Sequim Comprehensive Plan Retreat

SEQUIM CITY COUNCIL

FEBRUARY 24, 2025

Today's Retreat Agenda

Morning 10-12

Welcome
Introductions

the GMA

Comprehensive Planning

Clallam County Allocations

Clallam County Housing Unit Distribution by Income

2024 Public Engagement

Roundtable - what themes did you hear?

Land Use Scenarios and Capacity

Lunch 12-1

Afternoon 1-3

Bringing it Together
2025 Workplan

Land Use Scenarios and Housing Types
Group Discussion

SEQUIMAGINE
PLANNING TODAY, SHAPING TOMORROW

Introductions

The Growth Management Act

GMA's purpose statement

RCW 36.70A.020 Growth Management Act Legislative Findings

The legislature finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state . . .

ENVIRONMENTAL HEALTH ECONOMIC HEALTH HUMAN HEALTH & WELL-BEING

What are GMA's requirements?

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

- The GMA *requires* state and local governments to
  - manage Washington's growth by identifying and protecting critical areas and natural resource lands,
  - designating urban growth areas,
  - preparing comprehensive land use plans, and
  - implementing them through capital investments and development regulations.

What are GMA's requirements?

- The GMA establishes
  - state goals,
  - sets deadlines,
  - offers direction on how to prepare local comprehensive plans,
  - provides prescriptive housing requirements,
  - and sets forth requirements for early and continuous public participation.

- All of the Comprehensive Plan Elements (or chapters) contain goals, policies, and narrative.
- Goals describe the desired outcome that the City is striving to attain, policies are principles to achieve the goals, while the narrative provides further explanation of the goals and policies.
- In addition, several appendices are often included to provide additional background information.


GMA REQUIRES PERIODIC UPDATES OF PLANS AND CODES
2017
2025
2030
2035
2040
2045
© Andy Freeberg

the GMA

GMA 36.70A

Community Vision

Comprehensive Plan
Policies | Maps| CFP

Capital Budget

Development Regulations

Programs

20-year CFP/6-year CIP
Infrastructure Improvements

Zoning Ordinance
CAO
Development Permits

Tax policies
Interlocal agreements
Budget priorities
Emergency Services
Schools
Social Services

What is new about the 2025 Update?

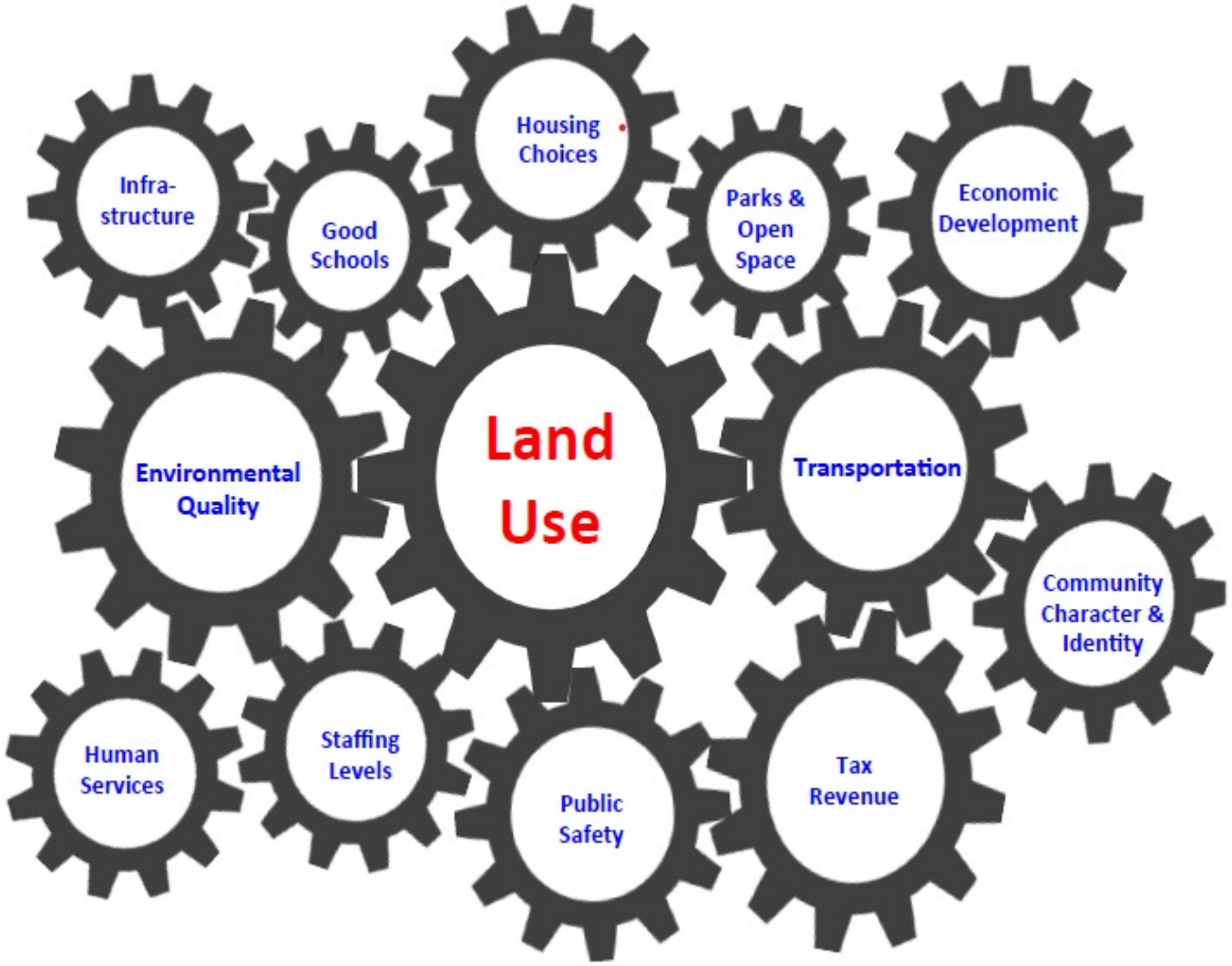
2025 Update

- New Population, Housing and Employment from Clallam County
- Must ensure adequate land capacity for forecasts
- Infrastructure planning for growth (sewer, water, stormwater, transportation, parks)
- The GMA landscape is different: new top-down state directives

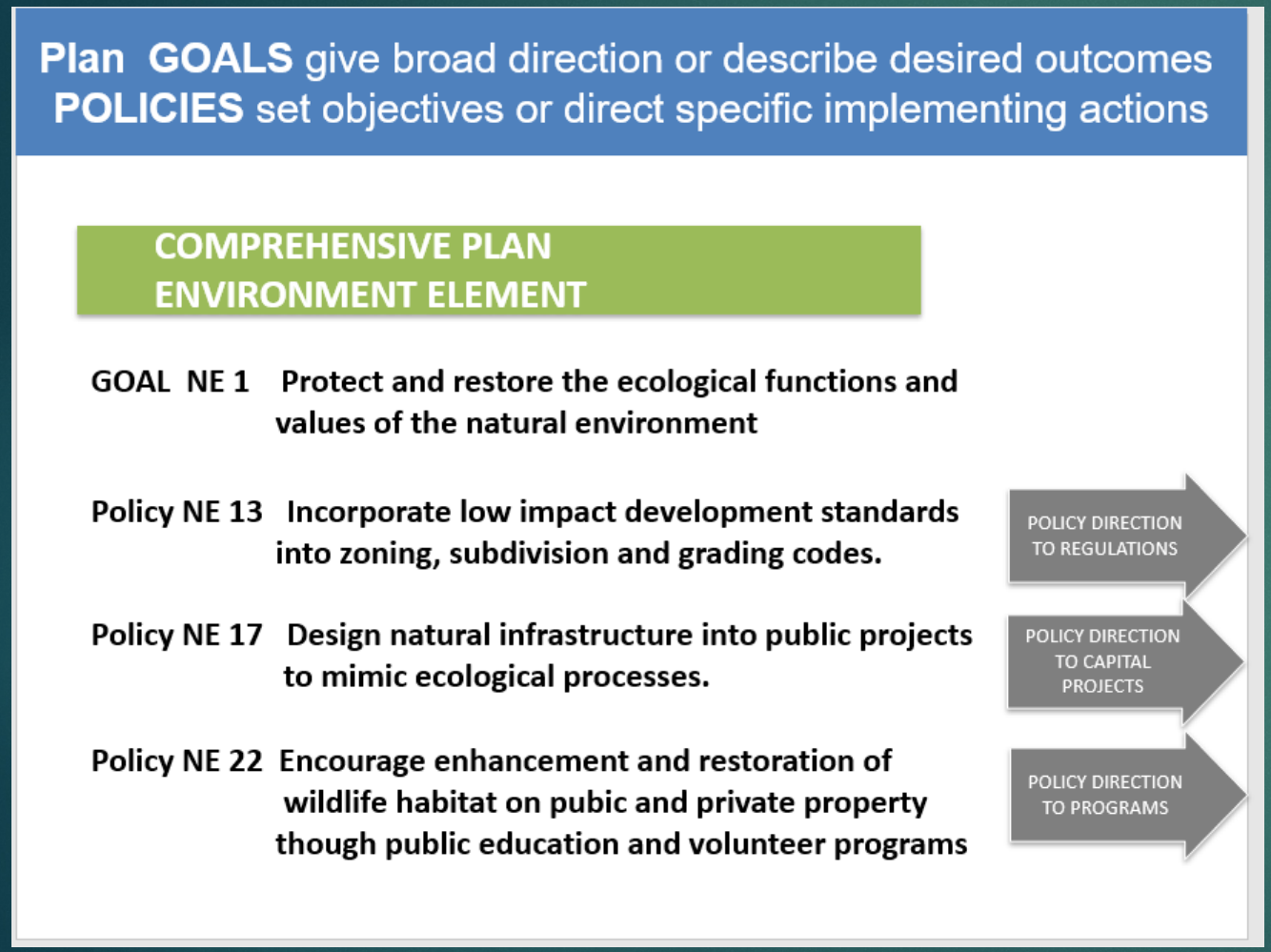
State Legislature has been busy!

