CITY OF SEQUIM

To: Sequim City Council
From: Karla Boughton, DCED Director
Contributors: Kristina Nelson Gross, City Attorney
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Date: November 2, 2026
Subject: 2025 Comprehensive Plan Periodic Update – Issues and Response Memo #2
Exhibit G-2 of the City Council Public Hearing Staff Report

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1 Executive Summary

The City has received extensive written and oral public comments regarding the Draft 2025 Comprehensive Plan Periodic Update and proposed amendments to Title 18 of the Sequim Municipal Code (SMC). An Issues and Response Memo was issued on September 29, 2026 intended to assist the Planning Commission in its continued public hearing and deliberations after the close of the hearing, by organizing recurring and overlapping comments into issues and themes, providing a consolidated response to the substantive issues raised by multiple commenters, and identified possible revisions for Planning Commission consideration. The Issues and Response Memo #1 was organized into four issue areas: 1) Infrastructure, 2) Housing and Growth, 3) Critical Areas, Natural Resources and Climate Resilience, and 4) Specific Proposed Amendments to Comprehensive Plan Policies and Title 18 Development Regulations.

At the October 6, 2026 Planning Commission continued public hearing and then afterward, additional written comments have been submitted to the City. This Issues and Response Memo #2 is intended to address public comment letters received as of November 2, 2026.

2 Purpose and Background

2.1 Periodic Update Process

The City of Sequim is undertaking its periodic review and update of the Comprehensive Plan and implementing development regulations pursuant to the Washington State Growth Management Act (GMA), Chapter 36.70A RCW.

The 2025 Comprehensive Plan Periodic Update establishes the City's long-range planning framework through 2045. The update addresses projected population, housing, and employment growth and includes updated goals, policies, maps, and technical analyses, addressing land use, housing, transportation, capital facilities and utilities, economic development, natural environment, climate resilience, parks and open space, and community character. The City is concurrently updating SMC Title 18 Zoning to maintain consistency between the Comprehensive Plan, development regulations, and applicable changes in state law.

The City's periodic update process began in 2024 and has included community outreach and visioning, stakeholder engagement, technical analysis, Planning Commission and City Council review, preparation and review of individual Comprehensive Plan elements, evaluation of the Future Land Use Map and

zoning, preparation of updated capital facilities and transportation plans, development-regulation amendments, and environmental review under the State Environmental Policy Act (SEPA).

On July 13, 2026, the City released the Draft 2025 Comprehensive Plan and Appendices, Draft SMC Title 18 Zoning, and Draft Supplemental Environmental Impact Statement (DSEIS) for formal public review. The DSEIS evaluated the environmental effects of the proposed periodic update and development regulations as the Action Alternative, compared with continued implementation of the 2015 Comprehensive Plan and existing SMC Title 18 as the No Action Alternative.

The Planning Commission opened its public hearing on the Draft Comprehensive Plan and Draft SMC Title 18 on September 1, 2026. Following receipt of substantial written public comment prior to the hearing and oral testimony, the Planning Commission continued the public hearing to October 6, 2026 to provide City staff additional time to review comments and prepare Issues and Response Memo #1 to support Planning Commission deliberations. Memo #1 reviewed, and responded as appropriate, through Public Comment #70.

Following the continued public hearing and deliberations on October 6, 2026, the Planning Commission moved to recommend approval of the Comprehensive Plan Periodic Update to the City Council. The Commission's recommendation is supported by its Findings, Conclusions, and Recommendation document and reflects consideration of public comments, technical analyses, proposed revisions to the July 13, 2026 version of the Draft Comprehensive Plan, Appendices, and SMC Title 18. The Commission's public hearing process concluded on October 6, 2026.

2.2 Public Participation and Comment Record

Public participation has been an ongoing component of the periodic update process. The City created and adopted a Public Participation Plan to provide for early and continuous public involvement and to identify opportunities for community participation throughout the planning process.

Beginning in 2024, public engagement included stakeholder interviews; community visioning and planning-scenario workshops; open houses; Farmers Market outreach; an online community survey; a future land use alternatives workshop; and a housing focus group. Outreach continued during development of the draft plan through publicly noticed Planning Commission meetings, joint City Council and Planning Commission workshops, advisory-board review, stakeholder discussions, public presentations, developer forums, newsletters, and other community engagement opportunities.

The formal public review period began July 13, 2026 with release of the Draft Comprehensive Plan, associated Appendices, Draft SMC Title 18, and DSEIS. The City provided notice of the release to its community notification list, affected agencies and jurisdictions, the Jamestown S'Klallam Tribe, and state agencies, and published notice in the Peninsula Daily News. Draft documents, notices, project information, and opportunities to comment have also been maintained on the City's Comprehensive Plan Update webpage.

During the formal review period, the City accepted comments through email, an online comment form, in-person open houses, developer's forum, Planning Commission meetings, and the Planning Commission public hearing. The City also conducted a separate 30-day comment period on the DSEIS

from July 13 through August 13, 2026. Comments specific to the DSEIS are being addressed through the Final Supplemental Environmental Impact Statement.

