City of Sequim
2025 Draft Comprehensive Plan Periodic Update
Overview
August 19, 2026

2025 Comprehensive Plan Periodic Update Overview

- Comprehensive Plan
- Appendices
- SMC Title 18 Zoning
- Supplemental EIS

WHAT IS THE GROWTH MANAGEMENT ACT?

Sweeping set of statutes first established in 1990 and 1991, that transformed land use in Washington State. Significant updates to GMA in past five years focused on attempting to increasing new housing supply.

- GMA Framework: Adopted to address uncoordinated growth. Requires counties and cities to:
  - Comprehensive Plan, Future Land Use Map, Capital Facilities Plan
  - Development Regulations + Critical Areas Ordinance
- Key and Relevant Laws:
  - Washington State OFM assigns a population allocation and Department of Commerce assigns housing target to counties and cities
  - Requires cities to plan for and ensure development occurs at urban densities
  - Requires a variety of housing types (detached and attached) be allowed
  - Emphasis on multimodal transportation (to reduce greenhouse gases)


GMA REQUIRES PERIODIC UPDATES OF PLANS AND CODES
2015 2025 2030 2035 2040 2045
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WHY ARE WE UPDATING THE COMPREHENSIVE PLAN?

Comprehensive Plan Update

The periodic update must plan to accommodate a portion of the overall growth (population, employment, and housing) that is forecast for the City of Sequim. Growth allocations are determined through a regional process coordinated by Clallam County.

Sequim is to plan for the following 2045 targets:

