CHAPTER 6 CAPITAL FACILITIES AND UTILITIES

6.1 Capital Facilities Plan Context

Successfully planning for the development of major capital facilities, such as water, sewer, public safety, roads, and park systems, is extremely challenging and requires a disciplined and comprehensive process. That process is traditionally accommodated through the development and implementation of the City's functional plans. The City's Water System Comprehensive Plan and General Sewer Comprehensive Plan are examples of such functional plans, as is the City's Transportation Master Plan and Parks and Open Space Plan. Together, these inform the Sequim's Capital Facilities Plan (CFP), found in Appendix B of this plan, which assesses the capital needs of facilities and utility infrastructure of the City, and the cost of improvements.

Developing the CFP provides the opportunity for a detailed, professional assessment of background information, current and future needs, and alternative strategies for meeting those needs. This chapter acts as a policy reference to the CFP, the various functional plans, and capital improvement and investment programs.

Sequim owns and manages a number of capital facilities, including its roads, parks, water and sewer lines, and administrative buildings. In addition to facilities owned and managed by the City, there are a number of publicly owned capital facilities managed by other entities that provide for some of Sequim's public capital facility needs. These include but are not limited to, public utility district facilities, schools, libraries, fire protection, public transit and park-and-ride facilities.

Planning decisions made regarding these facilities are made by the responsible governing bodies. These decisions include the construction of new facilities, improvements to existing facilities, the levels of service provided by those facilities, and the sources of revenue and financing for needed facilities. Such decisions also recognize the evolving and adaptive role of technology in the provision of capital facilities.

Even though Sequim doesn't manage all capital facilities in the city, the City does have a significant influence on capital facilities planning and development by its authority to regulate land uses and the requirement to adopt a comprehensive plan. In addition, the Growth Management Act (GMA) requires Sequim to demonstrate that all capital facilities serving the city have been considered, and that planning is done in a coordinated and comprehensive fashion.

Sequim faces several challenges in continuing to achieve the community's desired land use vision and accommodating the growth expected over the next twenty years. These include:

- Accommodating Sequim's share of population, employment, and housing growth, which will partially be located in large areas of vacant land where public utilities do not currently exist. The timing and who pays for the infrastructure improvements will most likely be developer and market driven.
- Improving and maintaining existing aging infrastructure with limited funds.
- Ensuring adequate local funding for the various capital facilities' needs.

6.2 Capital Facilities Goals and Policies

6.2.1 Citywide Service

Sequim provides a full array of urban services to accommodate the City's existing population, jobs, and visitors, and must ensure it has sufficient capacity to accommodate its anticipated growth. The City's capital facilities implement the future Land Use Map (Figure LU-1), improve efficient use of urban land, reduce service delivery costs, and implement the Urban Growth Goal of GMA by encouraging development in urban areas where adequate public facilities and services exist or can be provided efficiently.

GOAL CF-1
Protect the public health, safety, and welfare of residents while enhancing the quality of life in Sequim through the planned and proactive provision of public facilities.

Policy CF-1.1
When planning, developing, and administering the City's capital improvement program, the City Council must give priority consideration as follows:

1. Protect public health and safety;
2. Support the continued provision of existing City services consistent with the expectations of the community, as expressed in the City's adopted Level of Service (LOS) standards;
3. Provide infrastructure to support the vision of Sequim's future as articulated in the Comprehensive Plan;
4. Maintain, rehabilitate, or replace the City's facilities and infrastructure as necessary to extend the useful life of existing facilities and ensure continued efficiency and conservation of energy and resources; and
5. Provide facilities which meet the special needs of the community, such as those supported by voter-approved bonds.

6.2.2 Level of Service Standards

Level of Service is the standard adopted by the City of Sequim to measure the adequacy of services being provided. For capital facilities planning, the LOS measure for each facility type provides direction as to what, how much, where, and when new capital facilities are, or may be, needed.

Once an LOS has been established, the performance of a capital facility can be measured. A capital facility operating at or above the established LOS indicates no need for improvements or new facilities. A facility operating below the established LOS is an indication that there may be a need for improvements, new facilities, or evaluation of the LOS. However, if funding is not available to bring the service back to the established level, then the LOS is re-examined to determine if it is appropriate.