Comments on the Draft Comprehensive Plan and Draft Title 18 have been compiled as part of the legislative record. The Public and Agency Comment Matrix provides an index and summary of comments received, while the complete written submissions are retained as part of the public hearing record. The City will continue to accept public comment on the Draft Comprehensive Plan and Draft SMC Title 18 through the conclusion of the public hearing process.

2.3 Purpose of the Response Memo #2

The City received a substantial volume of public and agency comments on the Draft Comprehensive Plan and Draft Title 18. Many comments address the same or substantially similar issues, and several commenters submitted multiple comments addressing related subjects. Responding separately to each individual submission would result in substantial repetition and would make it more difficult to identify the principal policy and regulatory issues presented.

An Issues and Response Memo was issued on September 29, 2026 intended to assist the Planning Commission in its continued public hearing and deliberations by organizing recurring and overlapping comments into issues and themes, providing a consolidated response to the substantive issues raised by multiple commenters, and identified possible for Planning Commission consideration. The Issues and Response Memo #1 was organized into four issue areas: 1) Infrastructure, 2) Housing and Growth, 3) Critical Areas, Natural Resources and Climate Resilience, and 4) Specific Proposed Amendments to Comprehensive Plan Policies and Title 18 Development Regulations. Memo #1 responded as appropriate to written public comment through Comment Letter #70. Issues and Response Memo #2 (this memo) is intended to address public comment letters received as of November 2, 2026.

2.4 Comprehensive Plan Periodic Update versus Site Specific Project-Level Review

The Comprehensive Plan establishes the City's long-range policy framework for accommodating projected growth and guiding future land use, housing, transportation, public facilities and utilities, natural environment, parks, economic development, and other community needs. The Growth Management Act requires development regulations to be consistent with and implement the Comprehensive Plan. Together, they establish the framework for future development decisions.

The Comprehensive Plan is not, however, a project-level development approval. Adoption of a land use designation, zoning classification, growth assumption, capital facility policy, or other long-range planning provision does not authorize a particular development. Nor can every site-specific impact be determined at the comprehensive planning stage, when the location, size, design, timing, and infrastructure demands of future projects may not yet be known.

The periodic update therefore evaluates impacts and infrastructure needs at the planning level. This includes whether the City has planned for its allocated population, housing, and employment growth; has sufficient land capacity; has planned transportation, utilities, and capital facilities to serve anticipated growth and provides goals, policies, maps, and development regulations sufficient to guide future decisions.

Individual development proposals are subsequently reviewed for consistency with the Comprehensive Plan and applicable development regulations and technical standards. Project-level review may identify site specific infrastructure improvements, environmental protections, mitigation measures, or other conditions necessary to meet City requirements.

3 Staff Analysis and Response – Comment Letters #71-81

The City received additional written public comments discussing infrastructure, water supply and groundwater protection, private infrastructure maintenance, transportation connectivity, natural resources, and site-specific land use redesignations. Many of the issues raised in Comment Letters #71-81 are substantially addressed in September 29, 2026 Issues and Response Memo #1, including water availability and infrastructure capacity; housing and growth, environmental project and project-level development review (which is also summarized above in Section 2.4).

Comments #77 and #80 raise additional concerns regarding the City's proposed Regional Commercial pre-designation within the unincorporated Sequim UGA and are addressed in Section 3.1 below. The Olympic Peninsula Audubon Society submitted comments concerning open space, groundwater protection, wetlands, wildlife habitat and natural resource policies and are addressed in Section 3.2 below.

Additional comments raise discrete matters concerning privately maintained infrastructure and private road conversion, a property-specific redesignation request, and the status of a private water system. These are addressed as appropriately below in Section 3.3.

3.1 Sequim Urban Growth Area and City Future Land Use Map (FLUM)

Responds to Public Comments #5, 51, 58, 77, 80 and comments at PC 9/1/2026 and 10/6/2026 public hearing and comments at 10/26/206 City Council meeting.

City's UGA Obligations Under the Growth Management Act

The GMA establishes a comprehensive framework for accommodating projected population and employment growth by directing urban development to designated Urban Growth Areas (UGAs). A central objective of the GMA is to concentrate urban growth in areas where public facilities and services can be efficiently provided, thereby reducing the sprawl development of rural and resource lands.

RCW 36.70A.110(1) requires counties planning under the GMA to designate UGAs within which urban growth is allowed and outside of which growth is generally limited to development that is not urban in nature. All cities are considered urban growth areas under this section of the GMA. RCW 36.70A.110(2) requires jurisdictions to ensure sufficient land and densities to accommodate projected urban growth over the 20-year planning period.

The obligation to accommodate growth extends beyond residential development. RCW 36.70A.110(2) expressly requires cities to plan for a broad range of needs and uses accompanying urban growth, including medical, governmental, institutional, commercial, service, retail and other nonresidential uses.

RCW 36.70A.070 requires comprehensive plans to identify the general distribution, location and extent of future land uses, together with anticipated population densities and development intensities. The future land use map is an integral component of this framework, providing the geographic basis for evaluating future development patterns.