- Housing
  - Co-living (2024)
  - ADUs (2 per lot) (2023)
  - Existing commercial building conversion to residential (2023)
  - Housing units by income band (2021)
  - Permanent supportive housing (2021)
  - Occupants per dwelling unit (2021)
- Climate
  - Climate Planning (2023)
  - Active Transportation (2023)
- Development Standards/Permitting
  - Streamline design review (2023)
  - Local project review (2023)

Why does the comprehensive plan matter?

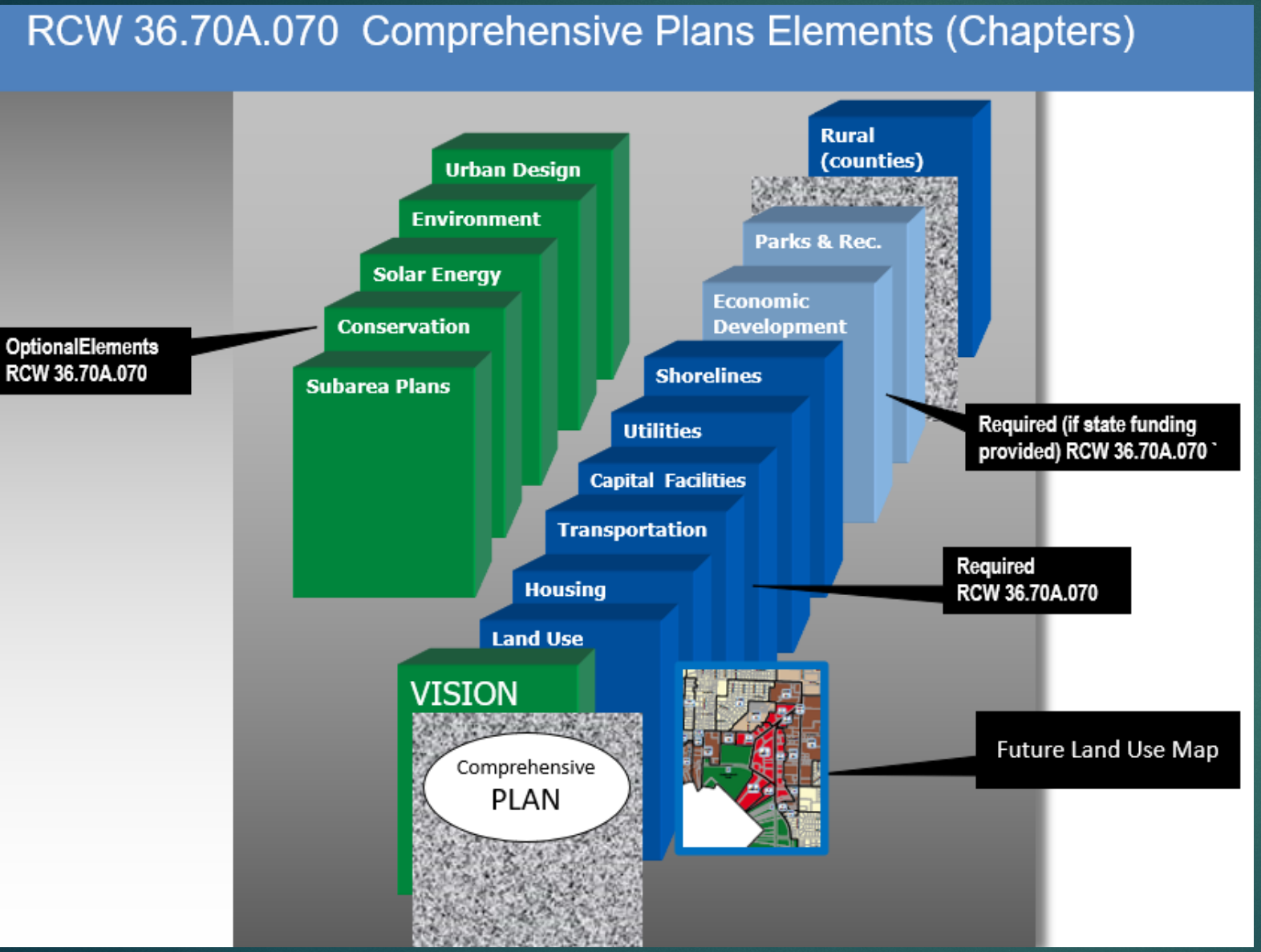


Land use drives all city functions.



The Comprehensive Plan is a…

POLICY DOCUMENT



The Comprehensive Plan is a…

POLICY DOCUMENT

New Housing Element Requirements (HB 1220, 2021)

- Planning for sufficient land capacity for housing needs, including all economic segments of the population (moderate, low, very low and extremely low income), as well as emergency housing and permanent supportive housing.
- Providing for moderate density housing options within Urban Growth Areas (UGAs), including but not limited to duplexes, triplexes and townhomes.
- Making adequate provisions for housing for existing and projected needs for all economic segments of the community, including documenting programs and actions needed to achieve housing availability.
- Identifying racially disparate impacts, displacement and exclusion in housing policies and regulations, and beginning to undo those impacts; and identifying areas at higher risk of displacement and establishing anti-displacement policies.

New Climate Planning (HB 1181, 2023)

- Adds a climate change and resiliency goal to GMA
- Adds a climate change and resiliency element to comprehensive plan requirements
- Sequim is required to address resiliency either in a climate element or incorporate throughout plan, and a natural hazard mitigation plan
  - Sequim and other cities partnered with Clallam County, who took the lead in a regional hazard mitigation plan update. A draft is complete and is under review by FEMA. Once ready, the City can adopt this HMP and meet the State requirement for an HMP.

Pre GMA: Blurred, competing, conflicting local gov't roles
GMA: Cities, counties, special district roles sorted out

RCW 36.70A.210 (1) The legislature recognizes that *counties are regional governments* within their boundaries, and *cities are primary providers of urbar governmental services* within urban growth areas.

