CHAPTER 2 LAND USE

2.1 Plan Context

One of the fundamental roles of the Comprehensive Plan is to anticipate, guide, and plan for growth in a way that helps the city achieve its vision. The plan is a tool to look ahead to the likely growth and ensure that the city's plans for land uses, infrastructure, and services are aligned. The Land Use Chapter is one of the mandatory elements of the Comprehensive Plan under the Growth Management Act (GMA). This chapter addresses the general pattern of land use within the city and provides the framework for other plan Chapters that guide other aspects of land use.

The Land Use goals and policies outlined in this chapter will achieve Sequim's vision by providing for planned growth that contributes and enhances Sequim's unique and special character. Further, the policies in this chapter work in tandem with the 2045 Comprehensive Future Land Use Plan Map, Figure LU-1, which illustrates the location of various land use categories.

2.1.1 Sequim's Setting

Nestled in the heart of the Dungeness Valley on the North Olympic Peninsula, the City of Sequim enjoys a stunning natural setting defined by its proximity to both the Olympic Mountains and the Strait of Juan de Fuca. Sheltered by the Olympic rain shadow, Sequim experiences significantly less rainfall than surrounding areas, earning it the nickname "The Blue Hole." This unique climate fosters a landscape of rolling farmland, vibrant lavender fields, and open prairie lands that contrast with the dense evergreen forests of the nearby Olympic National Park. The Dungeness River, a vital regional waterway that originates in the mountains and flows into the Strait, supports a rich ecosystem and provides an important natural corridor for wildlife.

To the north, Sequim is near the expansive waters of the Strait of Juan de Fuca, where the coastline offers views of distant islands and passing marine life, including orcas, seals, and migratory birds. The region's beaches, estuaries, and tidal flats provide critical habitat for shorebirds and salmon populations, contributing to the area's ecological diversity. South of the city, the Olympic Mountains rise, their snow-capped peaks forming a striking backdrop to the valley below. The combination of maritime influences, fertile agricultural lands, and protected natural areas makes Sequim a uniquely scenic and environmentally rich place to live, work, and explore.

2.1.2 Sequim's History

The community that would become Sequim has been home to the S'Klallam people for time immemorial and possesses a rich social and religious culture based on the abundant natural resources of the Northwest Coast. "S'Klallam" derives from "nuxsklai'yem," the original Salish language name for the S'Klallam people, meaning "strong people." The Jamestown S'Klallam Tribe is one of three S'Klallam bands; the others are the Lower Elwha Klallam and the Port Gamble S'Klallam Tribes. The S'Klallam Tribe entered into the Point No Point Treaty with the United States in 1855 but resisted removal to the reservation of the Twana people at Skokomish. They remained in their traditional areas, and in 1874, the S'Klallams from the village at Dungeness privately purchased 210 acres of land, establishing Jamestown. The

population of Jamestown at the time was around 100, with about 17 families buying into the acreage. Citizens of the tribe supported themselves by gardening, farming, fishing, and working in the pulp mills in the surrounding area. Today, the Jamestown S'Klallam Tribe operates various enterprises and is one of the largest employers in Clallam County. European and American settlers began arriving in the Dungeness Valley in the mid-19th century. Farming became a primary activity, and the construction of the Sequim Ditch in the 1890s brought irrigation from the Dungeness River to the valley, significantly expanding agricultural capacity. This system supported the development of dairy farming, berry crops, and general agriculture.

The community that would become Sequim was initially named Seguin. Between 1868 and 1907, it developed basic infrastructure, including a school, post office, and irrigation system. In 1907, a clerical error on a postal report changed the spelling to "Sequim," which was not formally corrected and has remained in use.

Sequim was incorporated as a town in 1913. In 1914, the Seattle, Port Angeles, and Western Railway reached the town, providing freight services that continued until the tracks were removed in 1986. The route was later repurposed as part of the Olympic Discovery Trail. During the 20th century, Sequim remained a small community focused on agriculture. Transportation improvements, including Highway 101, increased regional access and supported economic development. Starting in the late 20th century, Sequim experienced residential growth, new residents drawn to the area's climate and location.