The initial Sequim UGA was established in 1996 and depicted on the Optimal Land Use Map as the City's first comprehensive plan under the Growth Management Act, provided below as Figure 1. Following as Figure 2 is the most recent periodic update 2015 Future Land Use Map, and Figure 3 is the 2025 Periodic Update Draft Future Land Use Map.

Figure 1: City of Sequim 1996 Comprehensive Plan – Optimum Land Use Map

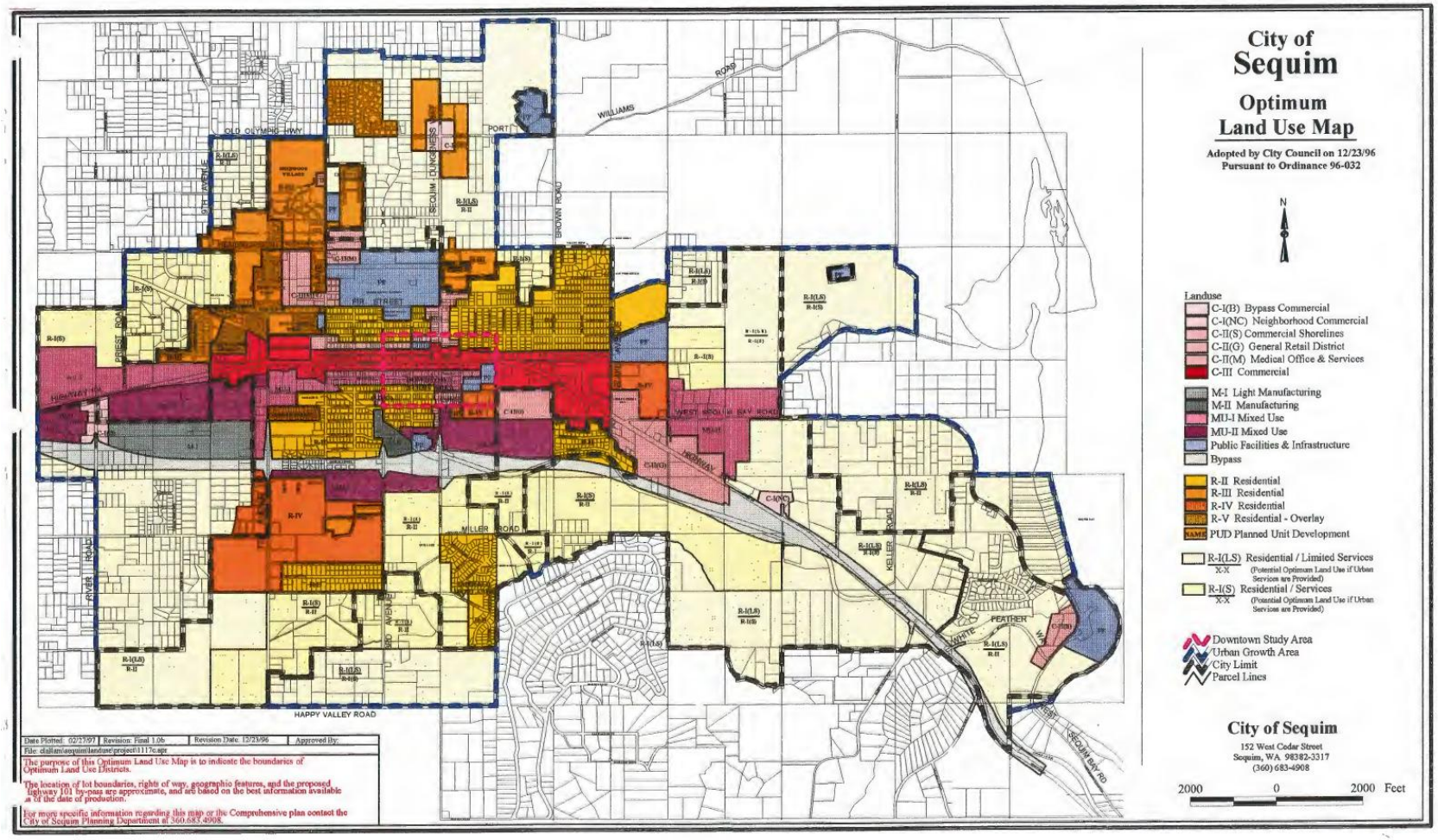


Figure 2: City of Sequim 2015 Comprehensive Plan Periodic Update – Future Land Use Map