The Comprehensive Plan is a…

CAPITAL FACILITY PLAN

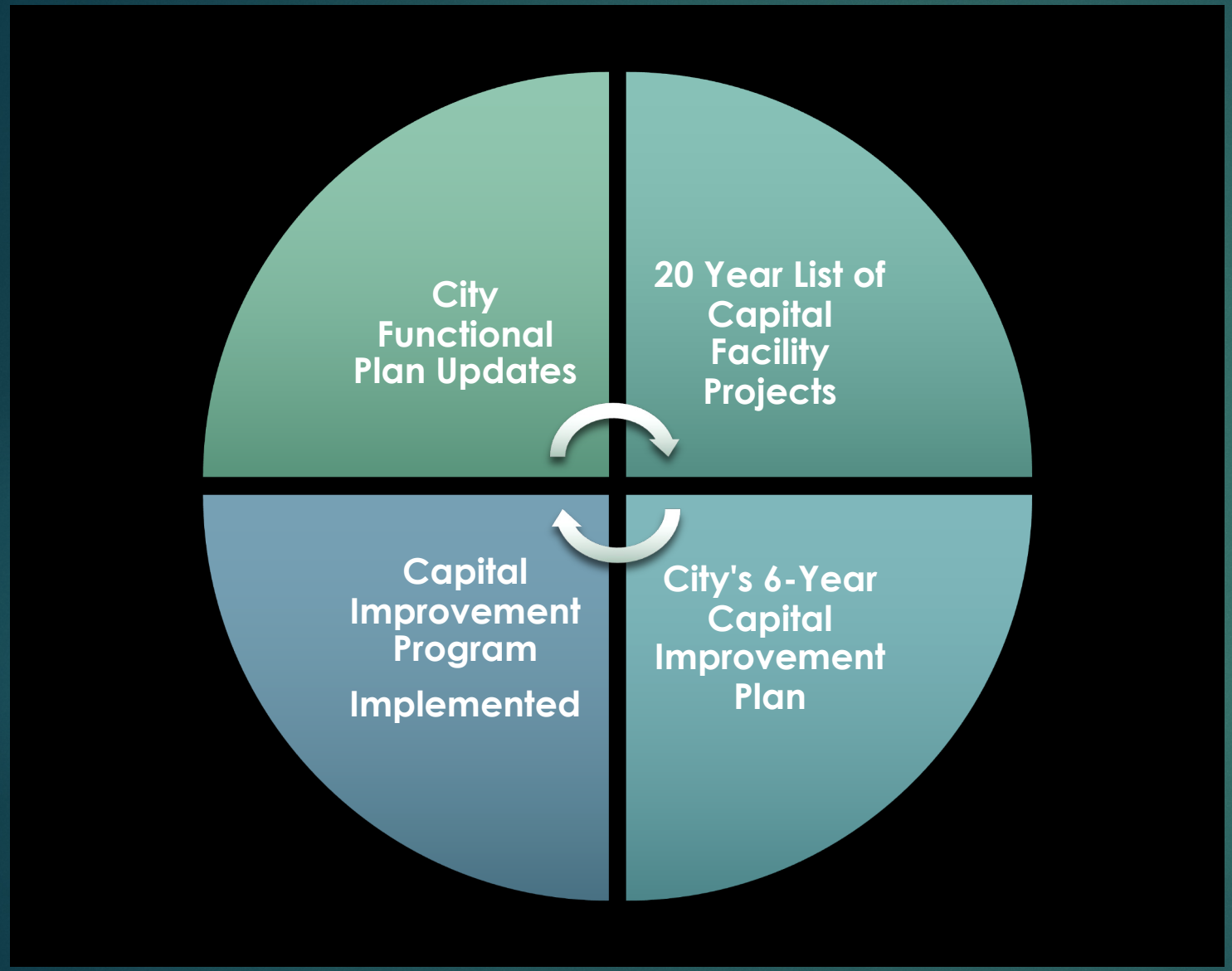
The Comprehensive Plan is a…

CAPITAL FACILITY PLAN

Infrastructure needed to adequately serve the City residents and businesses:

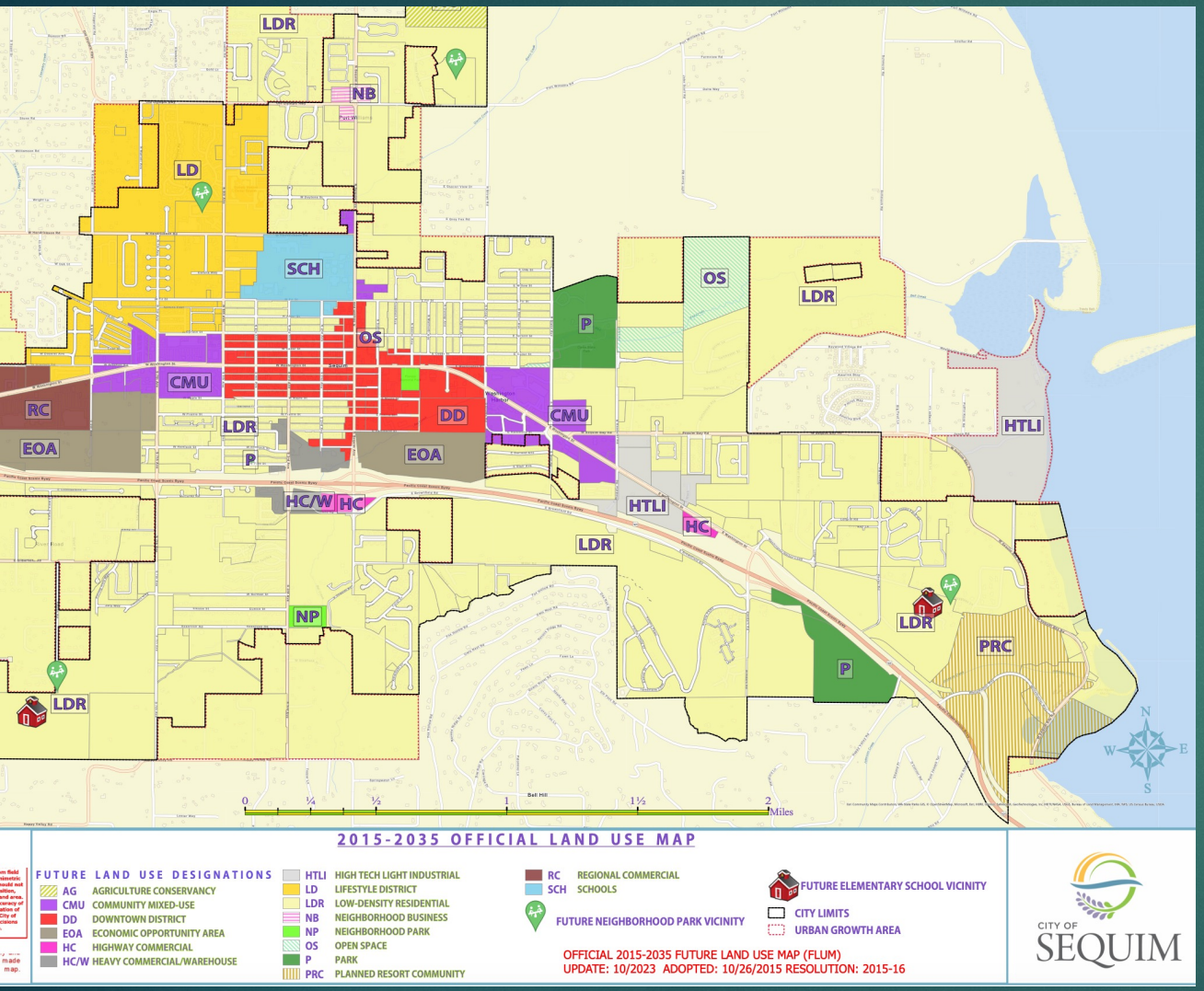
- Water
- Sanitary Sewer
- Stormwater Management
- Transportation – streets and non-motorized
- Parks
- Government Buildings
- Solid Waste
- Schools
- Fire Protection

GMA's consideration is for new capacity; City's budget consideration is for all facilities.



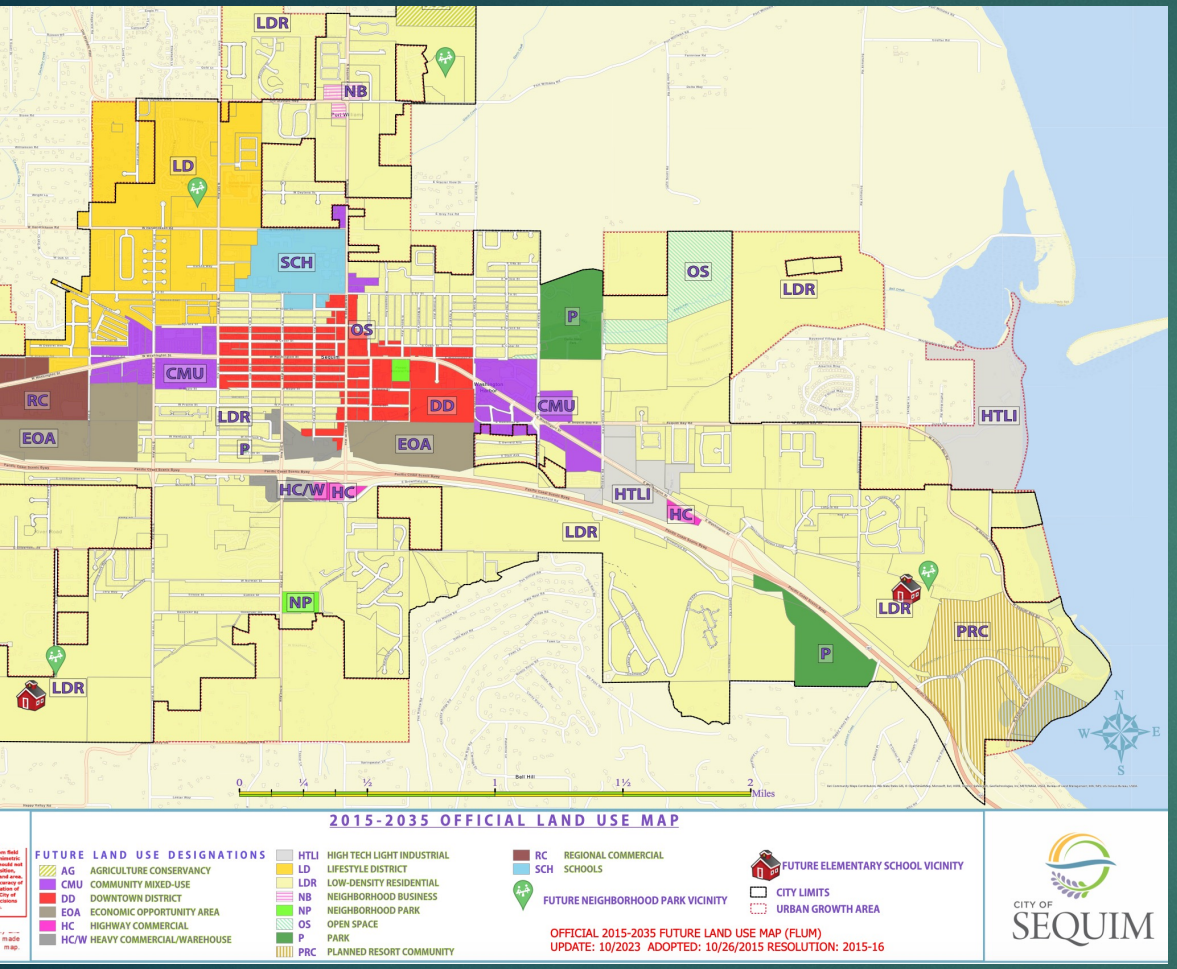
The Comprehensive Plan is a…

CAPITAL FACILITY PLAN



The Comprehensive Plan is a…

LAND USE MAP



- The Land Use Map addresses:
  - the general location and distribution of land uses within the city
  - plays the central role in guiding urban land use patterns
  - shaping land use primarily by regulatory means, such as zoning and critical areas ordinances.

