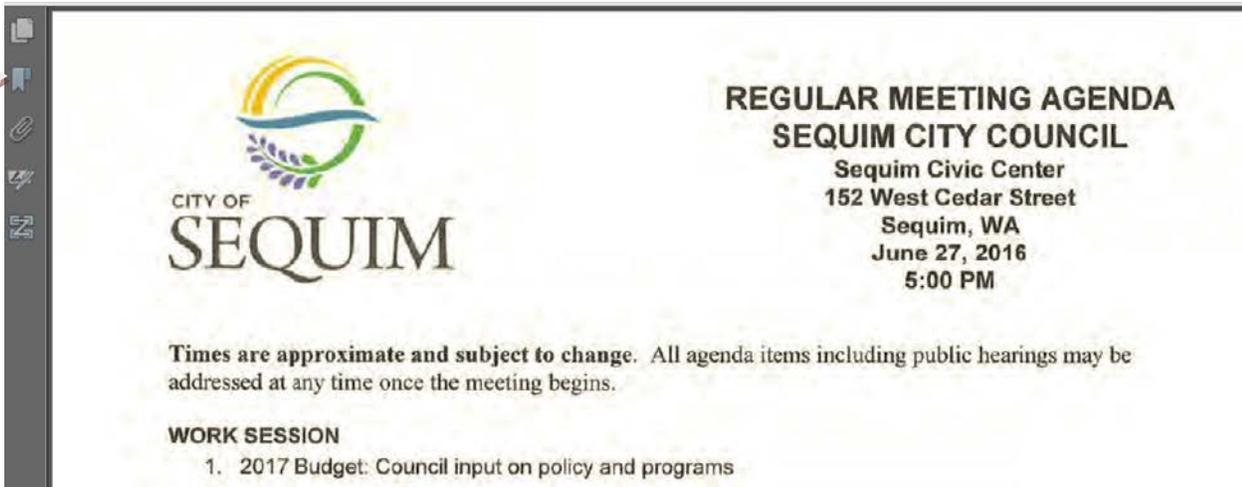


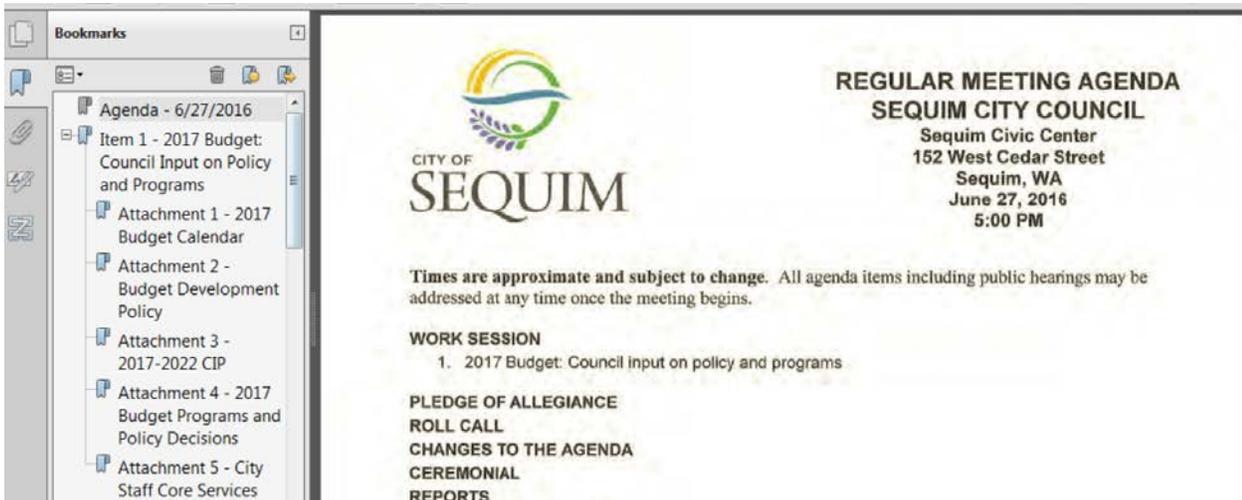
AGENDA - NEW LOOK

The agenda is now set up as one document with “Bookmarks.”

When you open the document, you will see one of the screens below:



If you see the screen above - Click on ribbon identified by red arrow above. Now your screen will look like the screen below showing “Bookmarks”. Click on any item to view it





CITY OF

SEQUIM

DEPARTMENT OF COMMUNITY DEVELOPMENT

SEQUIM PLANNING COMMISSION

Regular Meeting / Public Meeting

Civic Center

152 West Cedar Street

Sequim, WA 98382

6:00 P.M.