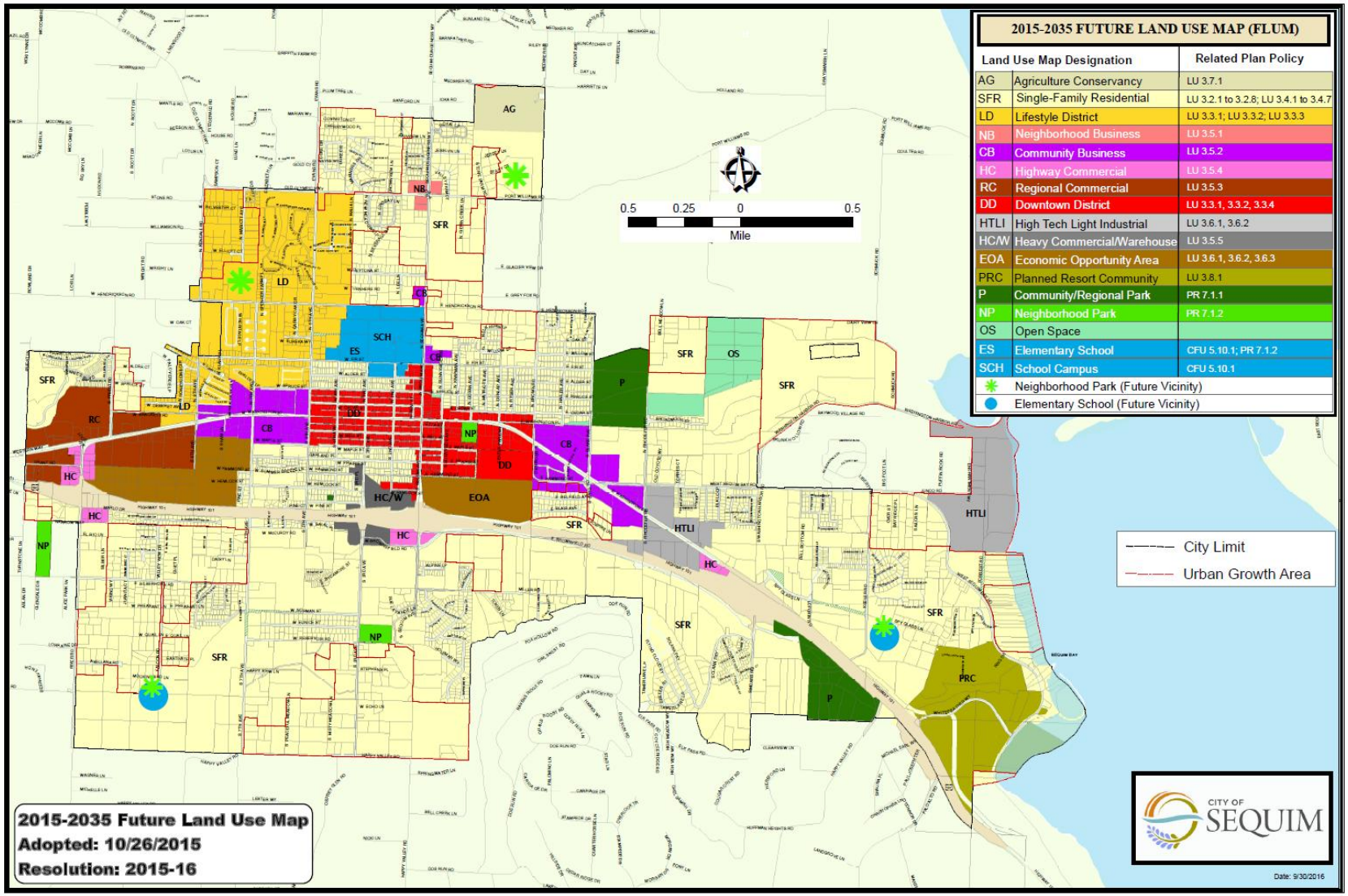
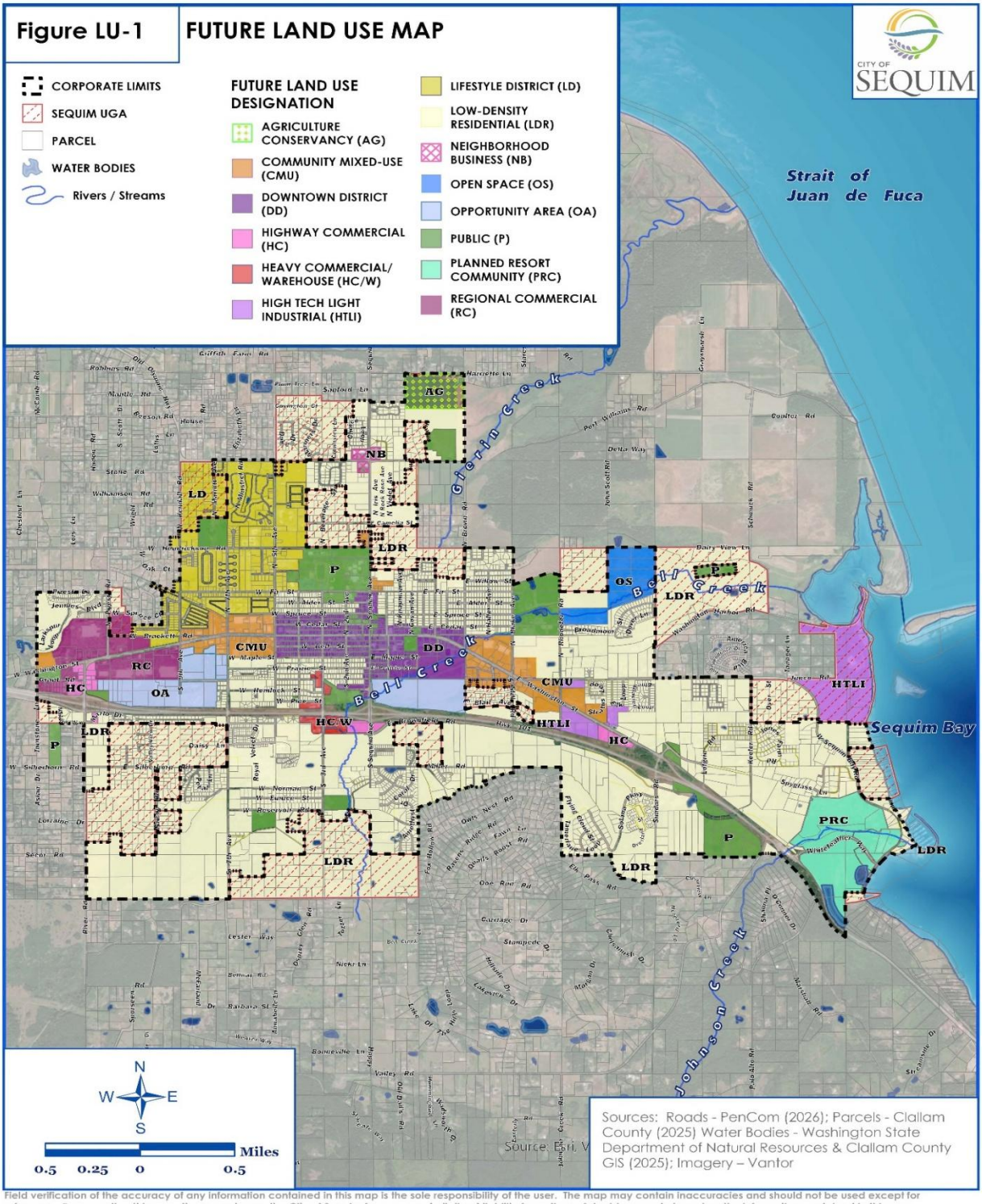