The Comprehensive Plan is a…

LAND USE MAP

City Council, Planning Commission and Planning Staff Roles



Clallam County Growth Allocations

Clallam County Population Allocation

Coordinated with Clallam County on OFM population and housing unit distribution countywide

86,700 OFM 2045 Clallam County's GMA Population Projections

- 41,716 Units - 2045 Total Countywide Housing Units Needed
- 35,748 Units - 2020 Total Existing Countywide Housing Units
- 5,968 Units - Total Countywide Additional Units Needed

City of Sequim's allocation is 31% of new growth and Sequim UGA is 5%

- Clallam County specific allocation to Sequim to plan for the 2045 planning period:
  - 1,850 New Housing Units – City Limits
  - 298 New Housing Units – Sequim UGA

Adopted by resolution by Clallam County BOCC 11/26/24

Important to Note! This is an allocation that we need to plan for…actual growth is market driven.

Housing Unit Distribution by Income Band

Clallam County Housing Unit Distribution by Income

Methodology by Washington State Department of Commerce

- Purpose: *State laws regarding housing are changing to remove barriers for both affordable and supportive housing, incentivize the construction of a diverse housing types, and to provide support to local jurisdictions.*
- *AMI: Area Median Income (2024 Clallam County AMI $93,900)*

	0-30% AMI							
	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	Emergency Housing (temporary)
City of Sequim	**623**	**280**	**568**	**227**	**80**	**61**	**11**	**164**
Sequim UGA	**100**	**45**	**91**	**37**	**13**	**10**	**2**	**27**
City of Port Angeles	664	299	605	241	85	63	13	173
Port Angeles UGA	100	45	91	37	13	10	2	27
City of Forks	100	45	92	37	13	10	2	27
Forks UGA	10	5	9	4	1	1	0	3
Clallam Bay/Sekiu UGA	10	5	9	4	1	1	0	3
Joyce UGA	0	0	0	0	0	0	0	0
Carlsborg UGA	60	27	55	22	8	6	1	16
Unincorporated Rural	0	0	0	124	44	34	812	0

Clallam County Housing Unit Distribution by Income

Important to Note! Housing Unit Distribution by Income Band

Aspirational, using methodology by Commerce, and as directed by Washington State Legislature in HB 1220.

- State has determined methodology for income band housing unit distribution.
- Not the City's responsibility to provide or facilitate development of housing units.
- City's role is to remove regulatory barriers and ensure densities can be achieved if developer/nonprofit/housing authority want to build it.
- Plan for and accommodate.
- This means evaluating existing land use densities and housing types and adjusting as necessary.

2024 Public Outreach & Engagement Summary

2024 Public Engagement Summary

2024 Public Outreach and Engagement

5 Mar. 2024
Introduction of Consultant Team to Planning Commission

5 Mar. and 6 Mar.
2024 Stakeholder Interviews w/SCJ

11–13 June
2024 3-Day Public Workshop: Vision + Scenarios Workshops
Transportation Open House

July–Sep. 2024
Online Survey

13 July 2024
Farmers Market Outreach

10 Aug. 2024
Farmers Market Outreach

17 Sep. 2024
Future Land Use Alternative workshop @Guy Cole

18 Sep. 2024
Housing Focus Group

3 Dec. 2024
PC Review of Community Vision Revisions w/SCJ

Summary of Public Engagement

2024 Public Engagement Summary

- **March 2024: Stakeholder Interviews**
  - Broad spectrum of interviewees: Chamber, County, Education, Tribal, Non-Profit, County, Arts, Economic Development
  - Emergent themes:
    - A mixture of housing is needed.
    - Job opportunities exist
    - $ for schools, infrastructure, services
    - Relocation trends
    - Balanced tourism
    - Tribal partnership is critical
    - Active transportation and recreation
    - Permitting delays
    - Community pride
    - Opportunities exist
- **June 2024: Vision and Land Use Scenarios Workshops**
  - Three-day workshops, with activities to solicit comments on a vision and conceptual growth scenarios.
  - Emergent themes:
    - Downtown Sequim is still a priority
    - Sequim is a good place to raise a family
    - The City should help in housing affordability
    - Prioritize growth in city limits
    - Retention and recruitment of jobs is important to economic health
    - Preserve rural and open spaces
    - Conserve water resources

Summary of Public Engagement

2024 Public Engagement Summary

- **September 17, 2024: Future Land Use Scenario Workshop** w/ public @ Guy Cole
- Attendees broken into small groups. Each table considered the three growth scenarios presented by SCJ and participated in a SWOT exercise
  - Scenario 1: Status Quo
  - Scenario 2: Downtown Emphasis
  - Scenario 3: Washington Street "Nodes"
- Themes from table report-outs:
  - Keep small town/unique feel of Sequim, no matter which scenario
  - Growth provides opportunity to diversify housing types and intensities
  - Health care provision and retention is important
  - Infrastructure planning needs to parallel land use planning
  - Transportation, such as congestion and walkability, are priorities
  - Parking in Downtown
  - Report more detail in next section

Summary of Public Engagement

2024 Public Engagement Summary

- **September 18, 2024: Future Land Use Scenario Workshop w/housing professionals**
- Attendees considered the three growth scenarios, housing issues, market conditions, and ideas on most effective to encourage housing variety.
- Effective Model
  - Participants believe the 2006 Jenny's Meadow development is a reasonable example of affordable ownership housing, with units varying in size.
- Downsizing
  - Sequim's population is downsizing as they age, but not as much as you'd expect.
- Habit versus Opportunity
  - Several builders acknowledge it is challenging to start building new types of housing units from their established business models. But some were eager to try, providing the market and rate of absorption was quick enough to minimize carrying costs.
- Mixed Use Possibility
  - Indicated overall support for the concept, but parking and flexible use considerations nee to be a component of any mixed-use regulatory structures.

Summary of Public Engagement

2024 Public Engagement Summary

- **Online Survey**
  - Still available online
  - Results SCJ provided last year:
    - Appreciation of rural setting
    - Desires to preserve open spaces of area
    - Support Sequim as a place to grow up in and retire to
    - An attractive and lively Downtown

- **December 2024: PC Review of Vision**
  - Sequim's current 2015 vision contains multiple sections, including an overall context-setting statement, an affirmation of overall direction and philosophy, snapshots of various elements of community living, and an introduction to the Ahwahnee Principles as a philosophical "touchstone" to guide the community's future decision making.
  - Revision concepts presented to the Planning Commission included:
    - Shorten and provide focus
    - Lessen usage of jargon
    - Reflect the preferred growth strategy
    - Balance aspirational with clear direction
    - Update Vision and Community Principles, edit narrative

Roundtable

- What did you hear that is important to the community?
- What is important to you?
- The following topics have bubbled up during the public engagement in 2024 – please share your thoughts on:
  - Small town feel/Sequim character
  - Variety of housing types
  - Active transportation – walking, biking and rolling
  - Job opportunities/Balanced tourism
  - Opportunities in Downtown/Washington Corridor