Tuesday, July 19, 2016

Agenda

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL:**
PC: Mahalick, Protze, Sterhan, Thompson, Wiseman, Wendt, Janisse.
- 2. APPROVAL OF MINUTES:** July 5, 2016
- 3. ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA**
- 4. PUBLIC MEETINGS:**
 - a. *2017-2022 Transportation Improvement Program:* Commission Conformity Review and Recommendation to Council
 - b. Zoning code update: R-II, III, and IV map changes to R4-8 Zone (recommendation to Council)
- 5. NEW BUSINESS**
- 6. UNFINISHED BUSINESS**
 - a. Zoning Update Focus Groups
- 7. DIRECTOR'S REPORT**
 - a. Pending PC vacancy – activate Selection Committee
- 8. GOOD OF THE ORDER**
- 9. ADJOURNMENT**

Next Meeting: August 2, 2016

**CITY OF SEQUIM
PLANNING COMMISSION MINUTES
SEQUIM CIVIC CENTER
152 WEST CEDAR STREET
SEQUIM, WA
July 5, 2016**

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL:**

Present: Mahalick, Sterhan, Wiseman, Wendt, Janisse

Absent: Protze and Thompson.

2. **APPROVAL OF MINUTES: June 21, 2016**

Minutes of June 21, 2016 unanimously approved.

3. **ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA**

4. **PUBLIC MEETINGS:**

Chair Mahalick stated the agenda will be changed to present item 4b prior to 4a for the convenience of staff.

b. Security measures for PW facilities (SMC 18.24.140)

David Garlington, Public Works Director, addressed a requested code amendment relating to fencing options at City-owned public facilities. The code changes will allow for chain link fences so facilities can be seen. The code section to be amended is SMC 18.24.140. Similar changes were recently made for park fences.

There was brief discussion concerning the color the fences. These changes do not apply to homeowners. Sterhan feels homeowners' wooden fences need maintenance and are not pleasing to look at. Hugo said this will be revisited in the future.

Mahalick feels we need a permitting system to go with building fences.

MOTION to recommend adoption by the City Council of proposed amendments to SMC 18.24.140 relating to infrastructure security fixtures by Wendt; second by Sterhan. Motion passed 5-0.

a. Zoning code update: R-II Zone standards (SMC 18.20.020 A.)

Hugo stated with the adoption of the 2015-2035 Comprehensive Plan the City's development regulations need updating to implement the new Plan's directions on growth and character of development. The update process starts with proposed amendments to the most geographically-prevalent zone classification, R-II Single Family Residences. These changes are to update the zone to enable things that are not included and excluded those things contrary to the plan. The new Plan is explicit about promoting single-family neighborhoods and the density, physical form, and characteristics of development that define them.

Hugo reviewed the proposed changes to the code. The Comp Plan land use map was shown.

Mahalick was concerned about agricultural use and whether it would be grand-fathered use.

It was suggested to condense paragraph A.1 regarding group homes.

There was discussion concerning electric vehicle stations and amateur radio antennas.

Hugo explained the law on manufactured homes within the City. There is concern about the confusing definitions of "mobile home" and "manufactured home."

The dimensional table was described by Hugo with review of the changes.

There was discussion concerning garages being accessed via alleys or front yard driveway. The proposed change to 18.59.020 requires the garage to be no closer than the front setback of the house.

MOTION to recommend adoption by the City Council of proposed amendments to SMC 18.20.020, 18.44.060 and 18.59.020 to implement policy directions of the Comprehensive Plan for Single Family Residential Uses by Wendt; seconded by Janisse. Passed 5-0.

5. NEW BUSINESS

6. UNFINISHED BUSINESS

a. Zoning Update Focus Groups

Hugo stated it is been a challenge to pull together focus groups, especially finding the basic citizen who has interest.

7. DIRECTOR'S REPORT

Hugo reminded the Commission of the land use training with Carol Morris on July 20 at 5:30 pm.

8. GOOD OF THE ORDER

Sterhan asked about attending the Legacy Ridge meeting on July 21. They are being proactive for the future changes and concerns of the neighbors. Hugo described the proposed preliminary plat approval process.

Dennis Smith, Mayor, spoke about concerns of appearance of fairness and conflict of interest that could occur if the Legacy Ridge meeting is attended by Commissioners or Council.

9. ADJOURNMENT

Meeting unanimously adjourned at 8:08 pm.