Figure 3: 2025 Comprehensive Plan Periodic Update Future Land Use Map



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 of decisions made based on the information contained in this map.

Urban Growth Areas and Future Annexation

The GMA establishes a distinction between urban growth areas and rural lands. As outlined above, under RCW 36.70A.110(1), each city must be included within a UGA and unincorporated territory may be included, which must permit urban densities and accommodate a range of urban uses. (RCW 36.70A.110(2)).

The inclusion of unincorporated territory within an UGA therefore reflects a long-range planning determination that area is appropriate for accommodating urban growth. The fact that property remain unincorporated, or that adjacent properties outside of an UGA boundary are designated with rural land uses, does not change the statutory purpose of the UGA to be urban. RCW 36.70A.110(7) contemplates that unincorporated UGAs may also serve as annexation areas for cities.

Additionally, Washington law recognizes the authority of cities to plan future land use and zoning of territory anticipated for annexation. RCW 35A.14.330 expressly authorizes code cities to prepare proposed zoning regulations for areas that may be reasonably be expected to be annexed at a future time.

The City's approach is reflected in the Draft Comprehensive Plan Land Use 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."*

Under this policy, the Future Land Use Map establishes the City's intended land use designations for properties within the unincorporated Sequim Urban Growth Area. The FLUM designations do not constitute pre-annexation zoning, alter existing Clallam County zoning, or authorize development under City regulations prior to annexation. Rather, it provides a basis for coordinated long-range planning and future municipal land use decisions, consistent with the advance planning authority recognized under RCW 35A.14.330.

Thus, while annexation is not automatic or required by a particular date, the GMA establishes a planning framework in which unincorporated UGAs are anticipated to accommodate future urban development and may transition to municipal governance. Identifying intended land uses within these areas allows cities to plan for future growth, coordinate infrastructure, and establish future zoning upon annexation.

Clallam County Planning Framework

Clallam County's Sequim-Dungeness Regional Plan, Chapter 31.03 CCC, further establishes the planning framework for urban development within the Sequim UGA.

CCC 31.03.290(2), Policy 2 identifies Sequim as an area designated for urban growth and recognizes the City's growth management planning process in determining specific land uses and governmental services.

CCC 31.03.310(7)(a), Policy 11 identifies the City of Sequim as the lead jurisdiction responsible for planning the Sequim UGA and Policy 12 further anticipates annexation coordinated with the provision of urban services.

CCC 31.03.310(8) Policy 13 identifies the City as the primary commercial and service center for the Sequim-Dungeness region.

Collectively, these provisions recognize the Sequim UGA as an area intended to accommodate urban growth and establish a City-led planning role for its future annexation. The County's planning framework therefore distinguishes the UGA from surrounding non-UGA land, recognizes and authorizes the City to consider unincorporated UGA in its comprehensive planning.

Site Specific Redesignations and Land Use Inventory

As part of the 2025 Comprehensive Plan Update, the City considered several property-owner initiated requests for site-specific land use redesignations. These requests generally reflect changing market conditions and property owner interest in transitioning land from existing commercial and employment land use designations to residential or mixed-use designations. Several properties remain undeveloped for a decade under the existing designations, suggesting that the anticipated market demand for those uses had not materialized at those locations.