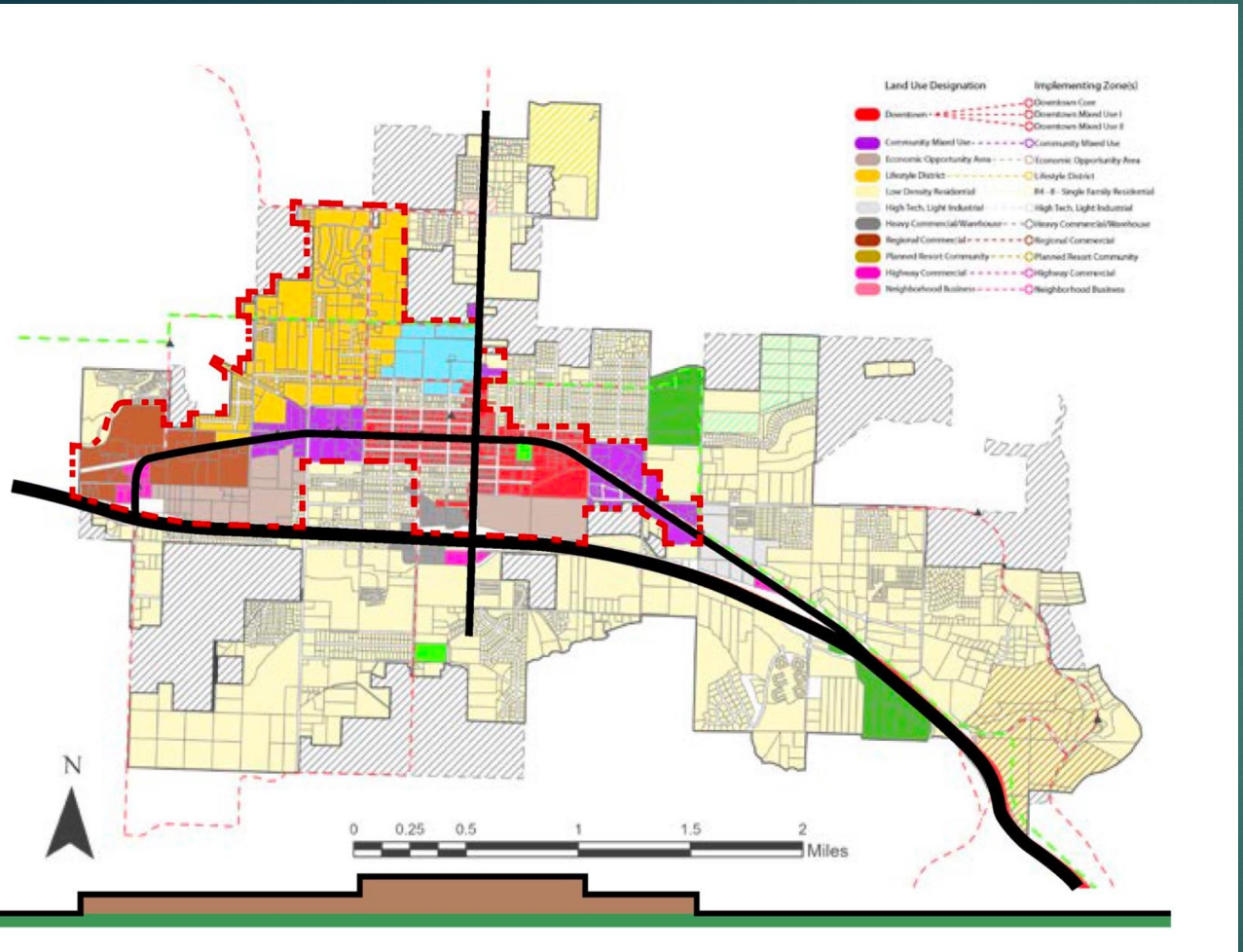


LAND USE SCENARIOS AND CAPACITY SUMMARY

SCJ 2024 Scenarios

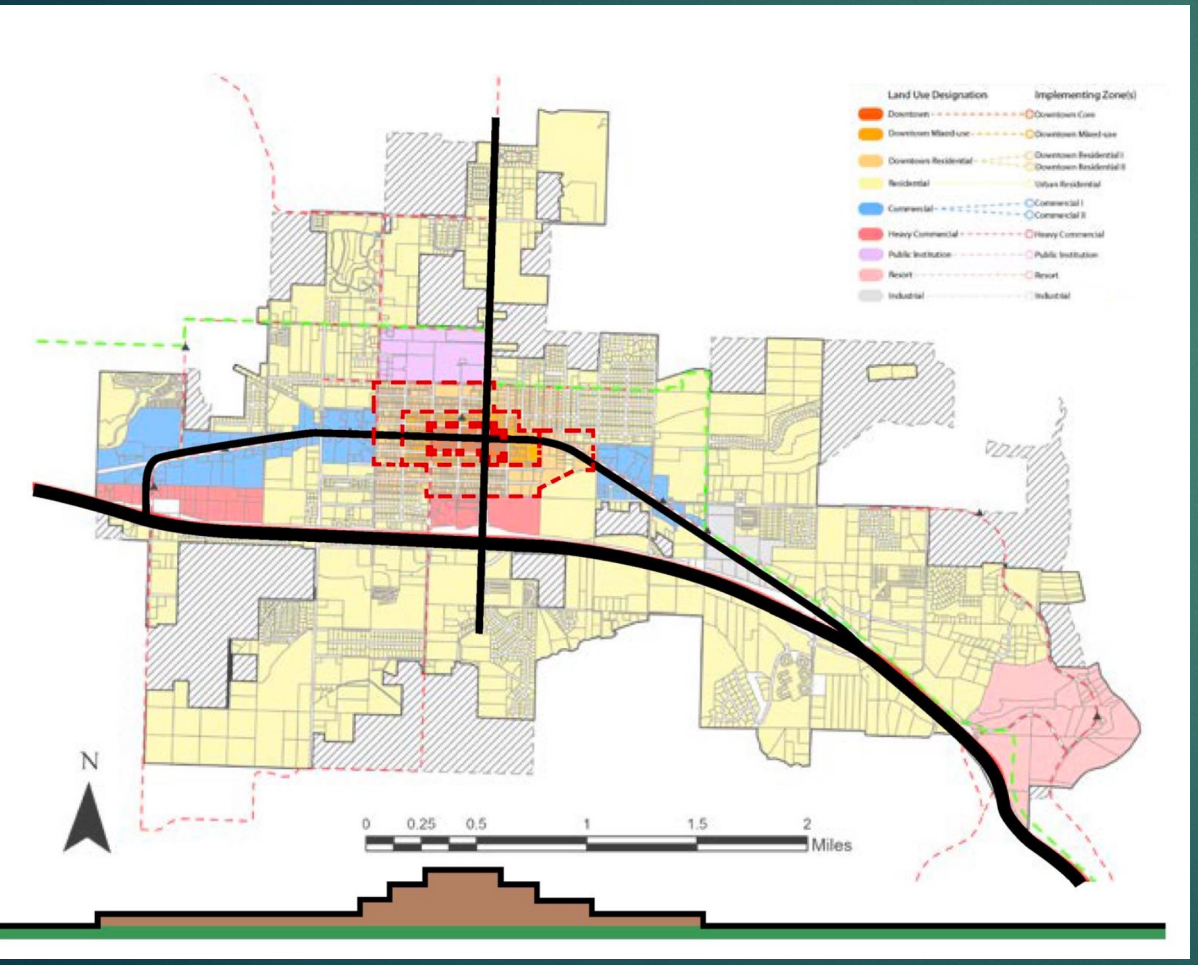
- SCJ created three approaches to accommodate population and employment growth for Sequim during the twenty-year planning period.
  - Concepts were presented in June 2024 Studio and Open Houses
- The scenarios were informed by work they've done in other jurisdictions, stakeholder interviews and input from planning staff.
- Refined scenarios based on public comment received.
- Presented in September 2024 at PC workshop and Housing Focus Group.

SCJ Scenario 1 – "Status Quo"



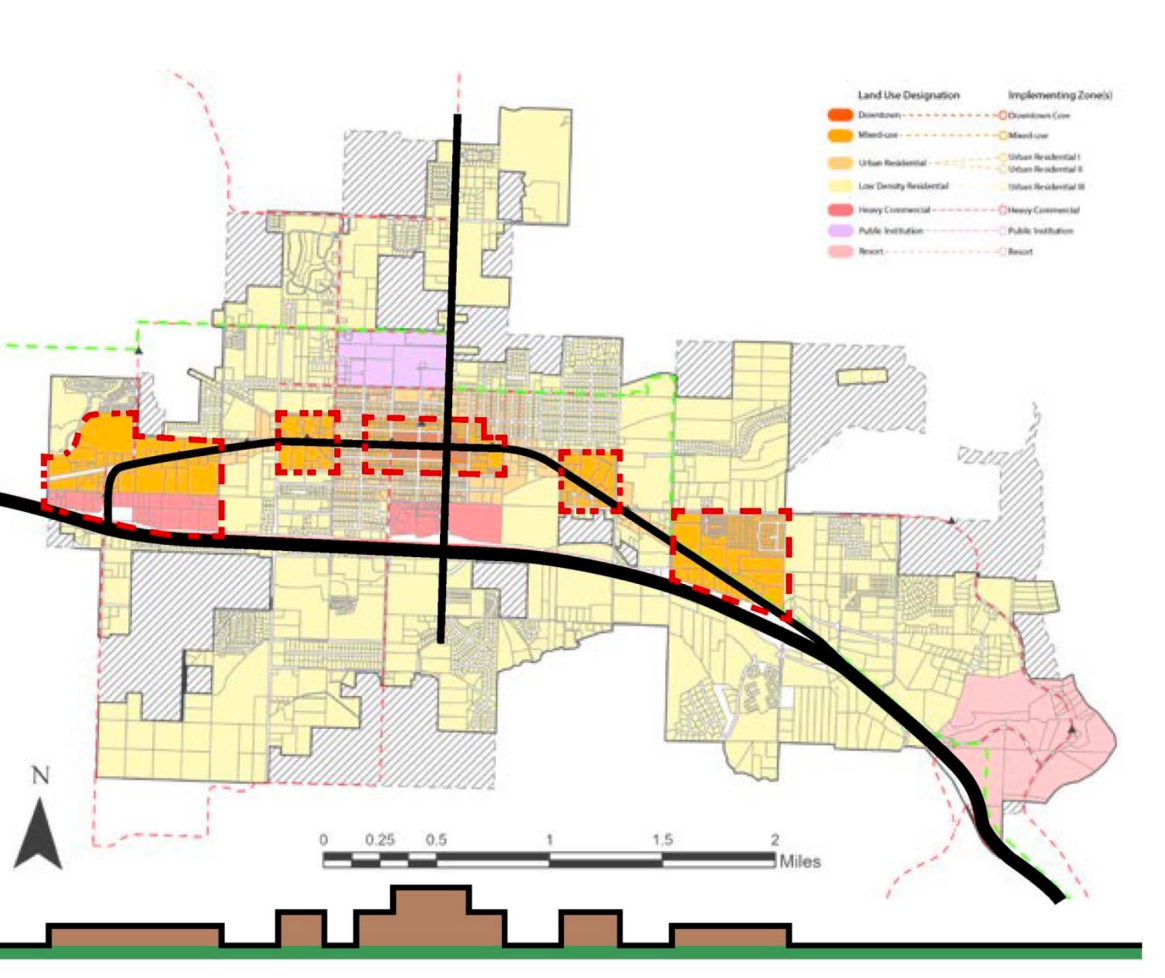
- **Continuation of current Land Use Zoning.**
  - Primarily low density residential.
  - Greater densities and mixed use permitted downtown.
  - Commercial/employment opportunities focused along Washington Street.
  - Planned Resort overlay enables development at John Wayne Marina.
  - Will need to address housing by income band requirements.

