultural heritage to give members of the community insight into sustainability and resilience.

Policy CR-4.3
Coordinate with tribes to protect access to important cultural sites. Prevent the development and degradation of surrounding lands that could jeopardize the area's integrity in a climate event.

Policy CR-4.4
Work toward protecting ecosystem functions that support Tribal Treaty Rights and preserve culturally significant resources, including but not limited to archaeological and sacred sites, ecosystems, traditional foods, plants, and resources at risk from climate change impacts.

10.2.5 Emergency Management

The City is part of the emergency responder network that responds to climate-related and other disasters. Utility infrastructure is some of the most at-risk facilities relative to climate threats like wildfires, more volatile storms, and sea level rise. As climate-related disasters increase, the City must also increase coordination with the regional emergency response network including utility providers, prepare to support citizens in the wake of disasters, and inventorying/assessing current weak points in the infrastructure system to be fully prepared for climate-related emergencies.

GOAL CR-5
Collaborate with Clallam County, Fire District 3, Jamestown S'Klallam Tribe, Public Utility District and other emergency responders to promote and invest in programs, inventory systems, and technologies that strengthen the City's infrastructure resilience, response capabilities and ability to rebound after a natural disaster or extreme climate event.

Policy CR-5.1
Coordinate emergency preparedness and response efforts with Clallam County and regional partners to promote a unified and effective approach to public safety consistent with the Clallam County and Sequim Comprehensive Emergency Management Plans (CEMP).

Policy CR-5.2
Explore the development of resilience hubs for extreme weather and other climate-related events, considering accessibility for all.

Policy CR-5.3
Collaborate regionally to ensure continuity of operations in the event of supply chain issues from climate events or natural disasters.

Policy CR-5.4
Identify and support initiatives to provide at-risk populations with PPE (personal protective equipment) during wildfire and smoke-related events.

Policy CR-5.5
Maintain a vulnerable infrastructure inventory to assess what facilities and transportation networks may be jeopardized during a state of emergency. Include relevant criteria such as infrastructure age, expected lifespan, and criticality to city functionality.

Policy CR-5.6
Coordinate with utility providers and support efforts to ensure energy infrastructure is capable of withstanding extreme weather events or natural disasters. Vulnerable systems should be replaced and/or retrofitted to increase reliability.

Policy CR-5.7
Advocate for increased grid reliability, energy storage and alternative energy capacity in state and local policy.

Policy CR-5.8
Consider code updates that require utilities to be located underground, increasing long-term reliability and reducing exposure to climate-related disasters.

10.2.6 Health, Well-Being, and Climate Justice

Ensuring the health and well-being of Sequim's population requires a proactive, equitable approach that prioritizes community resilience. Climate justice, ensuring all individuals have equal protection from climate risks and access to adaptive resources, is a guiding principle. Sequim must also prepare for climate migration, as its relatively temperate environment may attract new residents seeking relief from more climate-impacted regions.

GOAL CR-6
Enhance community resiliency equitably, improving the safety and health of vulnerable populations during emergencies, and fostering a proactive approach to climate justice.

Policy CR-6.1
Continue to strengthen strategies for evacuating vulnerable populations with reduced mobility or a lack of transportation means.

Policy CR-6.2
Ensure home energy efficiency programs have equitable access and research ways to subsidize entry into these programs for low-income households.

Policy CR-6.3
Ensure equitable access to information and influence on decision-making about climate hazards and preparedness by utilizing a variety of mechanisms, including regional notification systems, social and other media, and other engagement.

10.2.7 Transportation

Sequim aims to emphasize both equitable and ecologically sustainable transportation. Creating better access for vulnerable communities, adopting cleaner technologies, and promoting a reduction in personal vehicle usage are key to helping us evolve into an environmentally sound transportation system.

The City of Sequim's Transportation Master Plan establishes a long-term vision for improving mobility options consistent with the City's climate goals. As part of the City's broader climate change response, the transportation system should contribute to reducing greenhouse gas emissions (GHG), enhancing community resilience, and protecting natural resources. By prioritizing safe, connected, and low-carbon travel options, such as walking, biking, public transit, and emerging clean technologies, the City supports the other co-benefits of climate action, such as community health.

GOAL CR-7
Minimize the negative impacts of the transportation system on ecological, environmental, civic, and human health. Improve multi-modal connectivity to reduce vehicle miles traveled (VMT).

Policy CR-7.1
Prioritize pedestrian and bicycle infrastructure connectivity to essential services, increasing viable active transportation options for reducing total vehicle miles travelled.

Policy CR-7.2
Promote and adopt the usage of alternative fuels, electric engines, and other technologies that allow the transportation network to reduce its total emissions.