Respectfully submitted,

Roberta J. Usselman, MMC
Deputy City Clerk

Karen Mahalick
Chair

**SEQUIM PLANNING COMMISSION
AGENDA COVER SHEET**

MEETING DATE: July 19, 2016

FROM: Matt Klontz, City Engineer

MDK
Initials

SUBJECT/ISSUE: 2017-2022 Transportation Improvement Program

Discussion dates				
CATEGORY	<input type="checkbox"/> City Manager Report	<input type="checkbox"/> Information Only	Time Needed for Presentation 10 minutes	
	<input checked="" type="checkbox"/> Public Meeting	<input type="checkbox"/> Consent Agenda		
	<input type="checkbox"/> Unfinished Business	<input type="checkbox"/> New Business		
Reviewed by			Initials	Date
	Chris Hugo, Community Development Director			
	David Garlington, PE, Public Works Director		dmg	7/12/16

PROBLEM/ISSUE STATEMENT:

Annually the City of Sequim and Transportation Benefit District are required to adopt a Resolution approving a 6-Year Transportation Improvement Program (TIP). This year's program addresses potential projects to be built and/or designed during the years of 2017 to 2022.

LIST OF ATTACHMENTS:

1. 2017-2022 Transportation Improvement Program
2. City Council Resolution No. R2016-15

DISCUSSION/ANALYSIS:

The City of Sequim is required to annually update, and adopt a TIP which lists projects that may be constructed in the next six years. Projects of regional significance in the Sequim TIP are then included in the Peninsula Regional Transportation Organization TIP (RTIP) and the State TIP (STIP).

State and Federal funding requires projects be listed in these local and regional transportation programs. With that being the case, developing a 6-year TIP is an important procedural process in transportation planning and budgeting.

The TIP project list differs from the Capital Improvement Program (CIP) project list as it is completely inclusive of the many projects that may occur over the next six years while the CIP contains projects that have a better defined funding source that integrates budget needs with long range financial planning.

The current six year TIP was developed as a part of the Transportation Master Plan adopted in 2013. The TIP has been updated by removing completed projects and adding new projects for planning/grant funding purposes. The projects that are actually designed and constructed will be determined through the yearly budget process.

The Planning Commission performs its conformity review of each annual update of the TIP to insure that all capital projects related to growth and new development support the urban growth framework and strategy and other growth-related goals and policies of the *Comprehensive Plan*. The Commission makes a recommendation to the City Council on the TIP's conformity as a basis for Council adoption of the TIP. A public meeting for citizen comment is a formal part of the Commission's review process.

FINANCIAL IMPLICATIONS:

The TIP will be used to apply for appropriate grants.

RECOMMENDATION:

Staff requests that following public comment and Commission review of the growth-related elements of the proposed TIP to insure conformity with the goals and policies of the *Comprehensive Plan*, the Commission submit a recommendation on TIP conformity to the City Council to support adoption of Resolution No. R2016-15.

MOTION:

Move to recommend that the City Council adopt the Resolution No. R2016-15, the *2017-2022 Transportation Improvement Program* in conformance with the City *Comprehensive Plan* and to transmit the finding to the City Council as a basis for adoption.

Exhibit A: 2017-2022 Transportation Improvement Program

#	Project Type	Location	Cost Estimate (thousands)	2017	2018	2019	2020	2021	2022
1	Bicycle Facilities	Sunnyside Avenue b/w E Fir Street & E Prairie Street	\$48	\$48					
2	Bicycle Facilities	3rd Avenue b/w US-101 & W Fir Street	\$71	\$71					
3	Bicycle Facilities	E Washington Street b/w Sequim Avenue & Simdars Road	\$170						\$170
4	Bicycle Facilities	Fir Street b/w N 5th Avenue & Sunnyside Avenue	\$100			\$100			
5	Bicycle Facilities	N Sequim Avenue b/w Washington Street & Fir Street	\$30						\$30
6	Bicycle Facilities	ODT Realignment in Carrie Blake Park	\$80						\$80
7	Bicycle Facilities	W Washington Street b/w Priest Road & 5th Avenue	\$70						\$70
8	Shared Use Path	ODT East Hendrickson Extension from Sequim Ave to Brown Rd	\$387	\$52	\$164	\$171			
9	Shared Use Path	W Sequim Bay Road b/w E Washington Street & Whitefeather Way	\$715						\$715
10	Shared Use Path	Whitefeather Way Multi-use Trail between W Sequim Bay Rd & ODT	\$487			\$110	\$377		
11	Pedestrian Improvement	Pedestrian/Sidewalk-Pathways-3rd Ave	\$300						\$300
12	Pedestrian Improvement	Active Alleyway on Etta Street b/w S 5th Avenue and Pioneer Park	\$808	\$90	\$718				
13	Pedestrian Improvement	Sunnyside Avenue b/w E Fir Street & E Prairie Street	\$632				\$68	\$564	
14	Pedestrian Improvement	Active Alleyway on Seal Street b/w Washington Street and Cedar	\$108			\$23	\$85		
15	Pedestrian Improvement	Brackett Road b/w N 9th Avenue & Priest Road	\$650						\$650
16	Pedestrian Improvement	Prairie Street b/w S 5th Avenue & S Sunnyside Avenue	\$1,000						\$1,000
17	Pedestrian Improvement	Sidewalk Infill on Blake Avenue	\$50	\$50					