Economic activity expanded to include tourism, retail, and healthcare. The development of the local lavender industry became a notable part of the area's identity and includes events such as the annual Lavender Festival. Other events, such as the Irrigation Festival, the longest-standing festival in the state, speak to Sequim and the Dungeness Valley's farming and agricultural history, and Sunshine Festival in early spring celebrates Sequim's microclimate, both of which are a regional draw to the city.

2.1.3 Land Use Context

Early Urban Form and Past Development Patterns
Sequim's urban pattern began to take shape more than a century ago, even before its official incorporation. The community's earliest growth followed a traditional urban form rooted in the geographic grid of township, range, and section lines—visible today in the city's central intersection at Washington Street and Sequim Avenue. Early subdivisions followed this grid, creating small residential lots, walkable blocks, and a mix of local businesses along the main street. This form established a small central compact, connected, and accessible town center where goods and services were readily available to residents.

In the 1960s, Sequim followed national trends as development shifted toward auto-oriented suburban patterns. With the rise of freeways and mortgage incentives, neighborhoods began offering larger homes on larger lots with less emphasis on connectivity. Since 1980, Sequim has largely grown through isolated subdivisions rather than integrated neighborhoods. These developments often feature cul-de-sacs, long blocks, and few connections to adjacent areas.

Retail, Services, and Regional Role
Sequim also serves as the primary commercial and important service hub for the North Olympic Peninsula. More than 30,000 people rely on Sequim for weekly shopping and services at its regional big-box retailers. The city's primary commercial land use designations are based on the markets they serve - community and tourist retail are consolidated along the Washington corridor and regional retail continues to grow on the west side.

Employment Growth
To support economic diversity and living-wage job creation, Sequim is identifying strategic sites for light industrial, assembly, and business park development, particularly in underutilized areas along East Washington and large vacant parcels. Sites like the Pacific Northwest National Laboratory near Sequim Bay offer long-term potential for high-tech, clean industry. These land use strategies will help Sequim grow as a complete, sustainable city with a strong local economy.

2.1.4 Population and Housing 2045 Forecast

Planning to accommodate an estimated growth in population is a fundamental requirement of the GMA. Clearly, in RCW 36.70A.115, the Washington State Legislature set forth the expectation and requirement that jurisdictions accept responsibility for population growth:

"*Counties and cities that are required or choose to plan under RCW 36.70A.040 should ensure that, taken collectively, adoption of and amendments to their comprehensive plans and/or development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth, as adopted in the applicable countywide planning policies and consistent with the twenty-year population forecast from the office of financial management.*"

The Washington State Office of Financial Management (OFM) has the explicit responsibility for preparing the growth management population projections for each county planning under the GMA. OFM prepares a reasonable range of population growth projected over 20 years that is required to be used in growth management planning. County officials, also required by GMA, are responsible for selecting a 20-year GMA planning growth allocation from within the range of high and low projections prepared by OFM. Within each county, population distributions for cities, towns, and unincorporated areas are worked out among the affected local jurisdictions as part of regional planning processes. Clallam County, in coordination with its cities, establishes the countywide population distribution that all jurisdictions must plan for and accommodate. Sequim's population allocation includes city limits.

Exhibit LU-1 Sequim Growth Allocations

Population Distribution	**2020 Population (Census)**	**+ New Population Allocation**	**= 2045 Total Population**
Sequim City	8,024	2,959	10,983
Sequim UGA	1,577	477	2.054
Total	**9.601**	**3,436**	**13,037**
Housing Units	**2020 Housing Units (Census)**	**+ New Housing Allocation**	**= 2045 Total Housing Units**
Sequim City	4,369	1,850	6,219

Sequim UGA	769	298	**1,067**
Total	**5,138**	**2,148**	**7,286**
Jobs	**2020 Jobs**	**+ New Jobs Allocation**	**= 2045 Total Jobs**
Sequim City	4,437	909	**5,346**

Source: Clallam County, Census, LEHD

It is imperative, however, to highlight the difference between planning for allocated population growth and the actual realization of population growth. The GMA in RCW 36.70A.115 states that cities should "provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth." And RCW 36.70A.110(2) states, "…each city within the county should include areas and densities sufficient to permit the urban growth that is projected to occur…"

These statements clearly demonstrate that GMA requires jurisdictions to plan for and provide enough available land and capacity to accommodate its population growth allocation. Sequim's population allocation is not a target or a stopping point of possible growth; it is the minimum amount of growth the city must plan for.