Policy CR-7.3
Ensure transportation projects provide equitable access for minority, low-income, and vulnerable populations, avoid disproportionately adverse health or environmental impacts, and include public engagement that seeks input from all community members.

Policy CR-7.4
Incentivize and support carpooling, ride share, public transportation opportunities, and other shared transportation initiatives.

10.2.8 Development, Buildings, and Energy

Reducing greenhouse gas (GHG) emissions and preparing the built environment for climate impacts are important climate response strategies. Actions such as supporting low-carbon construction practices, transitioning municipal equipment to clean technologies and promoting green building design, help align development with climate response objectives.

GOAL CR-8
Integrate programs and development practices that work toward reducing the City's GHG emissions and waste while reducing climate impacts and risk to the built environment.

Policy CR-8.1
Utilize zoning and critical area protections to direct new development away from areas with the highest disaster-risk and environmentally sensitive areas.

Policy CR-8.2
Incentivize green building certifications, energy-efficient technologies, low-carbon materials, and the reuse of construction waste for new development.

Policy CR-8.3
Continue alternative materials for parking lots and large paved surfaces in new developments to reduce stormwater runoff, consistent with the current Department of Ecology Stormwater Management Manual and best practices.

Policy CR-8.4
Transition the City vehicle fleet to electric and hybrid engines when possible, starting with the least fuel-efficient and oldest vehicles.

Policy CR-8.5
Transition City maintenance, landscaping, and construction machinery from gas-operated to electric when applicable.

Policy CR-8.6
Provide educational resources on and encourage building features such as vertical gardens, green roofs, skylights, and rain gardens to passively increase carbon sequestration and stormwater runoff quality. If appropriate, consider such features' contribution to a project's landscaping or open space requirements.

CHAPTER 11 PARTICIPATION, EVALUATION AND IMPLEMENTATION

11.1 Chapter Context

The adoption of the Comprehensive Plan is a commitment to a coordinated vision for Sequim's future. The success of the Plan is measured by its active use by elected officials, City staff, partner agencies, residents, businesses, and property owners. The City Council shall use the Plan as a guide for carrying out the community's vision, adopting and updating regulations, and making public investment decisions that support adopted goals and respond to changing conditions.

The Plan also helps guide budget and capital investment decisions by identifying the public facilities, services, and resources needed to serve current and future residents of the City. The Plan should be used to inform the City's capital facilities planning, capital improvement programming, utility planning, transportation planning, parks planning, and other functional plans and implementation measures.

11.2 Goals and Policies

Public Participation

The Growth Management Act requires procedures for early and continuous public participation in the development and amendment of comprehensive plans and development regulations. Sequim's Plan should reflect broad community input and the priorities and values of residents, businesses, property owners, and partner agencies.
Broad-based public participation is essential to maintaining an effective and useful Comprehensive Plan.

Public participation in major Comprehensive Plan updates is only one part of that work. The community should also have opportunities to participate as the Plan is implemented, including review of development regulation updates, functional plan updates, capital planning, and major public projects. Different levels and methods of involvement may be appropriate at different stages of plan preparation and implementation.

GOAL PI-1
Value public participation and promote broad-based involvement by members of the Sequim community in the update, amendment, and implementation of the Comprehensive Plan.

Policy PI-1.1
Provide early and continuous opportunities for public participation in GMA planning initiatives by using the communication and outreach tools available to the City, including the City website, online open houses, surveys, mailed or published notices, workshops, and open houses.

Policy PI-1.2
Coordinate public participation, as appropriate, with the Planning Commission, City Council, Clallam County, special purpose districts, utility providers, school districts, tribal

governments, neighboring jurisdictions, and state or regional agencies to ensure coordination.

Implementation and Evaluation
Achieving the goals and policies of the Comprehensive Plan depends on taking action. Although the City may not have sufficient resources to implement all strategies at once, meaningful progress can be made by identifying priorities, coordinating implementation tools, and aligning work programs and funding decisions with adopted policy direction.

GOAL PI-2
Maintain and implement a Comprehensive Plan that embodies the future vision for Sequim and carries out the City's local, regional, and statewide responsibilities.

Policy PI-2.1
Ensure that development regulations, functional plans, departmental work programs, the City budget, capital improvement priorities, and other implementing measures are consistent with and reinforce the Comprehensive Plan.

Policy PI-2.2
Use the Comprehensive Plan as the City's primary long-range policy guide for land use decisions, public investments, development regulations, and growth management actions.

Policy PI-2.3
Conduct a comprehensive review of the Plan during each state-required periodic update cycle. The review should analyze city conditions and needs, changes in state law, new demographic and economic data, permit activity, infrastructure needs, and the effectiveness of existing goals and policies, and update the Plan as needed.

Policy PI-2.4
Prepare implementation progress reports or similar monitoring summaries when required by state law or when needed to inform future policy decisions, capital planning, or Plan amendments.

