

## RESOLUTION No. R2018-24

### A Resolution Adopting Text Amendments to the 2015-2035 Sequim Comprehensive Plan

WHEREAS, the City of Sequim is a code city planning under the Growth Management Act, codified in RCW 36.70A, and

WHEREAS, the City Council adopted the *2015-2035 Sequim Comprehensive Plan* on October 26, 2015, and

WHEREAS, the Growth Management Act provides an opportunity for amending the Comprehensive Plan once per year through the jurisdiction's docketing process; and

WHEREAS, the City Council established the docket on July 9, 2018; and

WHEREAS, the docket consists of three text amendments removing the requirement to develop a sub area plan prior to development other than single-family housing being allowed in the City's two Economic Opportunity Areas (EOAs);

WHEREAS, the Planning Commission considered the proposed amendments during the Commission's regularly scheduled Public Meeting on October 2, 2018 and considered public testimony before making a recommendation to the City Council; and

WHEREAS, the City Council held an open record public hearing on October 22, 2018 where the City Council heard staff's presentation and took testimony from the public, and

WHEREAS, the City Council approved three (3) recommendations from the Planning Commission to amend text in the City's Comprehensive Plan at the City Council Hearing held on October 22, 2018; and

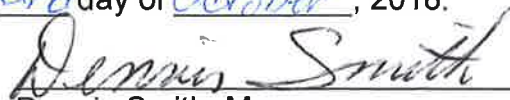
WHEREAS, the City Council has determined that the 2018 Comprehensive Plan amendments are consistent with the Growth Management Act and the other provisions of the Comprehensive Plan, and that approved text amendments meet the criteria for approval found in SMC18.80.070(M) Criteria for Approval; and

WHEREAS, the City Council finds that the proposed amendments further the goals and policies of the Comprehensive Plan and promote the community's overall health, safety, and welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEQUIM, WASHINGTON, DOES ORDAIN AS FOLLOWS:

**Section 1.** Amendments to the City's Comprehensive Plan are adopted as shown in the attached Exhibit A.

PASSED BY THE CITY COUNCIL this 23rd day of October, 2018.

  
Dennis Smith, Mayor

**Attest:**

  
Karen Kuznek-Reese, MMC, City Clerk

**Approved as to form:**

  
Kristina Nelson-Gross, City Attorney

## EXHIBIT A

### Amendment #1:

Figure 3.b. Future Land Use Plan Designations, Uses, Densities and Probable Zones, Pg. 7.

Chapter 3 - Land Use

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### FUTURE LAND USE PLAN DESIGNATIONS, USES, DENSITIES AND PROBABLE ZONES

Land Use Designation	Typical Land Uses	Planned Density Range	Potential Zone Class.
Single-Family Residential (SFR)	Single-family, detached homes; by CUP: neighborhood parks, schools, public services, special needs housing.	Lots of 5,400 sf min. and 14,500 sf max. (4-8 du/ac.); min. plat avg. of 4 du/ac.	R4-8
Lifestyle District (LD)	Housing of all varieties and density; neighborhood retail; health-care offices, clinics, hospitals; congregate care and assisted living; public services and facilities.	Only limited by height, bulk and site requirements	LD
Neighborhood Center (NC)	Neighborhood retail and services; multi-family housing in integrated, planned MU developments; public facilities.	Only limited by height and site requirements	NC
Community Business (CB)	Community retail and services; public facilities.	NA	CB
Regional Commercial (RC)	Regional retail and services	NA	RC
Highway Commercial (HC)	Visitor and tourist retail, service and lodging.	NA	HC
Heavy Comm. / Warehouse (HC/W)	Contractor yard; wholesale; warehouse; light product assembly and finishing	NA	HC/W
High Tech Light-Industrial (HTLI)	Research, design, manufacturing, and assembly of high-value products in indoor facilities with office-like exteriors	NA	HTLI
Economic Opportunity Area (EOA)	Determined by subarea plan: high-tech light industrial, institutional, regional retail, mix of residential / retail / employment/educational	If Residential is included, determined by sub-area plan. Only limited by height, bulk and site requirements	EOA (SF4.9 as placeholder)
Downtown District (DD)	As per 2011 Downtown Plan: full range of community-serving uses with specified exceptions	Determined by FAR and max. height As adopted in master plan.	DC, DMU-I, DMU-II
Planned Resort Community (PRC)	Residential of varying densities and types, local retail and services, tourism activities (by master plan).	NA	PRC
Agriculture Conservancy (AC)	Low-intensity agriculture; open space	NA	AC
Neighborhood Park (NP)	Active sports and passive neighborhood recreation	NA	R4-8
Major Park / Open Space (P/OS)	Community-wide sports and passive recreation; preservation of natural areas, habitat, ecology	NA	P/OS
Schools (SCH)	Public schools	NA	R4-8

Fig 3 B Future Land Use Plan Designations, Uses, Densities and Probable Zones

**Amendment #2:  
LU 3.6.1 Economic Opportunity Areas (EOAS). Pg. 33.**

**ECONOMIC EXPANSION & DIVERSITY**

**LU GOAL 3.6 ECONOMIC EXPANSION & DIVERSITY:** Enhance the community's capacity to sustain its quality of life as it grows by expanding the range of economic activities and employment opportunities.