GOAL CF-2
Establish capital facility level-of-service (LOS) standards in order to determine long-term capital facility and funding requirements.

Policy CF-2.1
Level of service standards are established for the following types of facilities:

- **Water system:** A flow volume that meets instantaneous peak demand together with projected fire flows, and sufficient storage volumes to comply with Washington State Department of Health regulatory requirements.
- **Sewer system:** A conveyance system which allows collection of peak wastewater discharge plus infiltration and inflow.
- **Stormwater:** Manage stormwater to ensure compliance with applicable federal, state and local requirements.
- **Parks and recreational facilities** per most recently adopted Parks and Open Space (POS) Plan.
- **Transportation:** The Transportation LOS is identified in Transportation Policy TR-3.1.

6.2.3 Ensuring Adequate Capital Facilities

One of the more challenging aspects in managing growth is ensuring that needed public facilities are available when growth occurs. The ultimate full development of the Future Land Use Plan is contingent on the development of needed infrastructure in a timely and orderly fashion.

The GMA requires that public facilities and services be adequate to serve new development upon occupancy and use, without decreasing current service levels to the rest of the community below locally established standards. This concept is generally known as concurrency, also called adequate public facilities. Concurrency requires: (1) facilities to serve the development to be in place at the time of development (or for some types of facilities, that a financial commitment is made to provide the facilities within a specified period of time); and (2) such facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted in the CFP.

The GMA requires concurrency for transportation facilities. GMA requires all other public facilities to be "adequate" (see RCW 19.27.097, 36.70A.020, 36.70A.030, and 58.17.110).

The CFP and the City's functional plans evaluate the needs of the City's capital facilities in their ability to provide adequate capacity for existing and anticipated population growth. The list of projects identified in the CFP and six-year CIP, when implemented, ensure that the City's capital facilities remain adequate for the adopted levels of service.

GOAL CF-3
Provide adequate public facilities by constructing needed capital improvements that: 1) repair or replace obsolete or worn-out degraded facilities; 2) eliminate existing deficiencies; and 3) meet needs of future development, in a time frame that is consistent with the requirements of the Growth Management Act and is in concert with the City's annual budget cycle.

Policy CF-3.1
The City must ensure that there is adequate long-term capacity for its water wastewater and stormwater needs:

1. Water: The City must ensure there is sufficient instantaneous water demand and fire flow to support the 20-year utility needs for the water utility. This realistically results in the need to increase water utility rates periodically to ensure the utility is able to finance its necessary capital improvements.
2. Sanitary Sewer: The City must ensure there is sufficient financial capacity to support the 20-year utility needs for sewer utility and stormwater management. This realistically results in the need to increase sewer utility rates periodically to ensure the utility is able to finance its necessary capital improvements.
3. Stormwater: The City must ensure there is sufficient financial capacity to support the 20-year capital improvement needs for stormwater management. This may result in the need to evaluate the current financial strategy funding stormwater management activities and infrastructure and result in a recommendation to implement a standalone stormwater utility.

Policy CF-3.2
The City must provide, or require others to provide, the capital improvements listed in the schedule of capital improvements in the Capital Facilities Plan. The capital improvements identified on the 6-year CIP may be modified as follows:

- The identified capital improvements are updated in conjunction with the budget process;
- Pursuant to GMA, the identified capital improvements may be amended during any calendar year with annual comprehensive plan amendments or the budget process;
- The schedule of the capital improvement may be adjusted by ordinance not deemed to be an amendment to the Plan for corrections, updates, and modifications concerning costs or revenue sources; acceptance facilities pursuant to dedications that are consistent with the plan; or the date of construction (so long as it is completed within the 6-year period) of any facility identified as a capital improvement.

Policy CF-3.3
Impacts of development on public utilities occur at the same time as occupancy of development authorized by a final development permit. Verification of adequate public utilities will be required at the time a building permit.

6.2.4 Capital Facilities Plan

The City's Capital Facilities Plan (CFP) is the City's long-term financing and implementation plan, in which needed capital improvements to the City's public facilities and infrastructure are identified. The objective of the CFP is to identify capital facility needs and funding mechanisms to finance the construction, reconstruction, and acquisition of needed assets because of growth, aging facilities, changing needs, and Sequim's desire to improve the city's capital investments.