#	Project Type	Location	Cost Estimate (thousands)	2017	2018	2019	2020	2021	2022
18	Pedestrian Improvement	Upper Bell Creek Trail, Happy Valley to Carrie Blake Park	\$106				\$20	\$86	
19	Pedestrian Improvement	Port Williams Road b/w Sequim Avenue & Brown Road	\$500						\$500
20	New Signal	Prairie Street & S Sequim Avenue	\$375						\$375
21	New Signal Study	Washington Street Connections: Brown Road to Rhodefer Road	\$50						\$50
22	New Signal	US-101 Ramps & S Sequim Avenue	\$610						\$610
23	New Signal	Traffic Signal @ Fir & N Sequim Avenue	\$360						\$360
24	Signal Interconnect	Washington Street Signal Timing & Coordination	\$150	\$150					
25	New Signal	W Fir Street & N 5th Avenue	\$372			\$372			
26	Intersection Improvement	W Washington Street & 2nd Avenue	\$275						\$275
27	Intersection Improvement	N Kendall Rd & W Hendrickson Rd Intersection Improvements	\$48				\$48		
28	Intersection Improvement	Whitefeather Way & US 101 Intersection Improvements	\$466			\$261	\$205		
29	Intersection Improvement	Happy Valley Road & US 101	\$450						\$450
30	Intersection Improvement	Palo Alto Road & US 101	\$450						\$450
31	Facility Improvement	W Fir St Rehabilitation from Sequim Ave to 5th Ave	\$3,996	\$793	\$1,596	\$1,607			
32	Facility Improvement	W Prairie St Complete Street Revitalization from Sequim Ave to 5th Ave	\$2,087		\$77	\$480	\$502	\$525	\$503
33	Facility Improvement	W Washington St Eastbound Auxiliary Lane from River Rd Modification	\$93				\$16	\$77	
34	Facility Improvement	Brackett Road Realignment b/w N Priest Road & N 7th Avenue	\$300						\$300
35	Facility Improvement	E Washington St Bus Turn-outs from Sequim to Rhodefer	\$149			\$26	\$123		
36	Facility Improvement	W Sequim Bay Road b/w Whitefeather Way & City Limits	\$500						\$500
37	Facility Improvement	N Sequim Ave Pavement Rehabilitation	\$268						\$268
38	Facility Improvement	Washington St Pavement Rehabilitation	\$7,391					\$499	\$6,892

#	Project Type	Location	Cost Estimate (thousands)	2017	2018	2019	2020	2021	2022
39	Facility Improvement	East Fir St Rehabilitation from Sequim to Blake	\$1,552			\$86	\$717	\$749	
40	Facility Improvement	West Sequim Bay Rd Shoreline Revetment Repair	\$546		\$546				
41	Road Connectivity	S 7th Avenue b/w McCurdy Road & Reservoir Road	\$3,700						\$3,700
42	Road Connectivity	W Norman Street b/w S 7th Avenue & S 3rd Avenue	\$1,000						\$1,000
43	Road Connectivity	North Blake Ave to North Rhodefer Rd Extension	\$406					\$85	\$321
44	Road Connectivity	W Brownfield Road Realignment from Sequim Ave to 3rd Ave	\$1,469					\$171	\$1,298
45	Road Connectivity	W Maple Street Extension from S 5th Ave & S 4th Ave	\$852					\$561	\$291
46	Road Connectivity	Simdars Road/US 101 Interchange	\$3,400						\$3,400
47	Road Connectivity	N 9th Avenue b/w Brackett Road & Hendrickson	\$750						\$750
48	City Wide Projects	City Wide Safety Projects	\$401	\$60	\$62	\$65	\$68	\$71	\$75
49	City Wide Projects	City Wide Minor Construction (small works)	\$150	\$25	\$25	\$25	\$25	\$25	\$25
50	City Wide Projects	City Wide Pavement Rehab	\$2,789	\$384		\$562	\$587	\$614	\$642
51	City Wide Projects	City Wide Misc Right of Way	\$30	\$5	\$5	\$5	\$5	\$5	\$5
Subtotal			\$41,747	\$1,728	\$3,193	\$3,893	\$2,846	\$4,032	\$26,055