**POLICIES**

**LU 3.6.1 ECONOMIC OPPORTUNITY AREAS (EOAS)**

*Designate "Economic Opportunity Areas" that are comprised of large, underdeveloped lands with good access to US 101 and other infrastructure as venues to expand and diversify the city's economic base and increase living-wage employment opportunities.*

**Discussion:** The city has more than 100 acres of undeveloped or underutilized land that are well-located to add to the community's economic base and increase employment opportunities. *Rather than speculate on the market for additional regional retail and Sequim's attraction for high-tech and other light industrial use, Economic Opportunity Areas are designations on the Land Use Plan map representing areas of the City that can accommodate a range of land uses that will stimulate the economy by creating new employment opportunities. These areas may be developed over time in an incremental fashion or as a unified development concept defined through a master plan or sub area planning process, that rely on subarea planning / master-planning processes to direct the range of land uses, guide site and building designs, ensure effective transitions to adjacent districts, and set out the program of capital improvements to serve the site. Subarea planning is initiated when there is an opportunity to work with a major landowner / project proponent to pursue a large development that fits the setting and contributes to the economic base*

EOAs are designed for any major development that contributes to city goals for economic resiliency and economic / social diversity. While high-tech / light industrial use (see LU 3.6.2) is at the top of the value-added list, expansion of regional retail including car dealerships, tourist facilities, institutional uses, and mixed-use development (see LU 3.6.3) are also potential projects.

Of particular high value to Sequim's future are uses such as a college branch campus or vocational training institute.

Since EOA map designations are in locations of high visibility at major entrances to the city, among the base development criteria to insure a good community fit is project design that reflects the community's character and contributes to a positive community image. Projects that meet this expectation present a good "face" to visitors on all sides, have excellent architectural details, include integrated signing that projects high visual quality, connect to their surroundings both visually and operationally, and use landscape elements to minimize the impact of asphalt expanses for parking lots.



An example of an EOA located on the east side of Sequim Avenue as you drive into Sequim.

**LU 3.6.2 HIGH-TECH LIGHT INDUSTRIAL**

*Increase opportunities for new primary employment and local economic diversity by creating new districts for High-Tech Light Industrial use within the existing urban fabric where services and transportation are available.*

**Discussion:** Sequim is a place that people settled to live off the land and continue to choose for its

**Amendment #3:**

LU 3.6.3 Mix of Residential, Services & Employment, Pg. 35.

LAND USE

EOA sites have an inherent duty to be good neighbors to surrounding housing standards for high-quality, low-scale design and mitigation of noise, glare and other operational factors are among the community expectations to make HTLI use both a good neighbor and a positive contribution to the city's visual quality.

The total land area designated in the Plan for HTLI development is approximately 225 acres, equivalent to eleven Sequim Walmart sites.

**LU 3.6.3 MIX OF RESIDENTIAL, SERVICES & EMPLOYMENT**

*Create a mix of residential, services, and employment where combining uses vertically or horizontally in a planned development increases the community's economic base and job opportunities while allowing for the lifestyle benefits of living near work.*

**Discussion:** Traditional "mixed use" development combines land uses that are commonly separated into single-purpose zones but can be integrated on a unified site through master-planning and design controls. Most mixed-use projects combine higher-density living with related retail and services uses and / or major employers.

building - apartments over shops, for example - or within a planned development - condos on the same site as businesses that serve residents' needs. This type of interdependent relationship among places to live, work, and shop is common to highly urban cities and not generally viewed as "small town." However, **within the framework of sub-area planning of Economic Opportunity Areas** (see Policy LU 3.6.1), mixed-use on a limited scale is a possibility for larger EOA sites that don't impose on Low Density Residential neighborhoods. The inclusion of major employment in projects is somewhat dependent on the degree of connection between the career fields of project residents and the types of jobs offered.



Many Downtown areas incorporate mixed use development to combine commercial and residential uses.

Mixed use is inherent to the Downtown District in which projects combine residential and non-residential uses either vertically within the same