When growth occurs is dependent on the national, regional, and local economic and housing markets. The city as a government does not generate, initiate, or dictate when people move, new businesses locate, or how many houses the market can support. The City of Sequim's responsibility under GMA is to be prepared, through comprehensive land use planning, to accommodate these new residents, houses, and jobs, while maintaining the community's valued quality of life.

2.2 Goals and Policies

The following goals and policies are intended and will facilitate Sequim moving into its future in a manner that is consistent with the City's Vision Statement and Guiding Principles, while ensuring it is meeting the requirements of the Growth Management Act (GMA) and its regional share of future population and employment allocations.

The Land Use Chapter is divided into the following sections:
Growth Accommodation
Land Use Designations
Residential Land Use
Commercial Land Use
Mixed Use Land Use
Employment Land Use
Other Land Uses
Master Planning
Annexations
Urban Growth Areas
Drainage, Flooding and Storm Water
Groundwater Protection
Future Land Use Map

2.2.1 Growth Accommodation

Population and housing growth accommodation lies at the heart of the GMA, embodying a comprehensive approach to the challenge of preparing for future development. GMA serves as a guiding framework, aiming to accommodate population growth while protecting critical areas, natural and community assets, and identity.

GOAL LU-1
Consistent with the requirements of the Growth Management Act, provide orderly growth that enhances and respects the City's character, natural and small city setting, while planning for the population, employment, and housing targets allocated to Sequim by Clallam County.

Policy LU-1.1
Provide for appropriate urban residential densities within the city to practically plan for and accommodate the population allocation of 2,959 new residents, 1,850 new housing units, and 909 jobs by the year 2045 within the city limits. The allocation is not a commitment to ensure that the market will deliver growth during the defined planning period.

Policy LU-1.2
Utilize the Future Land Use Map (FLUM) as a growth framework that provides a basis for land use regulation, transportation planning, and capital improvement programming. Ensure the City's Zoning Map is consistent with the FLUM and its land use designations.

Policy LU-1.3
Support a walkable, well-designed city that reflects Sequim's small-town character, offers a variety of housing choices and neighborhood-scale mixed uses, and promotes active transportation and accessible transit options.

Policy LU-1.4
Ensure the necessary public services and capital facilities are provided through the development review process to support the City's planned urban growth at its adopted levels of service, consistent with state and local law.

Policy LU-1.5
Support coordinated planning efforts among jurisdictions, agencies, tribes, ports, and Clallam County. Participate in and ensure consistency with countywide planning policies.

2.2.2 Land Use Designations

Land use designations play a fundamental role in shaping the physical, economic, and social landscapes of Sequim. This involves the strategic delineation of areas for residential, commercial, employment, and recreational purposes, reflecting Sequim's vision for growth and development.

Land use designations provide a roadmap for decision-makers, developers, and residents, fostering a balance between growth, economic vitality, and environmental stewardship. Retaining and enhancing Sequim's high quality of life and special character are very

important to its citizens, and the preferred land use pattern recognizes that many uses can be good neighbors if designed and developed well.

Exhibit LU-2 Comprehensive Plan Land Use Designations

Land Use Designation	General Purpose
Low-Density Residential (LDR)	Supports detached single-family homes, small-scale attached housing (such as plexes and townhomes), accessory dwelling units, cottages and appropriate middle housing types.
Community Mixed-Use (CMU)	Provide residents with centralized access to retail businesses and services that meet community-wide needs, create a complementary mix of community-serving retail, personal and professional services, public facilities, transient lodging, and multifamily-attached housing types.
Lifestyle District (LD)	Encourage development of diverse, mixed-use neighborhoods that offer a variety of housing types, services, and amenities designed to support livability and meet the evolving needs of residents of all ages.
Downtown District (DD)	Serves as the city's civic and cultural hub, blending retail, residential, and public spaces to foster a vibrant, walkable downtown core. Encourage a mix of work, living, and recreation within the heart of the city.
Neighborhood Business (NB)	Allow retail sales and services routinely needed by neighborhood residents in locations that are convenient to nearby neighborhoods and offer the potential to grow as mixed-use neighborhood centers.
Highway Commercial (HC)	Meet the needs of tourists and other visitors by providing a range of uses at the primary access to the city at US 101 interchanges, while also offering services and conveniences that serve the needs of residents.
Regional Commercial (RC)	Allow retail and service uses, primarily "big box" stores and national retailers that serve the regional market that includes the entire North Olympic Peninsula. Provide local and regional residents with convenient access at a highway interchange to major retailers.
High-Tech Light Industrial (HTLI)	Provides appropriate locations for uses such as office, light industrial, light manufacturing/assembly, clean energy, science and technology research and

