

RESOLUTION NO. R2022-005

**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 26, 2021; and

WHEREAS, the docket consisted of text amendments to the Land Use and Housing chapters of the Comprehensive Plan and three proposed amendments to the Comprehensive Plan Land Use Map; and

WHEREAS, the Planning Commission considered the proposed amendments during the Commission's properly noticed Public Hearing on February 15, 2022; and

WHEREAS, the Planning Commission hearing was continued to February 29, 2022 to provide the Commission the opportunity to hear additional public testimony before deliberating and making a recommendation to the City Council; and

WHEREAS, the City Council held an open record public hearing on March 28, 2022 where the City Council heard staff's presentation and took testimony from the public; and

WHEREAS, at the March 28, 2022 public hearing the City Council approved the Planning Commission's recommendations to amend text in the Land Use and Housing chapters of the City's Comprehensive Plan and to docket CPA 21-04 for consideration during the upcoming periodic review; and

WHEREAS, the City Council, in support of its decision, hereby adopts the Planning Commission's Findings and Conclusions dated March 22, 2022; and

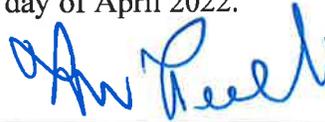
WHEREAS, the City Council has determined that the 2021 Comprehensive Plan amendments are consistent with the Growth Management Act and the other provisions of the Comprehensive Plan, and that approved text amendments meet the criteria for approval found in SMC 18.80.070(M) Criteria for Approval; and

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, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF SEQUIM, WASHINGTON, ADOPTS THE FOLLOWING TEXT AMENDMENTS TO THE 2015-2035 COMPREHENSIVE PLAN:

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

PASSED BY THE CITY COUNCIL this 11th day of April 2022.



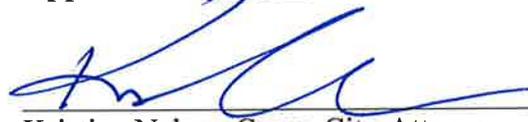
Tom Ferrell, Mayor

Attest:



Haylie Clement, City Clerk

Approved as to form:



Kristina Nelson-Gross, City Attorney

Exhibit A

Proposed Amendments to Land Use Chapter

VISION

Parts of the Vision guide the city’s future Land Use patterns:

- New homes will fill in undeveloped residential lands to strengthen neighborhoods by enhancing safety, creating more livable streets, providing opportunities for mutual support, and promoting a social fabric where “small-town friendliness” is experienced every day.
- Downtown will grow in activity and purpose not only to serve as the heart of the city and surrounding Valley but also to function as the core of a residential neighborhood that is the setting of most multi-family development.
- Greater diversity in age, household type, ethnicity, income, lifestyle, housing, mobility, and economic activity will increase community opportunities, variety, and interest.
- A wide variety of housing types will be encouraged throughout the city to serve all lifestyles. Housing will, ranging range from single-family homes on large lots to cottage housing, townhomes, accessory dwelling units, assisted living and Downtown apartments, multiplexes, and condominiums; and
- Higher density housing will be directed to locations where services, convenience, and amenities make it an attractive lifestyle choice.
- To foster affordable housing opportunities and create neighborhoods marked by diversity the city will seek ways to mix small multiplex housing into traditional single-family neighborhoods and to allow multifamily housing without a commercial component in the city’s Community new Mixed-Use District.