The proposed site-specific redesignations resulted in the following shifts in available land use inventory:
3.1 acres from Highway Commercial (HC) to Low Density Residential (LDR)
8.6 acres from High Tech Light Industrial (HTLI) to Community Mixed Use (CMU)
2.8 acres from HTLI to HC
6.4 acres from HTLI to CMU
5.4 acres from Regional Commercial (RC) to CMU
2.0 acres from LDR to Lifestyle (LD)

While each request was evaluated on its own merits, Staff also considered the cumulative effect of the proposed changes on the City's overall land use pattern. Collectively, the redesignations would reduce land designated for certain commercial and employment uses while increasing opportunities for residential and mixed-use development. Although mixed-use designations accommodate commercial activity, it does not necessarily provide the same opportunities for larger-format retail, highway commercial or industrial uses. Maintaining an appropriate balance and distribution of land uses was therefore an important consideration.

The City's employment land capacity analysis identified sufficient capacity to accommodate its assigned employment growth target of 909 jobs, with an estimated capacity for 1,357 jobs. While this demonstrates sufficient aggregate employment capacity for the planning period, it does not necessarily establish that the existing distribution of employment land is appropriate for all types of commercial and employment activities. Different land use designations may serve distinct purposes, and suitability of individual properties depends upon parcel size, location, transportation access and visibility, infrastructure availability and market demand.

One property-owner request involved approximately 5.4 acres of RC designated land at the west end of Washington Street and requested redesignation to CMU. Staff recommends the request because the property's size and location are more appropriate to mixed use development than for the larger-format commercial uses typical of Regional Commercial. The request is also consistent with early community

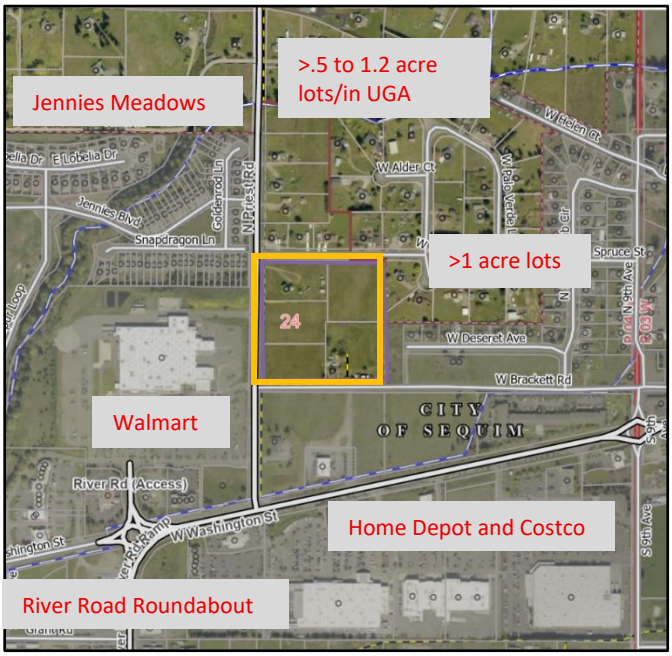
visioning results which supported mixed-used activity hubs near the east and west ends of Washington Street.

Recognizing that this redesignation would reduce land designated for regional commercial uses, staff evaluated alternative locations of size and location suitable for future regional commercial if there was market demand. The RC designation serves a specific function by accommodating larger-format retail that is not permitted in other commercial zoning districts. Such uses require larger parcels, convenient highway access and visibility.

This evaluation resulted in the staff-initiated proposal of CPA-26-006(D) to pre-designate approximately 10 acres within the unincorporated Sequim UGA for future RC use. The five parcels were identified based on their close proximity to existing regional commercial uses, highway access and visibility, parcel size and development capacity. The proposed RC pre-designation is not intended to address a deficiency in the City's employment land capacity or establish a one-to-one ratio replacement of redesignated existing RC land. Rather, it reflects a comprehensive planning evaluation of balance of land uses, and consideration of the location, distribution and suitability of land for different commercial and employment uses

Finally, comments have suggested that the RC pre-designation is incompatible with adjacent land uses. Figure 4 below is an aerial photo of existing land use with adjacent uses labeled; yellow outline is CPA-26-006(D) parcels.

Figure 4 Aerial Photograph of Washington/N Priest Road Vicinity



The adjacent land uses include Walmart (west), Jennies Meadows (west), N Priest Road (west), >1acre lots subdivision (east), vacant LD zoned land (east), W. Brackett Road (south), vacant RC zoned land (south), .5 to 1.2 acre lots (north) within UGA. The subject parcels are bordered on approximately 96 percent of their perimeter by existing City limits or areas zoned for urban development.

As discussed above, the fundamental purpose of Urban Growth Areas is to establish a geographic boundary between areas designated for urban uses and those intended for rural uses. The presence of rural zoning on the other side of the UGA boundary is the natural and lawful consequence of the requirements of RCW 36.70A.110 rather than evidence of incompatibility.