Land Use Designation	General Purpose
	development, food and beverage production with tasting room and other similar uses.
Heavy Commercial/ Warehouse (HC/W)	Provides locations for heavy commercial and warehouse uses that accommodate needed business activities with a sensitivity to compatibility with adjacent uses.
Opportunity Areas (OA)	Provides a mix of residential, services, and employment where combining uses vertically or horizontally increases the community's residential, economic base and job opportunities.
Planned Resort Community (PRC)	Enable the realization of a planned resort community that includes a mix of year-round and seasonal residences, tourist accommodations, and the commercial and other uses to serve them, utilizing a master planning process.
Public (P)	Acknowledge existing government buildings, schools, public safety and other public uses essential for community services and civic functions.
Open Space (OS)	Open spaces under state agency ownership and intended to be long-term protected open space.
Agriculture Conservancy (AG)	Maintain agricultural use for the benefits of an urban community for food production or on any parcel that is preserved in perpetuity or easement to maintain agricultural use.

GOAL LU-2
Create a vibrant community through a balanced mix of land uses, including residential, commercial, employment, recreational, public use, and open space, to serve the City's current and future residents.

Policy LU-2.1
Provide development standards for all zoning districts that identify uses, building heights, setbacks, access, landscaping, signage, parking, screening, and other appropriate dimensional and aesthetic standards.

Policy LU-2.2
Create a pattern of land use that encourages alternative methods of transportation such as transit, walking, rolling, and bicycling, for daily activities, and reduces reliance on automobiles.

Policy LU-2.3
Recognize Sequim's attractive natural setting that contributes to the City's "small town" appearance, while maintaining its ability to accommodate population growth. As it is within the City's legal authority, encourage the retention of open areas through critical area protection or other appropriate regulatory authority.

Policy LU-2.4
Adopt land use regulations that promote equitable access to jobs, education, and essential resources, and ensure planning processes consider the City's diversity, varied needs, and the well-being of marginalized populations.

Policy LU-2.5
Encourage development and redevelopment of underutilized lands to promote infill across all zones.

Policy LU-2.6
Preserve historic, cultural, and natural resources that are significant to the Sequim community and the region.

2.2.3 Residential Land Use

The residential land use designation connects with housing choice and variety, playing a pivotal role in determining the diversity and accessibility of housing options within Sequim. The way land is designated for residential use significantly influences the types of housing structures that can be developed, from single-family homes to multi-unit dwellings. The designation not only dictates the physical form of housing but can also facilitate a range of unit types.

The Low-Density Residential (LDR) Land Use Designation is the primary residential land use designation in Sequim and allows for a density range of 4-9 dwelling units (du) per acre. This district is intended to recognize and maintain established low urban density residential areas, create residential areas that promote neighborhood livability, and provide for additional related uses such as schools, parks, and utility uses necessary to serve immediate residential areas. In addition to single-family detached, small-scale attached housing types and other middle housing types are allowed within this designation. To ensure compatibility, the City's development regulations will include appropriate site and building design standards, and maximum density will be maintained, except in cases with demonstrated public benefit (i.e. affordable housing).

GOAL LU-3
Within the Low-Density Residential land use designation, encourage a variety of low-density housing options for residents at all life stages and economic segments throughout the city.

Policy LU-3.1
The Low Density Residential (LDR) land use designation has a density range of a minimum 4 du/net acre to a maximum of 9 units/gross acre. In addition to detached single-family housing, small-scale attached housing and middle housing types are allowed within this designation. The City's development regulations will include appropriate site and building design standards to ensure compatibility, and maximum density will be maintained with the opportunity for increased density with demonstrated public benefit (such as affordable housing).