SCJ Scenario 2 – "Downtown Emphasis"



- **New residential and employment growth focused Downtown.**
  - Adjusts zoning standards to allow for taller buildings for increased densities to be achieved vertically.
  - Will require update to existing Downtown subarea plan.
  - Commercial character elsewhere on Washington Street remains as is.
  - Rest of the city remains low density residential.
  - Will need to address housing by income band requirements.

SCJ Scenario 3 – "Washington Corridor Nodes"



- **Residential and Commercial growth spread across Washington Street in "nodes."**
  - Allows and supports increased densities and intensities outside of Downtown core.
  - Anticipates redevelopment of commercial centers that may be experiencing vacancies.
  - Would allow/incentivize mixed use residential within commercial zoning districts in addition to Downtown.
  - Will need to address housing by income band requirements.

Scenario Responses

Land Use Scenarios and Capacity

- From the September 17, 2024 PC hosted workshop. Small groups discussed each scenario through a SWOT exercise and identified a preference (if there was consensus) and shared key thoughts.
- Overall, the groups recognized there were pros and cons with each scenario. But most of the groups favored incorporating elements of both Scenario 2 and 3.
  - Scenario 1 has the potential to be 'sprawling' and therefore present infrastructure challenges
  - Scenario 2 has the potential to be too urban (building heights, parking constraints, congestion)
  - Scenario 3 might have the right balance: take advantage of existing infrastructure, retain and enhance Downtown, and provide opportunities for different housing types in Washington Street Corridor
  - A combination of all three could also work: take elements of Scenarios 2 and 3 and add to current comprehensive plan and zoning framework

Scenario Responses

- Things the groups commented on, and want to keep in mind:
  - Support the small town feel and character of Sequim in any growth scenario
    - Architectural design standards become important with increased densities
    - Keep building heights reasonable
  - Support walkability, especially shared use paths
  - Support medical services/health care accessibility
  - May need a parking strategy
  - Public transportation opportunities along corridor (shuttle)
  - Multiple routes between services and get around town
  - Retention of employees for important services like health care and education

Land Use Scenarios and Capacity

Preliminary Land Use Capacity

- What is a Land Use Capacity Analysis?
  - GMA amendment requires Housing Elements to identify "sufficient capacity of land" to accommodate all projected housing needs.
  - LCA is a mathematical analysis that considers land developability based upon assumptions and densities based on current zoning.
  - Commerce provides guidance.
  - SCJ and Leland Consulting have conducted a preliminary LCA for Sequim.
  - Commerce ***requires* certain housing densities and types** to meet housing units by income band for 80% or less.
    - Moderate Density: Townhomes, Duplex, Triplex, Quadplex
    - Low-Rise Multifamily: Walk-up apartments, condominiums (2-3 stories)
    - Mid-Rise Multifamily: Apartments, condominiums
    - ADUs and Middle Housing Unit types

Preliminary Land Use Capacity

- Sequim's Preliminary LCA results
  - Sufficient available vacant and underdeveloped land for the Clallam County growth target.
  - Largest capacity is in the R4-8 zoning district
  - Other zones with substantial land use capacity include
    - Community Mixed Use District (CMU), Lifestyle District (LD), and Planned Resort (PR)
- Current zoning allows for:
  - Up to fourplexes through a Planned Residential Development (PRD)
  - Multifamily Residential is allowed in Community Mixed Use, Downtown Core and DC 1 and 2, and Lifestyle District.

Preliminary Land Use Capacity

Land Use Scenarios and Capacity

- Will need to identify zoning districts to evaluate and encourage **Low and Mid-Rise Multifamily units**, per Commerce's guidance and Income Band requirements.
  - Consistent with public input regarding desire for a variety of housing types.
- Preliminary LCA for income bands, there is deficit for 80% or less housing (mid and low rise multifamily).
- **Cliffhanger!** Think and discuss with each other during lunch your ideas on:
  - Which scenario? Why? (will discuss in afternoon)
  - How and where to encourage mid and low rise multifamily housing?
  - Consideration of a designated moderate or high-density multi-family zoning district
  - Allow for additional multifamily types in R 4-8?

LUNCH 12-1

BRINGING IT TOGETHER- AFTERNOON SESSION 1-3

Technical work completed in 2024

Bringing it Together
2025 Workplan

Gap Analysis on current Comp Plan, Development Regulations

- Used checklists provided by Commerce

Land Use Scenarios + Vision

- Discussed at June Studio/Workshop + September Land Use workshop
- Vision discussion at 12/6/25 Planning Commission meeting

Land Capacity Analysis

- Methodology developed and SCJ conducted analysis

Draft Housing Needs Assessment

- Completed by Leland Consulting Group
- Under review by Staff currently

Transportation Master Plan

- Existing Conditions
- Traffic Model Completed and Calibrated

Utilities Planning

- Water System Plan under review at State
- Sewer System Plan underway

Technical work completed in 2024 – Housing Needs Assessment Highlights

- **Housing Supply**
  - Total Units: 4,105 housing units.
  - Housing Types: 55% single-family homes, 20% in small multifamily (20 units or less), 14% in large multifamily buildings (20+ units) and 12% in mobile homes.
  - Construction Trends: Since 2014, net increase of 646 units.
- **Housing Market Conditions**
  - Home Prices: Median home value $571,553 (up 85% since 2006).
  - Rental Market: Vacancy rate 3.3%; average rent $915 (expected to rise to $1,058).
  - Housing Age: 37% of units built before 1980; 35% built since 2000.
- **Special Housing Inventory**
  - Affordable Housing: 527 mobile home/special housing units.
  - Permanent Supportive Housing (PSH): 16 units available, no emergency housing.
- **Income Band Gap Analysis**
  - 80% or less – **Need 1,698 units**; deficit of 481 based on LCA
  - 80 to 120% - **Need 141 units**; deficit of 19 based on LCA

2025 Work Plan

Bringing it Together

2025 Workplan

- State Legislature changed the due date until **December 31, 2025.** We are working towards this timeframe
- Begin drafting the Comprehensive Plan:
  - While an update, we expect it to be a new document, not underline/~~strikeout~~ format; will keep a crosswalk
  - Comprehensive Plan Chapters:
    - **Required**: Land Use, Transportation, Capital Facilities Plan, Utilities, Climate Change and Resiliency
    - Optional: Parks and Recreation, Economic Development, Conservation, Subarea Plans
    - Specific new focus areas:
      - Housing Options, including by income band as required by State
      - Climate Resiliency as required by State
  - Development Regulations

2025 Work Plan

Bringing it Together

2025 Workplan

Quarter 1 – January – March 2025

- Complete Housing Needs Assessment; post on website
- Determine growth scenario
- Provide growth distribution to PW for transportation
- SCJ begin drafting goals and policies

Quarter 2 – April – July 2025

- Transportation and Utilities planning continue
- SCJ drafting chapters
- Community Check In
- Adopt Countywide Hazard Mitigation Plan

Quarter 3 – August – October 2025

- SEPA considerations
- Release Draft Comprehensive Plan – Begin review with Planning Commission
- Begin updates to Development Regulations (phased approach)

Quarter 4 – November – December 2025

- Public Hearings before Planning Commission and City Council
- Adoption by Ordinance due by December 31, 2025