The City will ensure that the CFP list of capital improvements is implemented.
The identified capital improvement projects are listed as a 20-year list of projects, with a 6-year Capital Improvement Program (CIP) serving as short-term budgetary priority for implementing the CFP.

It is the intent of the City to continually manage the CFPs 2045 project list and 6-year CIP to ensure its relevancy and update as necessary during the City's annual comprehensive plan amendment process. As the City completes projects on its 6-year CIP, new projects from the 2045 project list will then move onto the 6-year CIP.

There are numerous revenue sources to fund the capital improvement projects identified. Revenues can come from various sources, including local taxes, utility rates, state revenues, bond issues, and state and federal grants.

GOAL CF-4
Develop a funding strategy and financing plan to meet the City's capital facility programmatic needs identified in the City's Capital Facilities Plan.

Policy CF-4.1
The City must develop a multi-year financing plan based on the City's capital facility needs identified in the City's Comprehensive Plan Capital Facilities Plan.

Policy CF-4.2
Adopt the City's Six-Year Capital Improvement Program (CIP) as the short-term budgetary process for implementing the long-term Capital Facilities Plan (CFP). Ensure that project priorities, funding allocations, and financing strategies incorporated in the CIP are consistent with the long-term CFP. The capital facility improvements included in the City's annual budget must be consistent with the Six-Year CIP.

Policy CF-4.3
Utilize every possible funding source to finance capital improvements. Funding sources available to the City include: local taxes, monthly user fees, state revenues, county revenues, general obligation and revenue bonds, state loan programs, sale or lease of City-owned property, state and federal grants, impact and general facility fees, local improvement districts or other special assessments, and donations.

Policy CF-4.4
If a funding shortfall occurs as a result of a change in revenue assumptions used to identify funding for programmed capital improvements, the City will:

- Identify alternative sources of funding for needed improvements;
- May revise its LOS standards to match available revenues; and
- Reassess and revise the Comprehensive Plan and Capital Facilities Plan as appropriate to achieve a balance between land use, revenues, and level of service.

GOAL CF-5
Provide needed public facilities that are within the ability of the City to fund, or within the City's authority to require others to fund the facilities.

Policy CF-5.1
Existing development must pay for the capital improvements that reduce or eliminate existing deficiencies, some or all of the replacement of obsolete or degraded facilities and may pay a portion of the cost of capital improvements needed by future development. The

payment for these improvements may take the form of monthly user fees, charges for services, special assessments and/or taxes.

Policy CF-5.2
Future development pays its fair share of the capital improvements needed to address the impact of its development. Future development's payment of its fair share of capital improvements may take the form of, but are not limited to, voluntary contributions, impact and connection fees, dedication of land, provision of public facilities, future payment of user fees, charges for services, special assessments and taxes. Upon completion of payment of its fair share of capital improvements, "future" development becomes "existing" development and contributes to paying the costs of the replacement of obsolete or degraded facilities as described in Policy CF-5.1 above.

Policy CF-5.3
All development permits issued by the City that require capital improvements by sources of revenue that have not been approved or implemented (such as future debt requiring referendum) must be conditioned on the approval or implementation of the indicated revenue sources, the payment of necessary funds by private parties, or the substitution of a comparable amount of revenue from existing sources.

Policy CF-5.4
Follow the principle that growth must pay for the growth-related portion of capital facilities. The City will administer an impact fee system under the authority of GMA that will:

- Impose fees only for system improvements that are reasonably related to growth;
- Structure the impact fee system so that impact fees do not exceed the proportionate share of the costs of system improvements attributable to growth, and are reasonably related to the new development;
- Balance impact fee revenues with other public revenue sources in order to finance system improvements that serve new development;
- Use fee proceeds for system improvements that will reasonably benefit the new development;
- Prohibit the use of fee proceeds for correcting existing capital facility deficiencies; and
- Pool fees as appropriate to more efficiently fund capital facilities resulting from new growth.

Policy CF-5.5
Require non-City entities that propose to have the City of Sequim impose impact fees for them to prepare Capital Facility Plans that include:

- Plans for capital improvements and construction over a 20-year horizon;
- A demonstration of how facility and service needs are determined;
- An annually updated six-year (or longer) finance plan that demonstrates how capital needs are anticipated to be funded; and
- Population projections consistent with those used in developing the City's Comprehensive Plan.