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

Land Use Designation	Typical Land Uses	Planned Density Range
<u>Single-Family Low Density Residential (SFR LDR)</u>	Single-family homes; by CUP: neighborhood parks, schools, public services, special needs housing <u>and multi-family consisting of fourplexes or smaller units.</u>	min. plat avg. of 4 du/ac.
Lifestyle District (LD)	Housing of all varieties and density; neighborhood retail. health-care <u>offices</u> , clinics, hospitals; congregate care and assisted living; public services and facilities.	Only limited by height, bulk, and site requirements
Neighborhood Center (NC)	Neighborhood retail and services; multi-family housing in integrated, planned MU developments; public facilities.	Only limited by height and sit requirements

Community Business Mixed Use (CBMU)	Community retail and services; public facilities <u>and</u> standalone <u>affordable multifamily</u> projects.	NA
Regional Commercial (RC)	Regional retail and services	NA
Highway Commercial (HC)	Visitor and tourist retail, service, and lodging.	NA
Heavy Comm. / Warehouse (HC/W)	Contractor yard; wholesale; warehouse; light product assembly and <u>finishing</u>	NA
High Tech Light-Industrial (HTLI)	Research, design, manufacturing, and assembly of high-value products in indoor facilities with <u>office</u> like exteriors	NA
Economic Opportunity Area (EOA)	High-tech light industrial, institutional, regional retail, mix of residential / retail / employment/educational.	Only limited by height, bulk, or site requirements.
Downtown District (DD)	As per 2011 Downtown Plan: full range of community-serving uses with specified exceptions.	Determined by FAR and max height
Planned Resort Community (PRC)	Residential of varying densities and types, local retail and services, tourism activities (by master plan).	As adopted in master plan.
Agriculture Conservancy (AC)	Low-intensity agriculture; open space	NA
Neighborhood Park (NP)	Active sports and passive neighborhood recreation	NA
Major Park / Open Space (P/OS)	Community-wide sports and passive recreation; preservation of natural areas, habitat, ecology	NA
Schools (SCH)	Public schools	NA

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

RESIDENTIAL USES

LU goal 3.2 low-density residential: Maintain Sequim’s “friendly, small-town” qualities by fostering the growth of low-density neighborhoods consisting of single and small multifamily-family neighborhoods that are social, walkable, and safe and provide a variety of housing types.

POLICIES

LU 3.2.1 SINGLE-FAMILY RESIDENTIAL NEIGHBORHOODS

Support the character and lifestyle of existing single-family residential neighborhoods by limiting multi-family housing to fourplexes or

relates to the number of units per area of land, and its smaller units and special housing populations such as low-income or subsidized senior housing as conditional uses and /or through innovative zoning techniques such as a planned residential development process (PRD).

Discussion: Sequim is largely a community of

single

-family houses predominantly developed as detached structures. This reflects both its modest growth as the center of a rural Valley where land availability for constructing houses on individual lots was great, and its lack of economic sectors and urban features that attract demographic segments that prefer compact, urban living, i.e., residing in higher-density, multi-family buildings that are set within activity centers. Although several decades of zoning allowed market-rate (non-subsidized) multi-family housing on hundreds of acres of higher-density residential, commercial, and mixed-use land, only a handful of such multi-family developments exist in the city.

Nonetheless, the potential for higher-density development to change the character of existing neighborhoods undermines the confidence of residents regarding neighborhood stability in any low

-density neighborhood, even if there is little market for higher-density housing.

Multi-family housing and higher-density housing are not synonymous. Multi-family is any single residential structure consisting of four or more living units—it is a structure type. Higher-density housing relates to the number of units per acre of land, and its

~~meaning is relative to its development context—~~

a development Development in Sequim is higher density if it averages more than eight units per one acre of land which is generally the top end of low-density, single-family development in town. It is uncommon to attain an average density of more than 8-10 units per acre without building (*attaching*) units within the same structure. So, in Sequim, higher density invariably exists in multi-family structures.

There are two ways to address the uncertainty of past zoning practices that allowed market-rate apartments and condominiums seemingly randomly throughout city neighborhoods. Firstly, higher density is of value



Sequim is largely a community of single-family houses.

when connected to other community objectives, such as contributing to Downtown as a mixed-use neighborhood, and making those venues attractive for multi-family living relieves future market pressure on lower-density neighborhoods. Secondly, precluding higher-density, market-rate housing throughout the city's predominantly single-family neighborhoods and the strip commercial patterns that form them

edges increase neighborhood stability by reducing land speculation and deferred property maintenance.