= Growth related project

CITY OF SEQUIM
Resolution No. R2016-15

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEQUIM,
WASHINGTON ADOPTING A SIX YEAR TRANSPORTATION IMPROVEMENT
PROGRAM AND DIRECTING THE SAME TO BE FILED WITH THE STATE
SECRETARY OF TRANSPORTATION AND THE TRANSPORTATION
IMPROVEMENT BOARD**

WHEREAS, pursuant to the requirements of R.C.W., Chapters 35.77 and 36.81, the City Council of the City of Sequim has previously adopted a Transportation Plan as an element of the City's Comprehensive Plan, including recommended transportation improvements and Six Year Transportation Improvement Program, and thereafter periodically modified said Six Year Transportation Improvement Program by resolution; and

WHEREAS, the City Council has reviewed the work accomplished under the said Program, determined current and future City street, arterial, pedestrian, mobility scooter, and bicycle needs, and based upon these findings has prepared a Six Year Transportation Improvement Program for the ensuing six (6) calendar years; and

WHEREAS, the City of Sequim Planning Commission has unanimously recommended approval of said Six Year Transportation Improvement Program; and

WHEREAS, a public hearing before the City Council was held on July 25, 2016, on the said Six Year Transportation Improvement Program;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEQUIM, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Program Adopted. The Six Year Transportation Improvement Program for the City of Sequim, as revised and extended for the ensuing six (6) calendar years (2017-2022, inclusive), a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, which Program sets forth the project location, type of improvement and the estimated cost thereof, is hereby adopted and approved.

Section 2. Filing of Program. Pursuant to Chapter 35.77 RCW, the City Clerk is directed to file a copy of this ordinance forthwith, together with the Exhibit attached hereto, with the

Secretary of Transportation and a copy with the Transportation Improvement Board for the State of Washington.

PASSED by the Council and approved by the Mayor of the City of Sequim this ____ day of _____, 2016.

Dennis Smith, Mayor

ATTEST:

Karen Kuznek-Reese, MMC, City Clerk

APPROVED AS TO FORM:

Kristina Nelson-Gross, City Attorney

**SEQUIM PLANNING COMMISSION
AGENDA COVER SHEET**

MEETING DATE: July 19, 2016

FROM: Chris Hugo, Director – DCD

CRH
Initials

SUBJECT/ISSUE: Proposed Text Amendment to SMC 18.20.020 A.; 18.44.020(C); 18.44.060; and 18.59.020 For R-II Zone Plan Consistency

Discussion dates				
CATEGORY	<input type="checkbox"/> City Manager Report	<input type="checkbox"/> Work Session	Time Needed for Presentation	
	<input checked="" type="checkbox"/> Public Meeting	<input type="checkbox"/> Consent Agenda	45 min.	
	<input type="checkbox"/> Unfinished Business	<input type="checkbox"/> New Business		
Reviewed by	Initials		Date	
Kristina Nelson-Gross				

PROBLEM/ISSUE STATEMENT:

With the adoption of the Sequim 2015-2035 Comprehensive Plan in late 2015, the City's development regulations need updating to implement the new Plan's directions on growth and character of development. The update process starts with proposed amendments to the most geographically-prevalent zone classification, R-II Single Family Residences. Revisions to the Future Land Use Map (FLUM) in the Comprehensive Plan are also required to meet the *consistency* mandate of RCW 36.70A.040.

ATTACHMENTS:

- 1) EXHIBIT I: Proposed revisions to the Zoning Map for consistency with the Future Land Use Map (FLUM).

DISCUSSION/ANALYSIS:

On July 11, the City Council opened public hearing on the proposed code revisions to implement the residential land use districts presented in the 2015-2035 Comprehensive Plan, including updates to the Official Zoning Map. The public hearing was continued to July 25 to provide additional time for the Commission to prepare a recommendation on map revisions to the Council. Action by the Council will be deferred to August 8 when the SEPA comment period is concluded.