Policy LU-3.2

Encourage a variety of housing sizes, densities, and types, facilitate a more economically diverse housing stock and site design, by identifying flexible development standards. Examples include planned residential development, infill incentives, cottage developments, zero lot line developments and lot averaging, to be identified as appropriate in the City's development regulations.

Policy LU-3.3
Support unobtrusive and compatible home business and service providers using their homes as a business base.

Policy LU-3.4
To the extent possible, new residential development amenities, such as walkways, trails, or bike paths, be connected and open to the public.

Policy LU-3.5
Encourage mixed uses in neighborhoods, such as corner store retail and personal services to locate at appropriate locations where local economic demand and design solutions demonstrate compatibility with the neighborhood.

Policy LU-3.6
Encourage safe multimodal connections from residential areas to transit facilities.

2.2.4 Commercial Land Use

Sequim's commercial landscape is characterized by a diverse array of business districts that cater to both local residents and regional visitors. The heart of Sequim's commercial activity is Downtown, where small-scale neighborhood businesses thrive alongside picturesque Washington Avenue. The downtown area often hosts community events and serves as a gathering place for residents and visitors alike.

Beyond the downtown core, Sequim accommodates larger commercial entities that serve the broader Olympic Peninsula region. Its large retail stores and highway-oriented businesses offer a comprehensive range of goods and services. Additionally, Sequim's commercial zoning includes districts that blend professional and personal services with recreational and social amenities. Land Use Designations supportive of commercial land uses include Regional Commercial (RC), Highway Commercial (HC), and Neighborhood Commercial (NC).

GOAL LU-4
Provide for a range of commercial land uses that can sufficiently meet the demand for retail, professional and personal services, and regional stores that meet the retail and service needs of the community and the north Olympic Peninsula region.

Policy LU-4.1
Designate sufficient land for anticipated commercial land uses on the Future Land Use Map, considering its population allocation, employment forecasts, housing targets, and north Olympic Peninsula regional retail and service needs.

Policy LU-4.2

Provide for a mix of uses, including retail, office, professional and personal services, social, recreation, and civic within the commercial designations. Identify a variety of uses that support the regional, community, convenience, and neighborhood commercial needs.

Policy LU-4.3
Promote a Northwest architectural character in commercial development that enhances existing commercial areas, while reinforcing Downtown's pedestrian-friendly design and creating a cohesive, attractive built environment for residents and visitors.

Policy LU-4.4
Encourage the infill, renovation, or redevelopment of existing commercial areas that may be experiencing underutilization.

2.2.5 Mixed Use Land Use

Mixed-use development blends residential housing, commerce, and professional and personal services in shared environments. In Sequim, mixed-use areas support higher residential densities and efficient land use, reduce reliance on cars, and support areas that reflect the city's small-town character. These areas are key to accommodating growth while enhancing livability, economic opportunity, and community interaction. Land Use Designations supportive of mixed use include Downtown (DD), Community Mixed Use (CMU), Lifestyle (LS), and Opportunity Areas (OS).

GOAL LU-5
Establish mixed-use districts that integrate housing, services, and employment to foster economic vitality and housing diversity. These districts will serve residents, businesses, and visitors, while accommodating higher-density residential development in livable environments.

Policy LU-5.1
Support development in Sequim's Community Mixed Use (CMU), Lifestyle (LS), and Opportunity Areas (OA) that provide a flexible mix of housing, retail, services, and public spaces. Encourage site and building design that supports flexible uses, multimodal access, and a sense of place.

Policy LU-5.2
Allow higher-density multifamily housing in the City's mixed-use zoning districts, taking advantage of areas that are accessible and serviced by urban facilities and services, public transportation, employment, commercial services, recreational opportunities, and other supporting amenities.

Policy LU-5.3
Support the integration of residential, service, and employment uses, both vertically and horizontally, within planned mixed-use developments, allowing for a diverse mix of uses in larger project designs.

2.2.6 Employment Land Use

Sequim's industrial and manufacturing landscape, though limited, plays a role in the City's economic strategy. Sequim aims to attract new jobs by leveraging specific land use designations such as High-Tech Light Industrial (HTLI), Opportunity Areas (OA), and Heavy Commercial Warehouse (HC/W). These zones are tailored to support not only traditional commerce but emerging technological and light manufacturing industries, as well as residential within the OA designation.