Population: ***2,959 new residents***

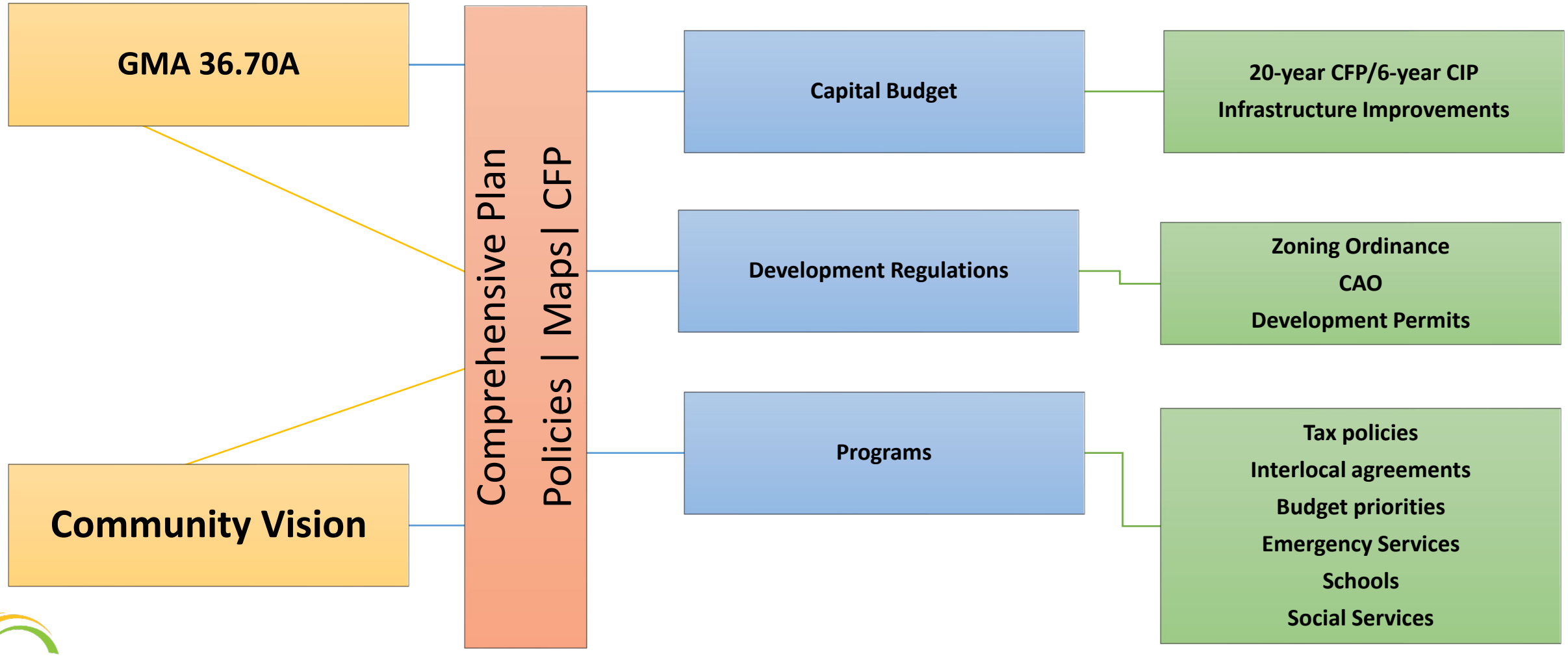
Employment: ***909 new jobs***

Housing: ***1,850 new housing units***

A Comprehensive Plan is at its core

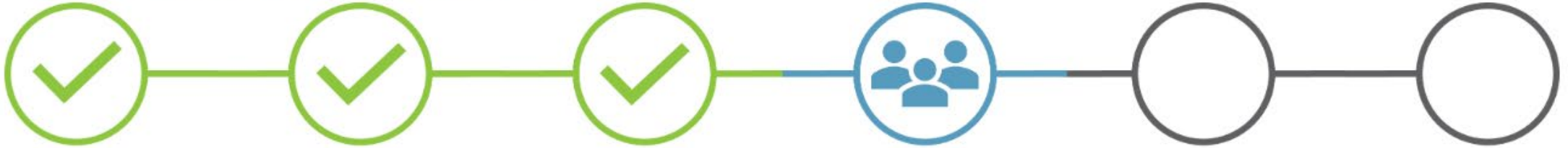
- A Policy Document
  - Goals and Policies on nine subjects
- A Land Use Map
- A Capital Facilities Plan
- Technical Appendices

Comprehensive Plan Framework



2025 Comprehensive Plan Update Project Timeline

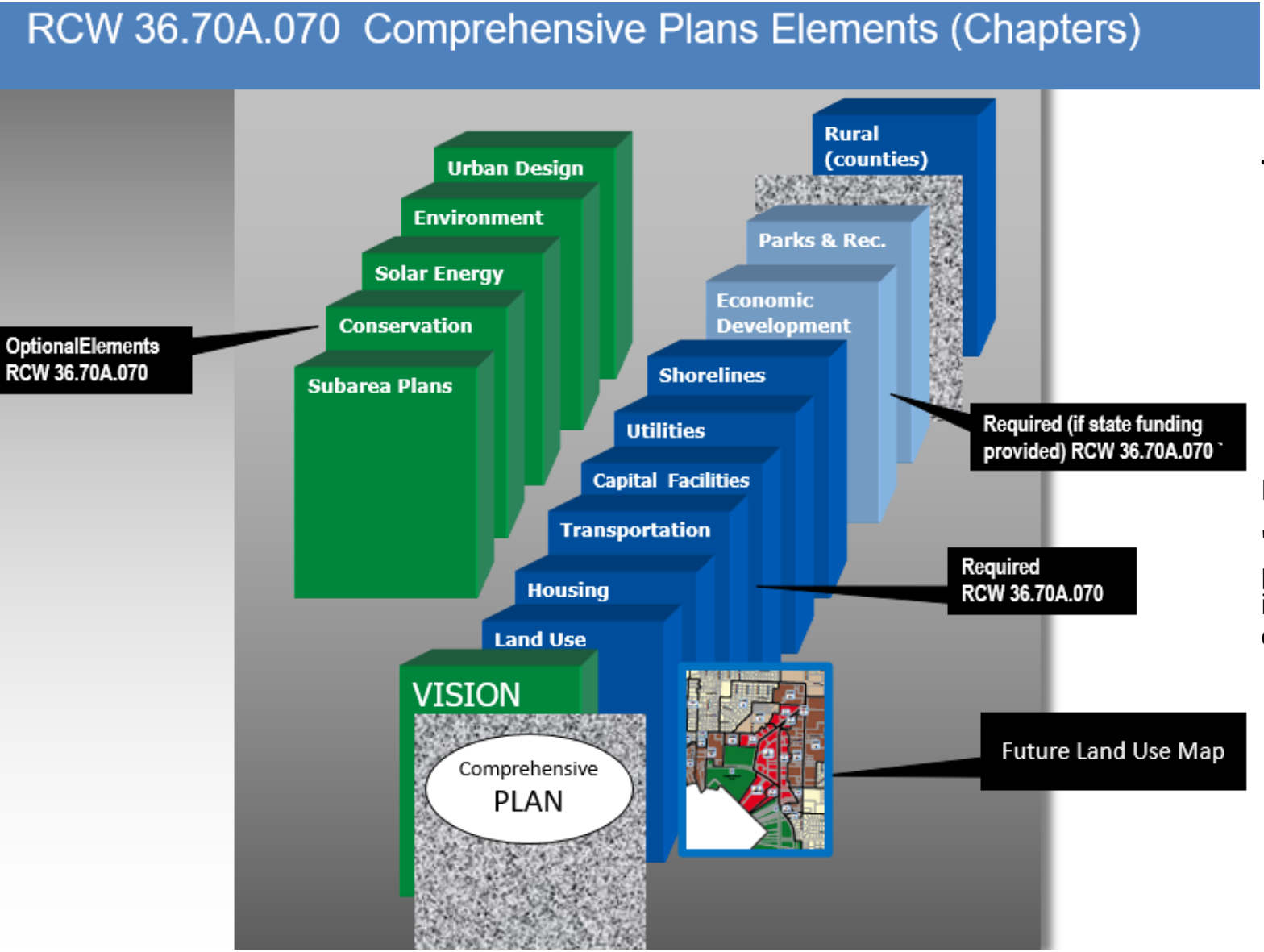
Where We Are in the Process



We are in Phase 4: Public Review. The Draft Comprehensive Plan and Draft Supplemental Environmental Impact Statement are now available for review. We invite you to learn more, attend an open house, and share your feedback. Public comments will be accepted through the close of the City Council public hearing on September 28, 2026.