SEPA/Supplemental Environmental Impact Statement

Commentors question whether the proposed FLUM land use site specific land use re-designations within the unincorporated Sequim UGA were excluded from the Final Supplemental Environmental Impact Statement (FSEIS) because of Fact Sheet statements identifying the proposal location as the incorporated city limits.

The Draft Supplemental Environmental Impact Statement (DSEIS) identifies all the site-specific land use redesignations and includes the proposed UGA pre-designation for CPA 26-06(D)'s five parcels within its description of the Action Alternative. Specifically, Section 2.3, Site-Specific Land Use Redesignations, identifies CPA 26-006(D) on page 45, including the proposed change from Low Density Residential (LDR) to Regional Commercial (RC). The accompanying explanation identifies the proposal as a pre-designation intended to preserve land for potential future regional commercial uses and expressly states that it is not a zoning change and would become applicable only upon annexation. Therefore, CPA-26-006(D) was disclosed as a component of the Action Alternative. The environmental analysis was conducted at the programmatic level appropriate to a comprehensive plan, rather than at the level of an individual development proposal.

WAC 197-11-442 establishes the requirements for environmental impact statements addressing nonproject proposals, including comprehensive plans. Under this rule, environmental impacts and alternatives are to be discussed at a level of detail appropriate to the scope of the nonproject proposal and level of planning. WAC 197-11-442(3) provides that for a nonproject proposal, site specific analyses are not required. Consistent with these provisions, the DSEIS evaluates the anticipated environmental impacts of the Draft 2025 Comprehensive Plan Periodic Update, including projected population, housing and employment growth, future land use and related capital facilities. The analysis does not attempt to evaluate the design, intensity or characteristics of site-specific development projects that have not been proposed.

Further, the DSEIS expressly anticipates phased environmental review under WAC 197-11-060(5). As explained in the DSEIS Fact Sheet (page 8), Section 1.4.5 (pages 18-19), and Section 2.4.7 (page 54), phased review allows broader environmental documents to be followed by narrower environmental documents that concentrate on environmental issues of a specific proposal. The DSEIS applies these principles directly to the proposed site-specific redesignations. Section 2.3.1 (page 40) explains that the site-specific redesignations do not constitute development proposals or authorize physical alterations and are subject to phased SEPA review. Similarly, Section 2.3.2 (page 47) explains that future development applications will be evaluated based upon their specific location, design and potential environmental impacts, including applicable project-level SEPA review.

Therefore, the environmental impacts associated with a future development proposal on property under CPA-26-006(D) – including transportation, utilities, access, landscaping and parking, will be evaluated as appropriate when a specific project is proposed. This approach is consistent with SEPA's framework (as described above) for evaluating broad planning decisions and addressing additional project-specific environmental impacts when sufficient information is available when a specific project is proposed.

FLUM and Zoning Map

Pre-designated land use identified on the Future Land Use Map are not depicted on the City's zoning map which is also a component of the City's periodic update. The FLUM designation does not change the current development rights of the properties, superseded County zoning or authorize the City to regulate property outside of its municipal boundaries. While the properties remain unincorporated, Clallam County's authority governs. The City's Future Land Use Map identifies the City's intended land use for these properties if and when they are annexed into Sequim, as described in detail above.

Staff Conclusions and Recommendations:
City Staff reviewed the issues raised and evaluated relevant Washington State law, Growth Management Hearings Board cases, Annexation Law, Clallam County Planning Policies, Draft Supplemental Environmental Impact Statement, Draft Comprehensive Plan and Appendices, and have found that no revisions to the Future Land Use Map are recommended.

3.2 Olympic Peninsula Audubon Society

Responds to Public Comments #76, #76A, and #76B

The Olympic Peninsula Audubon Society (OPAS) submitted comments addressing natural resource protection, open space, groundwater, wildlife habitat, parks and environmental stewardship. The comments generally support the Comprehensive Plan's environmental goals and recommend clarification or strengthening of some policies. Responsive revisions to clarify narrative or policies are identified below:

- **2.2.7 Other Land Uses (page 23)**
  Promote the sustainable management and development of public facilities, open spaces, and agricultural areas to enhance community well-being, environmental stewardship, and economic resilience. The Open Space and Agricultural Conservancy land use designations are retained for the specific parcels currently designated on the Future Land Use Map, recognizing their existing state-owned open space or long-term agricultural uses.

- **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; • Standards to minimize light spill • Rooftop equipment is creatively concealed, and • Landscaping that unifies site design and creates character.

- **Policy POS-3.4** Locate trails in areas that are important to preserve and connect as open spaces, such as wooded areas, drainage corridors, shorelines, scenic vistas, and other open space areas. Locate trails along drainage corridors, when possible, in a manner that avoids critical areas and minimizes disturbance to ~~do so without degrading the~~ environmental functions and values of the area.
- **Policy NE-4.1** Preserve, protect and where feasible restore, the natural flood storage and conveyance functions of 100-year floodplains. ~~where feasible~~. Encourage and emphasize non-

structural methods for flood prevention and damage reduction, as appropriate, and regulate development and flood barriers to avoid increasing flood hazards or adversely affecting neighboring properties. ~~No blockage of floodwater is allowed that could impact neighboring properties.~~

- **Policy NE-6.1** The City's Critical Areas Ordinance protects anadromous fish, birds, and wildlife habitat through development standards that may include vegetative buffers, resource management areas, setbacks, mitigation, enhancement and other measures appropriate to protect critical area functions, values and connectivity. New development shall comply with the applicable Critical Areas Ordinance and other development standards. ~~The City's Critical Areas Ordinance requires vegetative buffers along surface waters to protect streams, anadromous fish, bird 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-6.6** Prioritize recommendations for Bell Creek and Johnson Creek identified in the Elwha Dungeness Watershed Plan to improve water quality, instream flows, and habitat connectivity.