6.2.5 Functional Plans

Successfully planning for the development of major capital facilities, such as water, sewer, storm water, roads, and park systems, requires a disciplined and comprehensive process. That process is accommodated through the development of functional plans. The City's Water System Plan, General Sewer Plan, Transportation Master Plan, and Parks and Open Space Plan are examples of such functional plans.

GOAL CF-6
Develop and regularly update functional plans and comprehensively assess capital facility needs and strategies for addressing such needs.

Policy CF-6.1
Use functional plans to guide the development of the City's capital priorities and investment decisions in the following functional areas:

- Water utility system;
- Sanitary Sewer utility system;
- Storm water and surface water management;
- Parks and open space;
- Transportation; and
- Other functional areas as identified.

Policy CF-6.2
Include in the functional plans the following features necessary for maintaining an accurate account of long-term capital facility needs and associated costs to the City, and consistency with the Comprehensive Plan.

- A description of the current capital facility infrastructure and the cost of its operation and maintenance;
- A description of current capital facility deficiencies and appropriate funding strategies to remedy these deficiencies;
- An analysis of capital facilities needed through the appropriate planning period;
- An analysis specifying how capital facilities will be financed and maintained; and
- An analysis and recommendations to prioritize projects in the City's Six-Year Capital Improvement Program.

Policy CF-6.3
Functional plans must identify conceptual alignments for necessary new capital facilities, such as roadways and utility corridors, and must be based upon the best available technical analysis at the time. Actual construction of the capital facility alignments will be based upon topography, technical final engineering design, and property owner willingness.

Policy CF-6.4
Functional plans must be updated at least every five to ten years to ensure:

- Response to changing infrastructure needs in both developed and developing areas of Sequim;
- Ensure that the functional plans are consistent with the Comprehensive Plan, including compliance with the Land Use Chapter; and
- Comply with State law.

Policy CF-6.5
Require that new functional plans and updates to existing functional plans conform to the following review process:

- Administratively review updates that are consistent with and do not impede the implementation of the Comprehensive Plan; and
- Use the Comprehensive Plan amendment review process to consider new functional plans or updates for:
    - A functional plan section that responds to Growth Management Act requirements;
    - Facilities that are insufficient and therefore identify improvements necessary to serve planned growth identified in the Comprehensive Plan; or
    - New or revised policies that are to be inserted into the Comprehensive Plan.

6.2.6 Siting of Essential Public Facilities

The GMA requires the Comprehensive Plans to include a process for identifying and siting Essential Public Facilities (EPF). According to the GMA, no local comprehensive plan may preclude the siting of essential public facilities.

The GMA (36.70A.200 RCW) defines EPFs as those "that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, State and local correctional facilities, solid waste handling facilities, opioid treatment programs including both mobile and fixed-site medication units, recovery residences, harm reduction programs excluding safe injection sites, and in-patient facilities including substance use disorder treatment facilities, mental health facilities, group homes, community facilities as defined in RCW 72.05.020, and secure community transition facilities as defined in RCW 71.09.020."

GOAL CF-7
Siting essential public facilities of a state, regional, or local nature must be consistent with applicable land use policies and regulations.

Policy CF-7.1
The Comprehensive Plan and development regulations must not preclude the siting of Essential Public Facilities. The City zoning ordinance must identify the process for siting a local essential public facility.

6.3 Utilities Chapter Context

The Growth Management Act (GMA) requires the City to include a Utilities Chapter within its Comprehensive Plan consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines (RCW 36.70A.070(4)).

The Utilities Chapter contains the goals and policies necessary to and maps that guide the siting of utility service facilities in the city. The main purpose of this chapter is to ensure that utility services provided by both public and private purveyors will be supportive of the comprehensive plan and be available to support the growth and development anticipated

during the planning period. The goals and policies also address the quality, reliability, safety, and regulation of the services provided.

Like many cities, Sequim's utilities are provided by a combination of City-managed and non-city-managed providers. Depending on their service, these are variously state-regulated, federally licensed and/or municipally franchised providers.