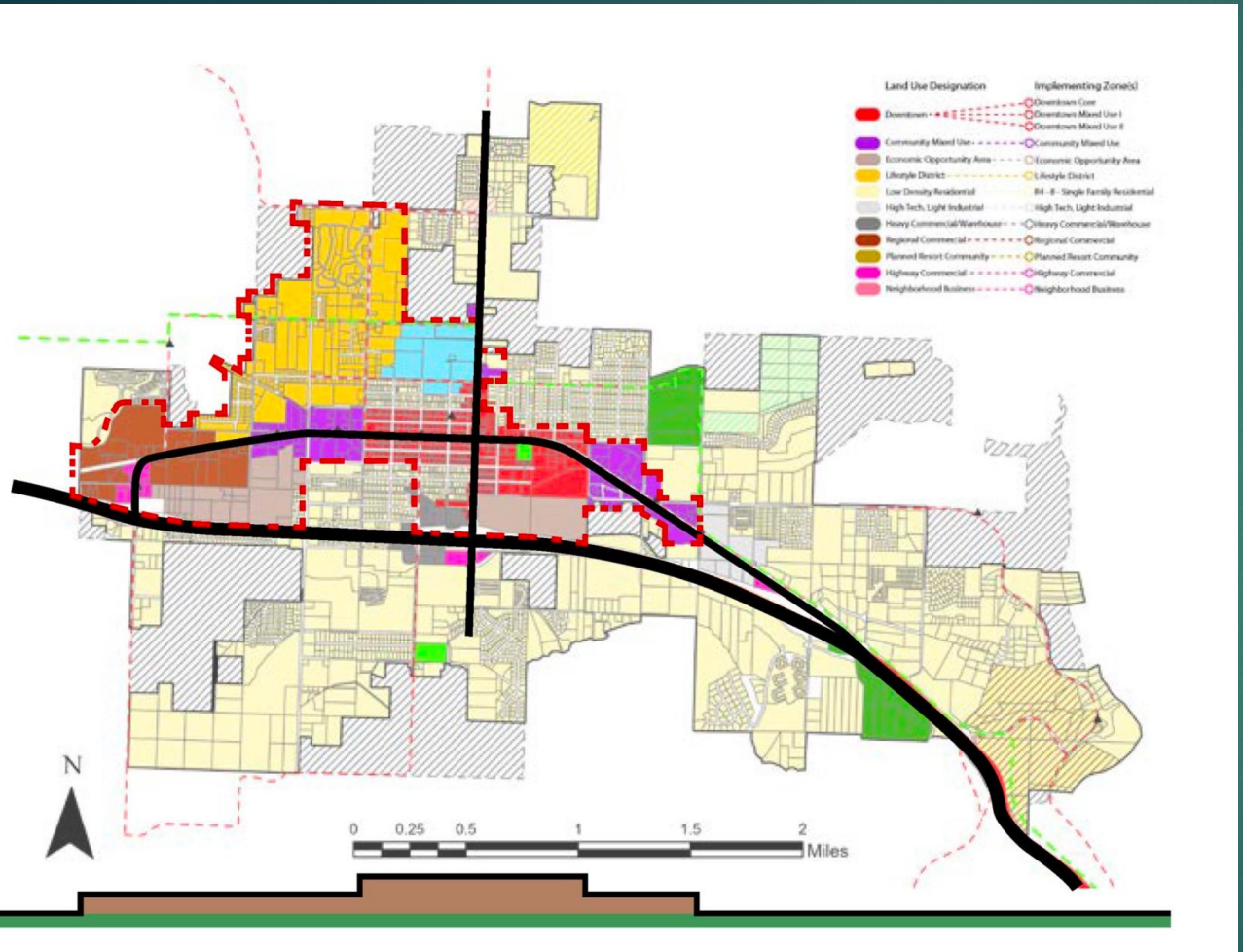
2026

- Critical Areas Ordinance Update

LAND USE SCENARIOS DISCUSSION

SCJ Scenario 1 – "Status Quo"

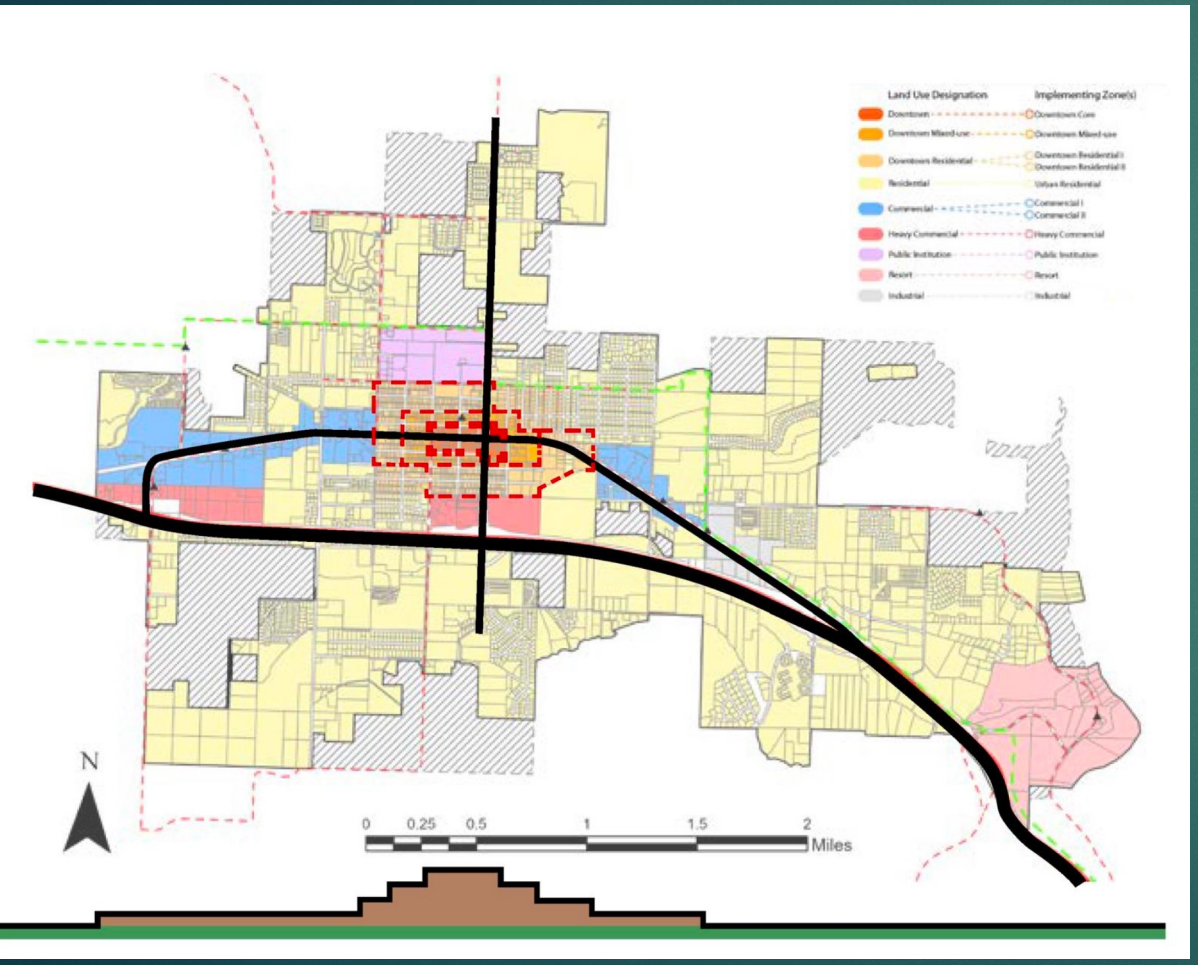
Land Use Scenarios Considerations



- **Continuation of current Land Use Zoning.**
  - Primarily low density residential.
  - Greater densities and mixed use permitted downtown.
  - Commercial/employment opportunities focused along Washington Street.
  - Planned Resort overlay enables development at John Wayne Marina.
  - Will need to address housing by income band requirements.

Land Use Scenarios Considerations

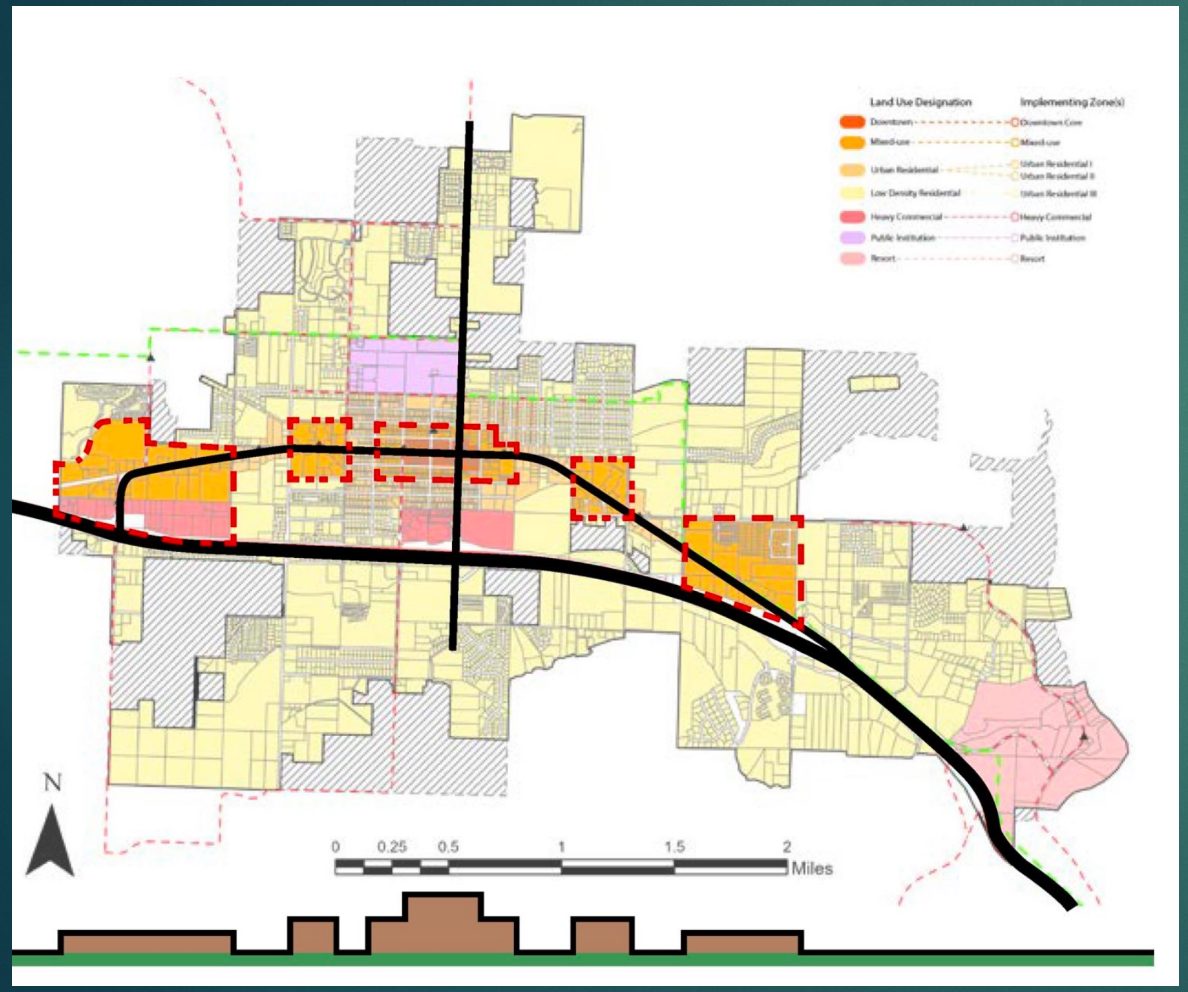
SCJ Scenario 2 – "Downtown Emphasis"