Staff Conclusions and Recommendations:
Staff evaluated the questions and comments in the Olympic Peninsula Audubon Society letter in conjunction with the existing Comprehensive Plan goals and policies, the City's Critical Areas Ordinance, and Growth Management Act requirements regarding critical-area protection and use of best available science. Staff conclude that several targeted revisions would improve clarity and reinforce the City's required regulatory framework.

3.3 Other Comment Letters

Responds to Public Comments #71-75 and 78-79, 81

The remaining public comments address private infrastructure maintenance, transportation connectivity, site-specific land use requests, groundwater resources, water system safety, and differing perspectives regarding Westbay development. Several of these issues were evaluated in Issues and Response Memo #1.

Private Infrastructure and Transportation Connectivity (Public Comments #71 and 72)
The commenter expresses concerns about long-term financial sustainability of privately owned infrastructure, including roads, stormwater facilities, and wastewater systems maintained by homeowners' associations. The commenter also seeks opportunities for established neighborhoods with private roads to transition to public streets. The Sequim Municipal Code Chapter 12.11 currently contains provisions for considering acceptance of private streets into the public street system; the other considerations will be forwarded to the Public Works Department to be evaluated and considered in future updates to the applicable sections of Sequim Municipal Code.

Westbay Development (Public Comments #73, 75, 81)
Commentors express opposition and support for the proposed Westbay development. These issues are substantially addressed in Issues and Response Memo #1, in Sections. 2.4, 3.1, 3.2 and 3.3. The

Comprehensive Plan establishes the long-range land use and policy framework but does not constitute approval of a specific development proposal. Future development applications remain subject to applicable development regulations, infrastructure requirements and environmental review.

Site-Specific Land Use Request (Public Comments #74)
The commenter requests consideration of a Highway Commercial designation for property at 141 Simdars Road. This is a site-specific redesignation request, which was solicited from private property owners in 2025 for this periodic update. However, the commenter's request may be submitted to the City during the 2027 annual comprehensive plan amendment process.

Water System Safety and Potable Water Reuse (Public Comment #78)
The commenter raises concerns regarding the conditions of a privately operated water system serving the West Bay/John Wayne Marina area and also recommends reconsideration of Policy CR-1.3 regarding potable water reuse. Concerns regarding Policy CR-1.3 are addressed in Issues and Response Memo #1, including a recommended policy revisions which have been incorporated in the Planning Commission Recommended version. The specific concerns regarding the private water system, its status and improvements, are matters requiring coordination with the water system operator and the Washington State Department of Health.

Groundwater Availability and Aquifer Conditions (Public Comment #79)
The commenter expresses concerns regarding cumulative effects of groundwater, changes in irrigation practices, reduced recharge and climate change. These concerns are substantially addressed in Issues and Response Memo #1, particularly Sections 3.1.3 and 3.3. The 2025 Comprehensive Plan Capital Facilities Plan incorporates long-range water supply planning and policies within the comprehensive plan addressing groundwater protection, conservation and climate resilience.

Staff Conclusions and Recommendations:
City Staff reviewed the issues raised and evaluated relevant state law, draft Comprehensive Plan chapters and appendices, Issues and Response Memo #1, as well as applicable municipal code provisions. No revisions are recommended.

4 Conclusion

The public comments received since the July 13, 2026 release of the Draft Comprehensive Plan, at the Planning Commission Public Hearing, and now in preparation of the City Council's public hearing, reflect a consistent underlying concern: as Sequim grows, how will the City protect the qualities that residents value, ensure that infrastructure and essential services keep pace, and turn Comprehensive Plan policies into meaningful action?

The Draft 2025 Comprehensive Plan responds to those concerns through an integrated framework rather than through any single policy or project. The Plan directs future growth through the Future Land Use Map; establishes policies for housing, transportation, parks and open space, natural environment, economic development, public facilities and utilities, and climate resiliency; and provides the policy basis for implementing regulations and capital investment decisions. Draft SMC Title 18 provides the regulatory tools for implementation, including zoning, development standards, site design requirements, landscaping and open space requirements, and project review criteria.

Appendix B-1, the Capital Facilities Plan, connects anticipated growth to planning for City facilities and services. It identifies long-range capital needs, references adopted levels of service and establishes a six-year Capital Improvement Program that is reviewed and updated through the City's annual budget process. The Capital Facilities Plan addresses City systems such as water, sewer, transportation, stormwater, parks, public buildings, while also recognizing the need for coordination with independent service providers, including fire and emergency medical services and schools.