6.4 Utilities Goals and Policies

6.4.1 City-Managed Utilities

City-managed utilities include sanitary sewer and water utilities. These utilities are enterprise operations that are self-supporting and separate from the City's General Fund. Detailed descriptions and assessments of City-managed utilities are included in Appendix B, Capital Facility Plan.

- The Sewer Utility operates, maintains, and extends the sewage collection system to respond to the needs of residents and commercial establishments. The collection system discharges into interceptors which transport the sewage to the City's Wastewater Treatment Plant.

- The Water Utility operates, maintains, and distributes water through mains constructed, operated, and maintained by the City to residential and commercial users.

GOAL UT-1
Provide the development and maintenance of all City-managed utilities at the appropriate levels of service to accommodate the City of Sequim's projected growth.

Policy UT-1.1
The City must adopt design and construction standards for all City-managed utilities. The City must review its utility construction standards periodically to ensure the City's standards remain contemporary and relevant to the changing needs of the City.

Policy UT-1.2
Require sewer and water connections for all new development and land use redevelopment, consistent with City construction standards.

Policy UT-1.3
Existing single-family homes with working septic systems and private wells may continue to utilize these facilities, provided there are no health or environmental problems.

Policy UT-1.4
All new water and sewer mains must be installed in public right-of-way, and the use of private easements for such locations must be minimized to the extent feasible.

Policy UT-1.5
Sewers intended to serve new development must be gravity unless topography or technical design reasons prevent obtaining gravity flow. In those specific cases where gravity flow cannot be achieved, lift stations may be considered by the City.

Policy UT-1.6
Provide a water supply that complies with all federal and Washington State Department of Health drinking water regulatory requirements and standards.

Policy UT-1.7
Provide for adequate design, construction, sampling, management, maintenance, and operation practices to supply safe and high-quality drinking water in a reliable manner with quality suitable for intended use, including for domestic usage, irrigation usage, and sufficient supply for emergencies and fire flow protection.

Policy UT-1.8
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 functional plan.

Policy UT-1.9
Ensure water quality by looping new water systems with existing systems to the extent feasible in order to enhance reliability, reduce dead spaces and strengthen system resilience.

Policy UT-1.10
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 UT-1.11
Implement programs, projects, and maintenance measures ensure compliance with the applicable Washington State Department of Ecology NPDES permit requirements.

Policy UT-1.12
Promote the recycling of solid waste materials by providing opportunities for convenient recycling and by developing and distributing educational materials on recycling, composting, and other waste reduction methods.

Policy UT-1.13
Continue participating in Clallam County's solid waste management planning to ensure a regional approach to solid waste management.

6.4.2 Non City-Managed Utilities

The Washington Utilities and Transportation Commission (WUTC) has the authority from State law to regulate the services and define the costs that a utility can recover, to ensure that the utility acts prudently and responsibly.

Electrical Service
Electric utility service in the City of Sequim is provided by Clallam County Public Utility District No. 1 (Clallam PUD). Clallam PUD is a publicly owned, non-profit utility that serves the majority of Clallam County with electric power. The utility purchases wholesale electricity primarily from the Bonneville Power Administration (BPA), which generates power from federal hydroelectric dams on the Columbia River. This makes the electricity supplied to Sequim residents and businesses largely renewable, reliable, and relatively low in carbon emissions.

Clallam PUD owns and operates the local infrastructure needed to deliver electricity, including substations, distribution lines, poles, and meters. The utility is responsible for maintaining the electric grid within the city and responding to outages or system maintenance needs. Customers receive electric bills directly from Clallam PUD and can access services such as online billing, efficiency rebates, and outage reporting. As a public utility district, Clallam PUD is governed by an elected board of commissioners who oversee policies, rates, and service improvements in the interest of its customers.

Telecommunication Services
Telecommunication is the transmission of information in the form of electronic signals of sound, images and/or data by wire, radio, optical cable, electromagnetic, or other similar means. Telecommunications includes but are not limited to, telephone, personal wireless services, microwave, and cable, broadband, and fiber optic.

Telecommunications utilities are provided by private companies, and their infrastructure is located throughout the city and includes lines, poles, cables, antennas, towers, and system hubs. In most cases, these telecommunication services will use existing utility corridors, public rights-of-way, and City-owned properties other than rights-of-way, and will be able to provide services to all parts of the city. The telecommunications industry continues to change rapidly from fiber optics to digital technology.