LU 3.2.2 RESIDENTIAL INFILL DEVELOPMENT

Encourage residential infill development – through new single-family and small multifamily (fourplexes of smaller) new housing that fills the “voids” in the fabric of existing residential districts – both to preserve surrounding rural lands from sprawling development and to increase the efficiency (and, thus, affordability) of providing the full range of desired urban services.

Discussion: Infill development accomplishes two of the “higher-level” ambitions of citizens as they experience the City’s growth: accommodating new residents that might otherwise seek housing outside the UGA which consumes the rural landscape that is the reason for Sequim’s being, and to avoid the higher cost associated with the extension and maintenance of utility systems and road networks and the provision of urban services that are reflected in tax rates or lower levels of service. The UGA has the capacity to absorb twenty years of population growth with new housing filling in (“infill”) the many voids of undeveloped land within residential areas. ~~without changing the character of these places.~~

LU 3.3.1 MARKET-RATE MULTI-FAMILY

Focus market-rate higher-density multi-family development to locate within Downtown and in the existing Lifestyle District. Consider higher density housing for inclusion in the community business zone east of the downtown core.

LU 3.3.4 DOWNTOWN NEIGHBORHOOD

Attract higher-density multi-family housing to Downtown to increase its social vitality, economic growth, and identity as a lifestyle neighborhood as well as heart of the Valley.

LU 3.5.1 NEIGHBORHOOD BUSINESS

Protect locations that have future potential for Neighborhood Business centers that not only provide shopping, eating and entertainment convenience to neighborhood residents, but also to the greater Sequim community. ~~but also serve as venues for spontaneous social encounters among local residents where “small-town friendliness” is experienced.~~

LU 3.5.2 COMMUNITY BUSINESS-MIXED USE

Provide for the major retail ~~and~~, service and high-density residential needs of the community and Valley in locations outside the district directly accessible from Washington Street. Higher density multifamily development is not required to have commercial uses on the ground floor.

1. Proposed Amendments to Housing Chapter

VISION

Parts of the Vision guide the city's response to meeting the Housing needs of the community:

- Greater diversity in age, household type, ethnicity, income, lifestyle, housing, mobility, and economic activity will increase community opportunities, variety, and interest.
- Downtown will grow in activity and purpose not only to serve as the heart of the city and surrounding Valley but also to function as the core of a residential neighborhood that is ~~the a~~ setting of ~~most~~ multifamily development.
- a wide variety of housing types will serve all lifestyles, ranging from single-family homes on large lots to cottage housing, townhomes, accessory dwelling units, multiplexes, assisted living and ~~Downtown~~ apartments and condominiums.
- higher density housing will be ~~directed~~ encouraged to locate ~~ions~~ where services, convenience and amenities make it an attractive lifestyle choice; and
- Sequim will grow as a community of all ages, from families with children, to young adults, to singles of all ages, to empty-nesters, to active seniors, to those needing specialized care, and to those nearing end-of-life.

H 6.1.1 VARIETY OF HOUSING OPTIONS

Promote a variety of housing types ~~to serve~~ affordable to all segments of the population.

H 6.1.6 TOWNHOMES

Encourage townhomes in the Downtown District, the Lifestyle District and in other areas surrounding near Sequim's Downtown such as the downtown mixed-use districts and the community mixed use district.

H 6.1.7 LOW-RISE MULTI-FAMILY

Promote low-rise apartments in the Downtown District ~~and in~~, the Lifestyle District and the Community Commercial District to provide access to services, shopping, and transit.

H 6.2.4 SITING SUBSIDIZED LOW-INCOME AND SPECIAL NEEDS HOUSING

Establish, define, and follow criteria for siting housing for low income and special needs populations to minimize the concentration of projects in one neighborhood or area of the City.