GOAL LU-6
Support emerging economic development opportunities and new jobs by providing flexibility for employment, light manufacturing, and assembly uses within the city.

Policy LU-6.1
Maintain a sufficient inventory of land for office, commercial, industrial, and technical uses to accommodate the projected employment growth of approximately 1,000 jobs over 20 years.

Policy LU-6.2
Encourage new businesses and industrial uses to locate in areas that can maximize available and planned infrastructure, have reasonable access to major transportation corridors, and have few natural limitations. Seek to expand and diversify the city's economic base and living-wage employment opportunities.

Policy LU-6.3
Ensure safe and efficient access to regional transportation routes, enhancing freight mobility and multimodal connections for employees.

Policy LU-6.4
Ensure locations for heavy commercial and warehouse uses that accommodate needed business activities with a sensitivity to compatibility with adjacent uses.

2.2.7 Other Land Uses

Promote the sustainable development of public facilities, open spaces, and agricultural areas to enhance community well-being, environmental stewardship, and economic resilience.

GOAL LU-7
Ensure that public lands, open spaces, and agricultural conservancy areas are planned and managed to provide lasting public, environmental, and community benefits.

Policy LU-7.1
The Public land use identifies existing public uses, such as schools, government buildings, utilities, and emergency response services. Future public uses will be identified through amendments to the Future Land Use Map either through an annual amendment or a periodic update process.

Policy LU-7.2
Utilize the Open Space land use designation to identify land for passive recreational opportunities, natural habitat preservation, and provision of undeveloped open spaces throughout the urban environment of Sequim.

Policy LU-7.3
Retain the Agricultural Conservancy land use for its long-term benefits within an urban community as open space and food production.

2.2.8 Master Planning

The Master Plan zoning overlay is intended for property that would benefit from coordination with the City for future development. The Master Plan will be an integrated document that, when adopted, will define the development of the subject property. At a minimum, a Master Plan will identify proposed land uses, densities, public areas, drainage and transportation provisions, design guidelines, anticipated phasing plan, appropriate mitigations, and affords the property owner, community, and City predictability for the project's implementation.

GOAL LU-8
Use master planning for areas in the City where large-scale site development coordination is necessary or beneficial to the City and property owner(s).

Policy LU-8.1
Provide development regulations to allow for master planning, related criteria, contents, processing, and other appropriate standards. In addition to the Planned Resort Community (PRC) land use designation/zoning, other geographic areas may be proposed by the City or property owner for master planning when coordination is appropriate for proposed large-scale new development, substantial renovation, or reconstruction.

2.2.9 Annexations

Every city must be included within an urban growth area. The GMA states that "it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas." (RCW 36.70A.110(3)).

Consistent with this goal of controlling the spread of urban growth, GMA limits the territory that a city may annex to that which lies within its urban growth area. And while limiting the territorial extent of annexations, GMA facilitates the process of annexation through the very comprehensive planning process it mandates. Thus, GMA makes annexations a part of the overall planning process and essentially eliminates much of the annexation decision-making process in cities.

The annexation issue facing cities planning under GMA is not whether to annex, but rather the question is when to annex. Ultimately, a city will annex to the limits of its urban growth area. The timing of that expansion will depend on several factors, including population growth, the housing market and the city's ability to provide urban services in that area.

GOAL LU-9
Ensure orderly transition within the City's designated urban growth area over the 20-year planning period and facilitate development of this area through appropriately planned and efficient delivery of urban services.

Policy LU-9.1
The City should neither propose to annex nor accept requests to annex unincorporated territory located outside of its Urban Growth Area.

Policy LU-9.2
Annexation of large areas is encouraged, although individual property owners should not be prevented from pursuing annexation. When possible, annexations should consider including both sides of streets and roads, including right-of-way to support cohesive service delivery and neighborhood connectivity.

Policy LU-9.3
Encourage annexations that promote logical and cohesive growth of the City. Annexations should aim to:

- Eliminate unincorporated islands or irregularities in the City's boundaries.
- Follow clear, logical boundaries such as streets or significant topographic features.
- Support the efficient and effective delivery of public services and infrastructure.
- Enhance community connectivity and overall quality of life.