- **New residential and employment growth focused Downtown.**
  - Adjusts zoning standards to allow for taller buildings for increased densities to be achieved vertically.
  - Will require update to existing Downtown subarea plan.
  - Commercial character elsewhere on Washington Street remains as is.
  - Rest of the city remains low density residential.
  - Will need to address housing by income band requirements.

Land Use Scenarios Considerations

SCJ Scenario 3 – "Washington Corridor Nodes"



- **Residential and Commercial growth spread across Washington Street in "nodes."**
  - Allows and supports increased densities and intensities outside of Downtown core.
  - Anticipates redevelopment of commercial centers that may be experiencing vacancies.
  - Would allow/incentivize mixed use residential within commercial zoning districts in addition to Downtown.
  - Will need to address housing by income band requirements.

Scenario Considerations

Land Use Scenarios Considerations

- Scenario 1 has the potential to be 'sprawling' and therefore present infrastructure challenges
- Scenario 2 has the potential to be too urban (building heights, parking constraints, congestion)
- Scenario 3 might have the right balance: take advantage of existing infrastructure, retain and enhance Downtown, and provide opportunities for different housing types in Washington Street Corridor
- A combination of all three could also work: take elements of Scenarios 2 and 3 and incorporate within current zoning framework
- Addressing the housing by income band is necessary regardless of scenario

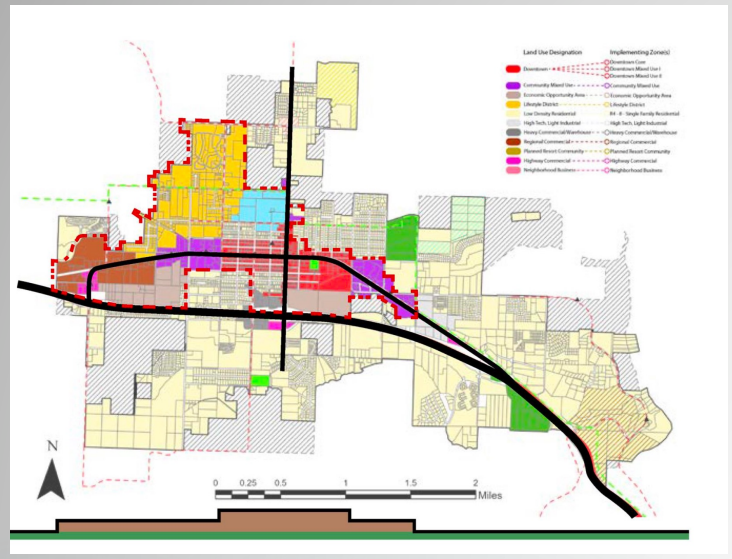
Scenario Considerations

Land Use Scenarios Considerations

- Summary of Scenarios:
  - Any of the three scenario can meet the Clallam County housing unit growth allocation.
  - Each one will need to identify increased opportunities for multifamily development to meet income band requirements.
  - Each scenario will require following up with development regulation update to remove barriers, improve administration, and other updates identified by staff/development community.
- Consideration by Council:
  - Status Quo?
  - Increase densities Downtown?
  - Increased densities distributed along Washington Street Corridor?
  - Combination?

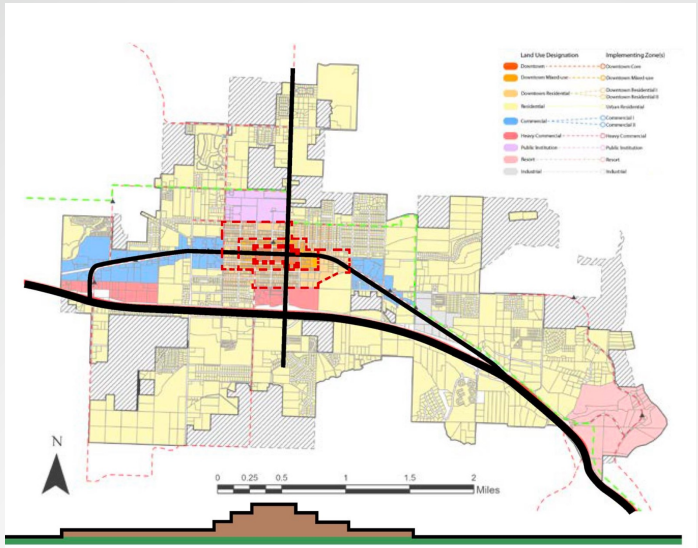
GROWTH SCENARIOS CONSIDERATIONS EXERCISE

Scenario 1: Status Quo



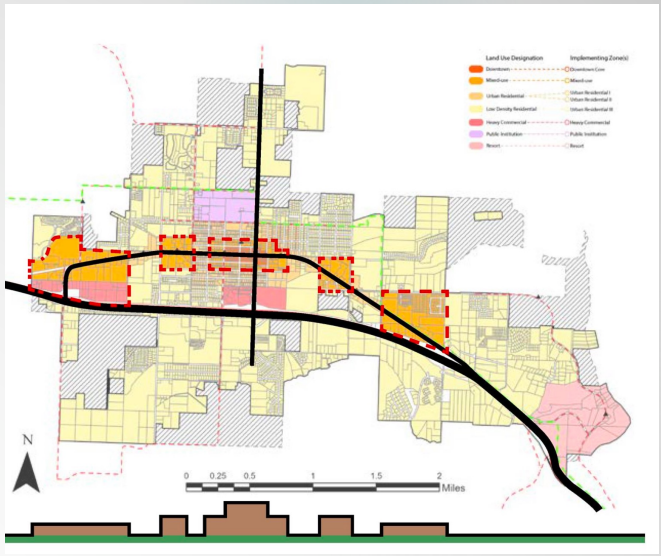
Considerations for 1?

Scenario 2: Downtown



Considerations for 2?

Scenario 3: Washington Street



Considerations for 3?

Combination of Scenario 2 and 3 into current land use framework considerations?

Preference?

- Scenario 1 ☐
- Scenario 2 ☐
- Scenario 3 ☐
- Combo 2 and 3 ☐

GROWTH SCENARIOS
CONSIDERATIONS, PREFERENCES

DISCUSSION

MIDDLE HOUSING TYPE CONSIDERATIONS



CONSIDER DIFFERENT “MIDDLE HOUSING” TYPES - WHERE WOULD YOU LIKE TO SEE THESE TYPES OF HOUSING UNITS LOCATE IN THE CITY?

Consideration of different middle housing types? Where in City?

Preferences?

- ☐ Sidecourt
- ☐ Detached Cluster
- ☐ Two/Three Plex
- ☐ Four/Five Plex
- ☐ Courtyard Cottage
- ☐ Townhouse
- ☐ All?

MIDDLE HOUSING CONSIDERATIONS, PREFERENCES DISCUSSION

MIXED USE/MULTIFAMILY CONSIDERATIONS

Building Height

EXAMPLES

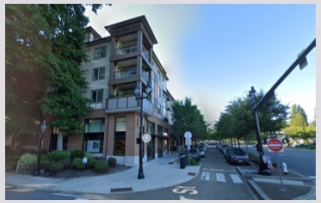
THREE STORIES






FOUR STORIES






FIVE STORIES






Consideration of mixed use/multifamily buildings. Where in City?

Current Building Heights

Community Mixed Use	45' – Four story
Downtown	45' – Four story
DC 1 & 2	38' – Three story
Lifestyle District	55' – Five story(ish)

Preferences?

Allow in Regional Commercial ☐

New Multifamily Zoning District? ☐ How tall?_____

Other Places?_____

MIXED USE/MULTIFAMILY CONSIDERATIONS, PREFERENCES DISCUSSION

Wrap Up

- Sequim is undertaking a substantial update to its comprehensive land use plan.
  - Land Use Densities, Housing Types, Infrastructure, Climate
  - Deadline December 31, 2025
- Technical work is underway and will continue.
- Detailed work plan will be complete soon.
- Growth allocation by Clallam County can be accommodated by any of the three growth scenarios.
- Increased opportunities for multifamily units are needed to meet State's income band requirement.
- Updates to development regulations are important for compliance with State requirements, ease of administration, and modifications as identified by staff/development community.

Roundtable Final Comments by All