Telephone: Telephone service in the City of Sequim is primarily provided by the incumbent local exchange carriers (ILEC), which offers both traditional landline service and Voice over Internet Protocol (VoIP) through DSL and fiber internet networks. The ILEC maintains the region's telephone infrastructure, including lines, switching equipment, and customer service operations.

In addition to the ILEC, residents and businesses can choose from a variety of other telecommunications providers offering phone services via internet-based systems (VoIP) or mobile networks. These providers use wired or wireless networks to deliver voice services, giving customers multiple options for home and business phone connectivity.

Personal Wireless: Personal wireless facility communication services use radio waves to transmit voice and/or data using the radio frequency spectrum. These services include, but are not limited to, commercial mobile services (e.g. cellular), unlicensed wireless services, and common carrier wireless exchange services. Personal wireless facility communication services use ground-based directional receivers (antennae) that may be located on freestanding poles and towers or on buildings and structures. Each antenna has ancillary power and radio equipment. Sequim recognizes that providing personal wireless facility

communication service involves adapting to changing technologies that may make current forms of receivers obsolete and removable.

Internet/Fiberoptics: Cable television and broadband services in the City of Sequim are primarily provided by regional cable and internet providers over a hybrid fiber-coaxial (HFC) network. This system uses fiber optic lines for high-capacity data transmission between central facilities and neighborhood nodes, with coaxial cables delivering the final connection to individual homes and businesses.

Residents and businesses can access a range of services, including high-speed internet, digital cable, and home phone service. Networks are maintained and upgraded to meet customer demand, though service availability may vary slightly by location. Additional broadband and streaming options may also be available through satellite, wireless, or smaller local providers serving the Olympic Peninsula.

Solid Waste

Solid waste collection service in the City of Sequim is provided by Waste Connections of Washington – Murrey's Disposal Company, a private waste management company contracted by the City. Waste Connections is the exclusive provider of solid waste collection and disposal services in the City, including curbside pickup of residential and commercial garbage, recycling, and yard waste within city limits.

Service is offered on a scheduled basis, with customers selecting from various cart sizes and pickup frequencies to suit their needs. In addition to regular collection, Olympic Disposal also provides bulky item pickup, special event services, and seasonal yard waste programs. The company operates under a franchise agreement with the City, ensuring that rates, service standards, and environmental compliance are maintained according to local and state regulations.

GOAL UT-2

Encourage the provision of non-City managed utilities, facilities, and services that meet the needs of the City and accommodate future population and economic growth.

Policy UT-2.1

Work with providers to appropriately site new utility facilities to maintain a reliable level of service and accommodate growth. Provide data and population projections to assist providers in their utility planning.

Policy UT-2.2

Ensure the City's Comprehensive Plan and development regulations are consistent with and does not impair the fulfillment of public service obligations imposed upon utility providers by federal and State law.

Policy UT-2.3

Ensure reasonable access to rights-of-way for all providers consistent with federal and State laws.

Policy UT-2.4
Ensure that utilities are provided consistent with applicable rules, regulations, and prudent utility practices.

GOAL UT-3
Locate utilities to minimize impacts on public health and safety, the surrounding development, the environment, and interference with other public facilities.

Policy UT-3.1
Place utility facilities along public rights-of-way and encourage underground distribution lines in accordance with City and State rules and regulations.