The proposed changes to the zoning map fully conform to the FLUM adopted in the Comprehensive Plan in October, 2015. There are two general groups of revisions: 1) rezones of R-III and R-IV properties to the proposed R4-8 designation, and 2) rezones of all Public Facility (PF) Zone properties to the proposed R4-8 zone. The first group changes pose minor effects on current allowed density: 4 to 8 dwelling units per acre in the R4-8 zone versus the current R-III zone's 6-10 units per acre and the current R-IV zone's 11 to 16 units (a less dramatic change compared to Cottage Housing at 9 to 12 or more units per acre proposed for all residential neighborhoods). The second group of revisions implements a map change to reflect the pending deletion of the Public Facilities zone classification – as it relates to public ownership, not land use – and absorb those uses into the R4-8 classification as permitted, conditionally permitted, or specially permitted land uses.

FINANCIAL IMPLICATIONS:

There are no financial implications.

RECOMMENDATION:

Recommend that the Commission forward the proposed revisions to the Official Zoning Map for the R4-8 zone classification for consistency with the Single Family Residential land use presented on the FLUM and policies of the Comprehensive Plan to the City Council for adoption.

MOTION:

Move to recommend enactment by the City Council of proposed revisions to the Official Zoning Map for the R4-8 zone classification consistent with the Single Family Residential land use presented on the FLUM of the Comprehensive Plan and policy directions of the *Comprehensive Plan*.

EXHIBIT I

18.16.050 Boundary interpretation.

Where uncertainty exists as to the boundaries of any zone shown upon the zoning map, the following rules shall apply:

A. Where boundaries are indicated as approximately following the centerline of streets or alleys or lot lines, such lines shall be construed to be such boundaries.

B. Where one or more boundaries intersect a lot, the location of such boundary shall be determined by use of the scale appearing on said zoning map and the respective portions of the parcel shall be subject to the respective zones except as provided in subsection (D) of this section.

C. Where a public street is officially vacated or abandoned, the area comprising such vacated street or alley shall acquire the classification of the property to which it reverts.

D. Whenever a zone boundary line passes through a lot of record which existed prior to the passage of this title the entire lot of record may be used in accordance with the provisions of the least restrictive of the two zones; provided, that more than 50 percent of the lot of record is located within the least restrictive of the two zones. For the purposes of boundary interpretation the zones shall be classified in terms of restriction as follows (least restrictive to most restrictive): M-II, M-I, MU, C-III, C-II, C-I, R-IV, R-III, ~~R4-H8~~, R-I(S), R-I(LS), PF, B.

18.20.010 Establishment of districts.

For the purposes of this title, the city is divided into zones as provided hereafter.

District Type	District Name	Symbol
Residential	Single-Family Residential	R4-H8
	Multifamily Residential (Medium)	R-III
	Multifamily Residential (High)	R-IV
Commercial	Neighborhood Commercial	C- I(NC)
	General Retail District	C-II(G)
	Medical and Professional Offices	C-II(M)
	Shoreline Commercial	C-II(S)

District Type	District Name	Symbol
	General Commercial	C-III
	Regional Commercial (Overlay)	C-IV
Mixed Use	Mixed Use	MU
Other Districts	Public Facilities	PF
	Research and Development Park	RDP

18.20.020 Residential districts and uses.

The following residential districts shall be designated consistent with the city of Sequim comprehensive plan optimum land use map:

A. R-~~H4-8~~, Single-Family Residences. The intent of the R4-8 zoning district is to provide land for ~~districts of detached, single-family homes, lower residential densities~~ within the city. The R-~~H4-8~~ zone provides for consistency and predictability in ~~established~~ single-family neighborhoods. New subdivisions shall provide a minimum of ~~four, three and a maximum of five~~ dwelling units per ~~net~~ acre. The minimum number of units may be reduced based on ~~access constraints or~~ the presence of critical areas.

1. Permitted uses in the R-~~H4-8~~ zone include the following: ~~Agriculture~~; bed and breakfast inns (home business) (up to and including two guest rooms); churches or religious places of worship; day care, family day care homes (up to 12 charges); group homes (other), 12 or fewer persons; group homes for the functionally disabled (12 or fewer persons); residences, single-family; electric vehicle charging station – private.

2. Conditional uses in the R-~~H4-8~~ zone include the following:

a. Major. Day care centers (more than 12 charges); group homes for the functionally disabled (13 or more persons); mobile home and manufactured home parks consistent with Chapter [18.62 SMC](#); special needs housing; towers, antennas (including amateur radio), and supporting structures 65 feet or less.

b. Minor. ~~Agricultural processing, light~~; bed and breakfast inns (three to six guest rooms); ~~equestrian facilities~~; nursing homes and congregate care facilities (up to 10 residents); ~~residences, multifamily, in conformance with R4-8 densities~~.