Policy PI-2.5
Use the City's capital facilities planning, six-year capital improvement programming, utility planning, transportation planning, and annual budgeting process to help carry out the Plan and prioritize investments needed to serve planned growth.

Policy PI-2.6
Ensure that implementation of development regulations respects constitutional protections for private property and is carried out in a manner consistent with applicable law.

Amending the Comprehensive Plan.
Amendments to the Plan should retain the broad perspective of the community vision, remain consistent with the goals and policies of the Plan, and comply with the intent and requirements of the Growth Management Act.

Comprehensive Plan amendments may include, but are not limited to:

1. Amendments to narrative text, goals, and policies;
2. Amendments to the Future Land Use Map or other Comprehensive Plan maps;
3. Amendments to capital facilities planning and related implementation measures; and
4. Related amendments to development regulations needed to maintain internal consistency.

Proposed amendments may be initiated by the City, the Planning Commission, the City Council, other public agencies, property owners, or individual citizens, subject to applicable City procedures. Except where otherwise allowed by law, amendments should generally be considered on an annual basis and reviewed in a coordinated manner so that the cumulative effect of proposed changes can be evaluated.

Amending Narrative Text, Goals, and Policies
Amendments to Plan text, goals, and policies will generally be based on the need to clarify intent, respond to changed conditions, incorporate new information, implement new legal requirements, or provide updated policy direction.

Amending Comprehensive Plan Maps
Amendments to the Future Land Use Map or other Comprehensive Plan maps may be proposed when conditions have changed, when the existing designation no longer reflects adopted policy direction, when a mapping error is identified, or when new information supports a change. Site-specific redesignation requests should be evaluated for consistency with the overall Plan, infrastructure availability, surrounding land uses, and the public interest.

Where amendments implicate City planning area boundaries, intergovernmental coordination, or other jurisdictional actions outside the sole authority of the City, such amendments shall be processed consistent with applicable countywide planning policies, applicable interlocal agreements, and state law.

Capital Facilities Planning and Functional Plan Updates
Amendments may be needed as projects are completed, priorities change, new projects are identified, funding sources are secured, or updated level-of-service analysis indicates revised needs.

Functional plans and master plans provide more detailed implementation guidance for major systems and services. When a functional plan is fully updated or selectively amended, the City should evaluate whether a corresponding Comprehensive Plan amendment or implementing regulation change is needed to maintain consistency.

Emergency Amendments
Emergency amendments to the Plan may be considered outside the annual review cycle when authorized by state law and City code, and when necessary to respond to a condition involving public health, safety, or welfare, or another legally recognized emergency circumstance.

GOAL PI-3
Process Comprehensive Plan amendments in conformance with the requirements of the Growth Management Act and the Sequim Municipal Code.

Policy PI-3.1
Process amendments to the Comprehensive Plan and related development regulations pursuant to applicable provisions of the Sequim Municipal Code, including maintenance of an annual amendment docket and coordinated review of non-exempt amendments.

Policy PI-3.2
Consider proposed annual amendments as a package, to the extent practical, so that the cumulative effect of proposed changes to the Plan, map designations, and development regulations can be evaluated.

Policy PI-3.3
Allow amendment proposals to be initiated by the Department of Community and Economic Development, the Planning Commission, City Council, other jurisdictions and agencies, individual citizens, and affected property owners, subject to applicable procedures and submittal requirements.

Policy PI-3.4
Provide public notice and public hearing opportunities for Plan amendments consistent with state law and City procedures, with the Planning Commission serving as the primary advisory body and the City Council taking final legislative action unless otherwise provided by law.

Policy PI-3.5
Allow amendments to capital facilities planning and related implementation measures to occur outside the annual amendment cycle when authorized by law, including when adopted concurrently with the City's budget or capital planning process.

Policy PI-3.6
When a functional plan is fully updated or selectively amended, the responsible department should circulate the draft for review by appropriate City staff, commissions, partner agencies, and the public, and determine whether a corresponding Comprehensive Plan amendment should be docketed.

Policy PI-3.7
Recognize that emergency amendments may require modifications to the standard annual amendment process, but should be limited to circumstances authorized by law and supported by the appropriate findings.

CHAPTER 12 APPENDICES

Appendix A Housing and Land Use
- Appendix A-1 Housing Needs Assessment
- Appendix A-2 Adequate Provisions
- Appendix A-3 Land Capacity Analysis
- Appendix A-4 Racially Disparate Impacts Analysis
- Appendix A-5 Land Use

Appendix B-1 Capital Facilities Plan
- Appendix B-1A Sanitary Sewer Capacity Memo

Appendix B-2 Transportation Master Plan

Appendix C Public Participation