Policy LU-9.4
The City will process annexations in accordance with Washington State annexation laws in a timely and efficient manner, facilitate public notification of proposed annexations, identify annexation procedures within the City's development regulations, and develop informational materials to be available on the City's website.

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.

2.2.10 Urban Growth Areas

One of the features of the Growth Management Act (GMA) is for counties and their cities to designate urban growth areas (UGAs). The GMA defines UGAs as areas of land "within which urban growth should be encouraged, and outside of which growth can occur only if it is not urban in nature." Generally, urban growth is defined as more intense and dense development that requires public services such as sewer and water. The purpose of UGAs is to concentrate development in defined areas to promote efficient land use, infrastructure development, and transportation planning. This concentration helps preserve rural and natural areas.

GOAL LU-10
Adjustment or expansion of Sequim Urban Growth Areas will be considered as set forth in GMA and applicable Countywide Planning Policies.

Policy LU-10.1
The City and Clallam County will review the Sequim Urban Growth Area every 10 years as required by GMA, and/or occur through the comprehensive plan's periodic update process.

Policy LU-10.2

Adjustment or expansion of the Sequim UGA may be necessary because of the 10-year review or if a new or increased population, housing or employment allocation to Sequim necessitates additional land use capacity. Adjustment or expansion of the Sequim UGA will be as set forth in the Clallam Countywide Planning Policies and/or GMA.

Policy LU-10.3
As required by GMA (RCW 36.70A.215.1.b), the City will identify, evaluate, and enact appropriate reasonable measures to accommodate projected growth before considering expansion of the Sequim Urban Growth Area.

2.2.11 Drainage, Flooding, and Stormwater

The effective management of drainage systems is crucial to mitigate the risks of flooding and ensure the sustainability of water resources. As land-use patterns evolve and impacts of climate change are felt, there is a growing need to address stormwater runoff and underscores the importance of proactive measures to prevent flooding.

GOAL LU-11
Manage stormwater to ensure compliance with applicable federal, state and local requirements.

Policy LU-11.1
Manage the stormwater system in Sequim to protect public safety, prevent public and private property damage, protect and work to enhance water quality, and provide for the safety and enjoyment of citizens, including the ongoing maintenance of stormwater facilities.

Policy LU-11.2
Implement regulations that avoid, minimize, and mitigate erosion, sedimentation, and stormwater runoff problems related to land clearing, grading, development, and roads.

Policy LU-11.3
Support low-impact development (LID) techniques in site planning for stormwater management and mitigation with a goal of enhancing water quality.

2.2.12 Groundwater Protection

Groundwater aquifers supply water to surface water and to public and private wells that provide drinking water. Rainfall contributes to surface water and recharges the groundwater as precipitation infiltrates through the soil. Adequate protection of groundwater resources as well as conservation are important to ensure the City's ability to provide clean and available public water.

GOAL LU-12
Safeguard the quantity and quality of long-term groundwater supply using appropriate regulatory means and conservation efforts.

Policy LU-12.1

Evaluate, minimize, and mitigate unavoidable impacts on groundwater quality and quantity during the planning and development review process. Ensure proposed plans and project design address the effect of impervious surfaces and other factors affecting groundwater quantity and quality.

Policy LU-12.2
Ensure the City's public groundwater sources provide a water supply that meets all federal and Washington State Department of Health drinking water quality standards.

Policy LU-12.3
Develop and implement a proactive water use efficiency and conservation program, based upon the goals and recommendations set forth in the most current water system plan.