3. Special uses in the ~~R-II4-8~~ zone include the following: ~~Cemeteries~~; communication relay or transmission facilities; ~~hospitals and sanitariums (except animal clinics, hospitals)~~; parks, playgrounds, ~~golf courses~~, recreation or community centers, swimming pools, public and private; schools, public; towers, antennas, and supporting structures, including amateur radio towers, 65 feet or more; electric vehicle charging station – public.

B. R-III. The intent of the R-III zoning district is to allow moderate density residential development within the city. New subdivisions shall provide a minimum of six and a maximum of 10 dwelling units per acre. Medium density single-family homes and multifamily residential developments are allowed in the R-III zoning designation.

1. Permitted uses within the R-III zone include the following: Bed and breakfast inns (home business) (up to and including two guest rooms); churches or religious places of worship; day care, family day care homes (up to 12 charges); group homes (other), 12 or fewer persons; group homes for the functionally disabled (12 or fewer persons); nursing homes and congregate care facilities (up to 10 residents); residences, single-family; electric vehicle charging station – private; residences, multifamily in conformance with R-III densities; residences, manufactured homes, consistent with Chapter [18.62](#) SMC.

2. Conditional uses within the R-III zone include the following:

a. Major. ~~Agricultural process, light~~; clinics; convenience stores, neighborhood; day care center (more than 12 charges); nursing home and congregate care facilities (over 10 residents); towers, antennas (including amateur radio), and supporting structures less than 65 feet; electric vehicle charging station – public.

b. Minor. Bed and breakfast inns (three to six guest rooms); bakeries, retail.

3. Special uses within the R-III zone include the following: ~~Cemeteries~~; communication relay or transmission facilities; group homes for the functionally disabled (13 or more persons); hospitals and sanitariums (except animal clinics, hospitals); parks, playgrounds, ~~golf courses~~, recreation or community centers, swimming pools, public and private; schools, public; special needs housing; towers, antennas, and supporting structures, including amateur radio, more than 65 feet; electric vehicle charging station – public.

~~C. R-IV. The intent of the R-IV zoning district is to provide for high density multifamily development (including duplexes, triplexes, and apartments) and small lot, single-family cluster/cottage-style residential development. New subdivisions shall provide a minimum of 11 and a maximum of 16 dwelling units per acre.~~

~~1. Permitted uses within the R-IV zone include the following: Bed and breakfast inns (home business) (up to and including two guest rooms); churches or religious places of worship; day care, family day care homes (up to 12 charges); group homes (other), 12 or fewer persons; group homes for the functionally disabled (12 or fewer persons); small lot, single-family cluster/cottage-style residential development in conformance with R-IV~~

densities; electric vehicle charging station — private; residences, multifamily; residences, manufactured homes, consistent with Chapter 18.62 SMC.

2. Conditional uses within the R-IV zone include the following:

a. Major: Agricultural processing, light; clinics; convenience store, neighborhood; nursing homes and congregate care facilities (over 10 residents); towers, antennas (including amateur radio), and supporting structures less than 65 feet; electric vehicle charging station — public.

b. Minor: Bakeries, retail; barber and beauty shops; bed and breakfast inns (three to six guest rooms); day care centers (more than 12 charges).

3. Special uses in the R-IV zone include the following: Communication relay or transmission facilities; group homes for the functionally disabled (13 or more persons); hospitals and sanitariums (except animal clinics, hospitals); parks, playgrounds, golf courses, recreation or community centers, swimming pools, public and private; schools, public; special needs housing; towers, antennas, and supporting structures, including amateur radio, more than 65 feet. (Ord. 2012-002 § 2 (Exh. B); Ord. 2011-012 § 1 (Exh. A); Ord. 2011-003 § 1 (Att. 3); Ord. 2010-012 § 1 (Exh. 1); Ord. 2006-016 § 3; Ord. 97-019 § 4, Exh. B)

Table 18.44.020(C) – Bulk, Dimensional and General Requirements: Residential^b

Front Zone	Minimums							Maximums		
	Lot Size <u>Range</u>	Lot Width, <u>Min.</u>	<u>Required Minimum Setbacks (Required Yards)</u>				Side Each ^a	Rear	Lot Coverage (All Structures)	Building Height
			Front							
			<u>Access Road</u>	<u>Collector Road</u>	<u>Minor Arterial</u>	<u>Major Arterial</u>				
R- <u>H4-8</u>	6,250 <u>Minimum:</u> 5,400 square feet. <u>Maximum:</u> 14,500 square feet.	50' 40'	20' 15'	25' 15'	30' 15'	35' 15'	10' 6'	15'	40% lots 10,000 sf and larger; increases by 0.4% for each 100 sf lot area less than 10,000 sf	35' 25'