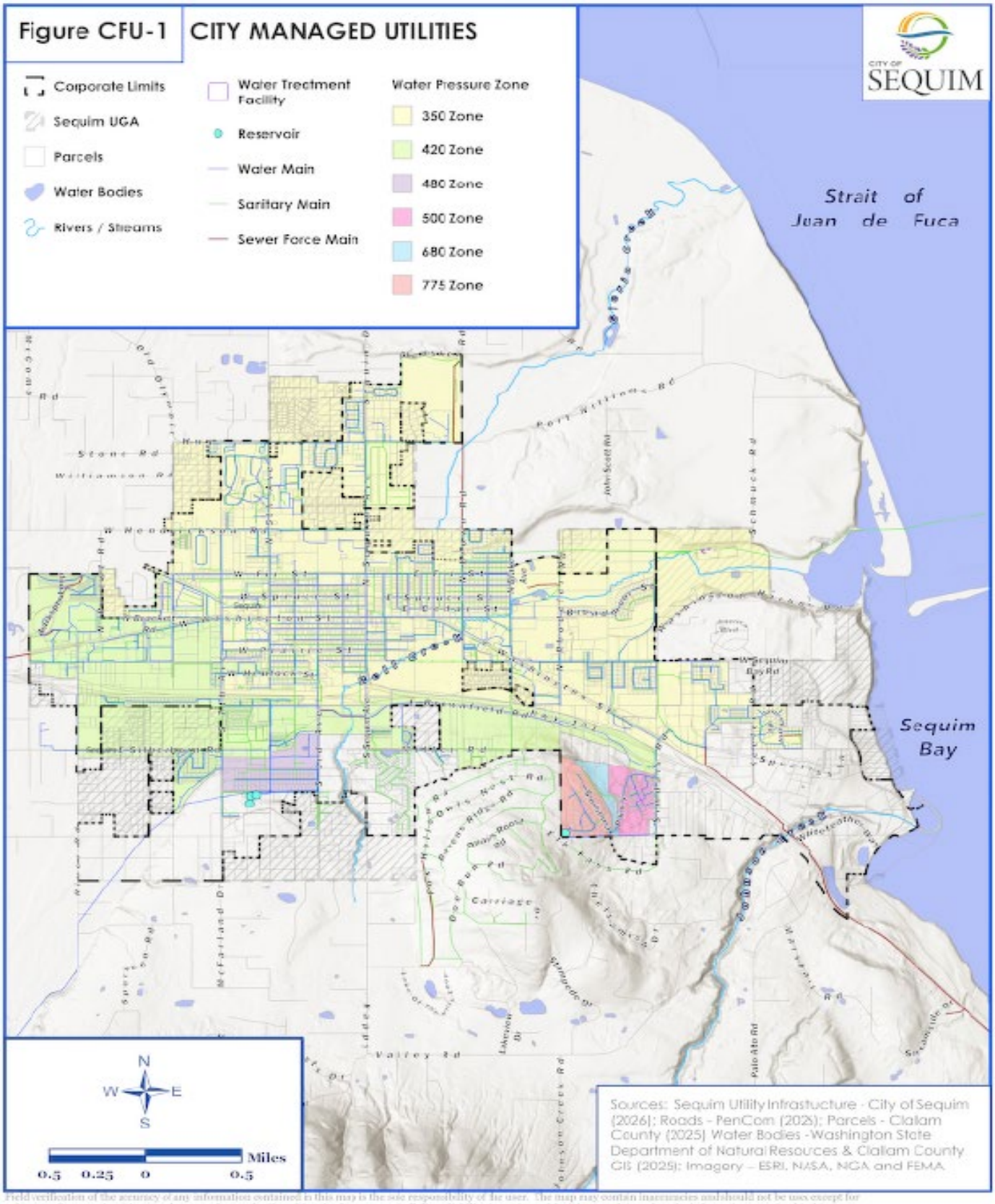
Policy UT-3.2
Coordinate the design and timing of installation and repair of utilities with street improvements whenever possible.

Policy UT-3.3
Protect the City's rights-of-way from unnecessary damage and interference and ensure restoration to pre-construction conditions or better.

Policy UT-3.4
Minimize visual impacts of personal wireless telecommunication facilities (excluding small wireless facilities) by establishing location priorities. Placement for new personal wireless telecommunication facilities must be in the following priority: 1) Attach on existing telecommunication facilities; 2) Attach antennas within rights-of-ways and on existing structures (power poles, buildings, water towers); 3) Non-residential zoning districts; 4) Residential zoning districts.

Policy UT-3.5
Wireless telecommunication facilities must be camouflaged by employing best available stealth technology. This may be accomplished by the use of compatible materials, location, color, and/or other strategies to achieve minimum visibility of the facility as viewed from public streets or residential properties.

Policy UT-3.6
Establish landscaping standards for plantings beneath utility lines to ensure species selection and placement maintain clearance and support reliable utility service.



Field verification of the accuracy of any information contained in this map is the sole responsibility of the user. The map may contain inaccuracies and should not be used except for reference. By accepting this map, the user releases the City of Sequim from any and all direct liability for actions or decisions made based on the information contained in the map.