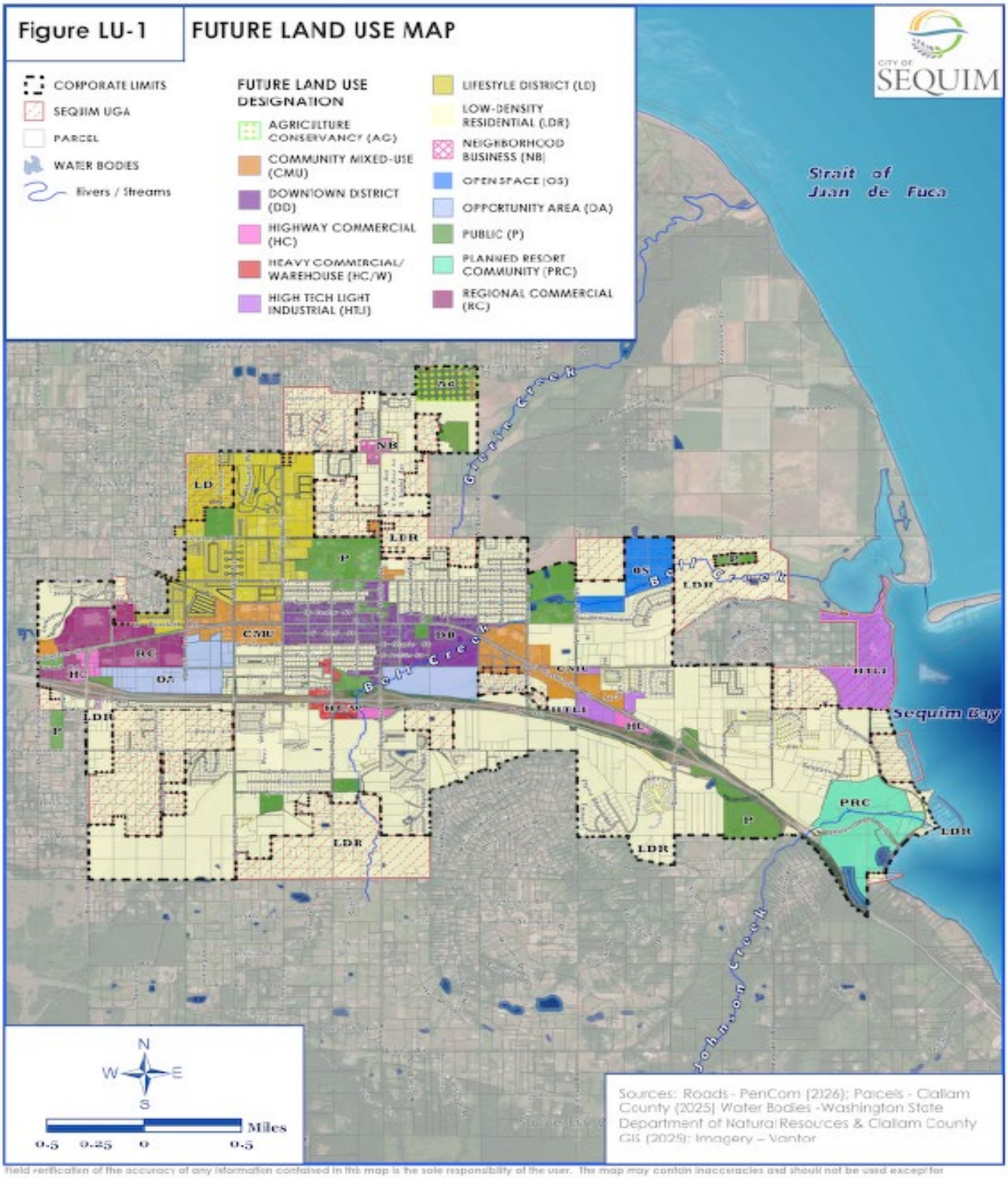
2.2.13 Wildfire Resiliency and Firewise Practices

Although Sequim has historically experienced a lower wildfire risk than some other regions of Washington, changing climate conditions and longer dry seasons are heightening vulnerability to wildfire. Proactive land use planning and Firewise practices help reduce fire risk to people, property, and natural resources.

GOAL LU-13
Promote community safety, resilience, and environmental stewardship by reducing the risk and impacts of wildfires through land use planning, education, and collaboration.

Policy NE-13.1
In coordination with regional fire districts and Washington Department of Natural Resources, encourage the implementation of Firewise concepts in forest and urban interface/intermix areas as appropriate.

Policy NE-13.2
Provide educational material and resources for new and existing property owners to use in lowering their risk for wildland fires, including fire resistive construction techniques, construction and maintenance of defensible spaces, fire-resistant landscapes, fuel reduction, and land use practices.



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