Table 18.44.020(C) – Bulk, Dimensional and General Requirements: Residential^b

Front Zone	Minimums								Maximums			
	Lot Size <u>Range</u>	Lot Width, <u>Min.</u>	<u>Required Minimum Setbacks (Required Yards)</u>						Side Each ^a	Rear	Lot Coverage (All Structures)	Building Height
			Front				Side	Rear				
			<u>Access Road</u>	<u>Collector Road</u>	<u>Minor Arterial</u>	<u>Major Arterial</u>						
R-III	3,000 square feet <u>minimum.</u>	50'	20'	25'	30'	35'	10'	15'	65%	35'		
R-IV	<u>2,000-square feet</u>	50'	20'	25'	30'	30'	10'	15'	65%	35'		

^aZero lot line construction may be allowed; however, the minimum distance between buildings must be 10 feet and 10 feet from any side street. Distance is measured from the furthest protuberance of any structure (eaves, etc.).

^bSee SMC [18.59.020](#) for dimensional standards for residential accessory structures.

~~18.44.060 Road classifications.~~

~~The purpose of establishing road classifications is, to clarify the setbacks for development activities consistent with the requirements of this section. The following road designations shall apply:~~

~~A.— Arterials.~~

- ~~—SR 101 By-Pass;~~
- ~~—Existing Highway 101 (Washington Street);~~
- ~~—Old Olympic Highway;~~
- ~~—Sequim-Dungeness Way, North and South Sequim Avenues.~~

~~B.— Collectors.~~

- ~~—5th Avenue (north of Prairie);~~
- ~~—7th Avenue (south of Hwy. 101);~~
- ~~—8th Avenue (north of Hwy. 101);~~
- ~~—Blake Avenue;~~
- ~~—Brown Road;~~
- ~~—Fir Street;~~

~~—Hammond Street;~~
~~—Hendrickson Road;~~
~~—Keeler Road;~~
~~—Maple Street;~~
~~—Miller Road;~~
~~—Port Williams Road;~~
~~—Prairie Street;~~
~~—Priest Road;~~
~~—River Road;~~
~~—Simdars Road;~~
~~—SR 101 By-Pass South Frontage Road;~~
~~—Still Avenue;~~
~~—West Sequim Bay Road;~~
~~—White Feather Way~~

18.59.020 Residential garage, carport, shop, covered areas, and similar accessory structures.

A. The dimensional standards below rather than the standards in SMC 18.44.020 shall apply to structures such as garages, storage sheds or tool sheds that are accessory to detached single-family residential uses in R zones, exclusive of accessory dwelling units as provided in Chapter 18.66 SMC:

1. Setbacks. Detached accessory structures shall be a minimum of five feet from side and rear property lines, ~~and~~ 10 feet from any street right-of-way or alley, ~~and~~ 10 feet from any building on the same or adjacent properties, ~~and no closer to the front property line than the distance to the primary residence façade element furthest from the street,~~ provided, that the minimum setback from any alley 16 feet or greater in width is five feet; attached accessory structures are subject to the same setbacks as the primary residence;

EXHIBIT - A



ZONING MAP
City of Sequim, Clallam County WA

- DC
- DMU-II
- DMU-I
- C-III
- C-II(G)
- C-II(M)
- MU
- Merge_R-II
- Merge_R-II
- R-II
- CITY LIMITS
- UGA

Date: 7/7/2016

LEGEND TO MAP CHANGES - R4-8 ZONE IMPLEMENTATION

Dark Blue:

- Public Facilities (PF) Zone > R4-8 (uses by Conditional Use Permit) [most of this color]
- Change to R4-8 has little effect on existing use (2-3 properties)

Bright Blue:

R-III / R-IV (outside of Lifestyle District) > R4-8 (4-8 du/acre, 9-12+ as cottage housing)

- R-III allows 6-10 du/acre
- R-IV allows 11-16 du/acre

Field verification of the accuracy of any information contained on this map is the sole responsibility of the user. Parcel information was obtained from Clallam County. Parcel lines are based on available public records and aerial map sources, not from field surveys. Parcel lines have been adjusted to better fit planimetric data. The parcel mapping may contain inaccuracies and should not be relied upon for the specific analysis, property acquisition, determination of rights-of-way, property dimensions or land area. No representation of warranty regarding the positional accuracy of any map feature is either expressed or implied by publication of this map. By accepting this map, the user releases the City of Sequim from any and all direct liability for actions of decisions made based on information contained on this map.