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The Comprehensive Plan is a…

POLICY DOCUMENT

"The Comprehensive Plan is the City's long-range policy guide that directs future growth, infrastructure investment, and development decisions."

Comprehensive Plan Update

The 2025 Comprehensive Plan updates the City's 2015 Plan to:

- Meet new Washington State requirements
- Address today's housing and economic needs
- Prepare for future growth based on countywide allocations on population, housing and jobs
- Provide a policy framework to guide future decisions

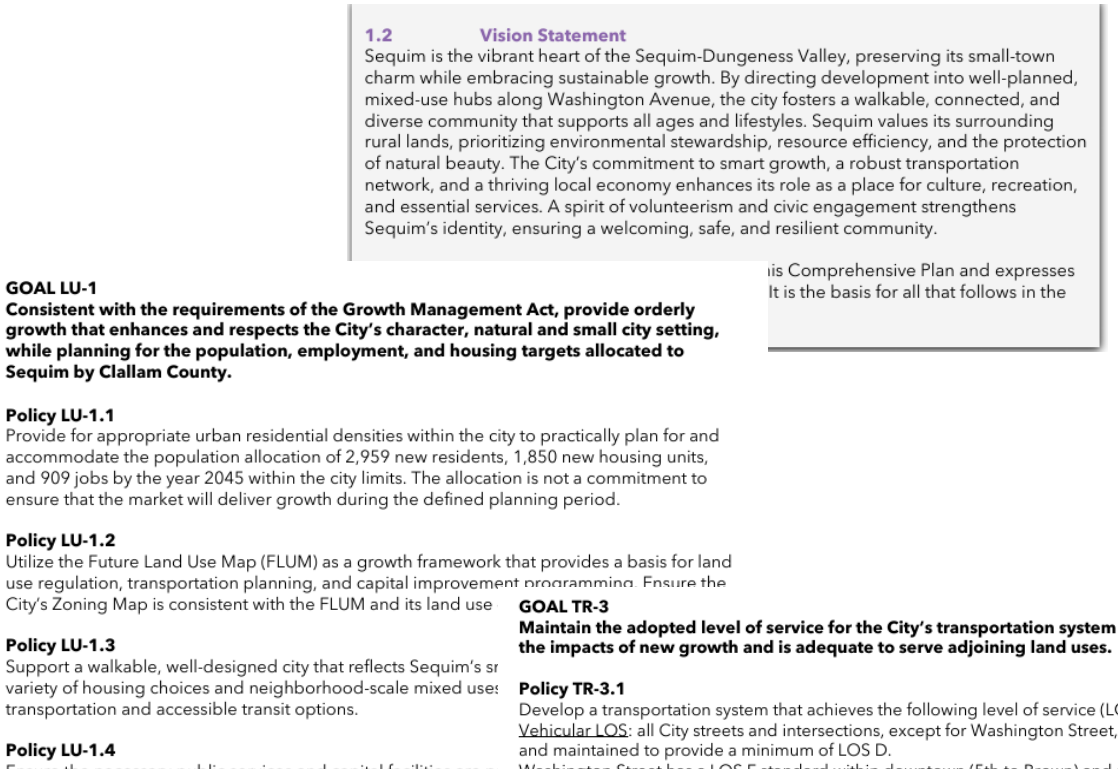
Comprehensive Plan Update

The updated Plan strengthens Sequim's vision through:

- Planning for Housing Choices
- Connected, Multimodal Neighborhoods
- Local Jobs & Economic Development
- Community Character
- Climate & Resiliency
- Coordinating Growth and Infrastructure
- User Friendly

Comprehensive Plan Chapters

- Chapter 1: Introduction and Vision
- Chapter 2: Land Use
- Chapter 3: Community Character
- Chapter 4 Housing
- Chapter 5: Transportation
- Chapter 6: Capital Facilities and Utilities
- Chapter 7: Parks and Open Space
- Chapter 8: Economic Development
- Chapter 9: Natural Environment
- Chapter 10: Climate and Resilience
- Chapter 11: Participation, Evaluation and Implementation



1.2 Vision Statement

Sequim is the vibrant heart of the Sequim-Dungeness Valley, preserving its small-town charm while embracing sustainable growth. By directing development into well-planned, mixed-use hubs along Washington Avenue, the city fosters a walkable, connected, and diverse community that supports all ages and lifestyles. Sequim values its surrounding rural lands, prioritizing environmental stewardship, resource efficiency, and the protection of natural beauty. The City's commitment to smart growth, a robust transportation network, and a thriving local economy enhances its role as a place for culture, recreation, and essential services. A spirit of volunteerism and civic engagement strengthens Sequim's identity, ensuring a welcoming, safe, and resilient community.

is Comprehensive Plan and expresses
It is the basis for all that follows in the

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

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

Policy LU-1.4
Ensure the necessary public services and capital facilities are pr development review process to support the City's planned urb of service, consistent with state and local law.

GOAL TR-3
Maintain the adopted level of service for the City's transportation system that mitigates the impacts of new growth and is adequate to serve adjoining land uses.

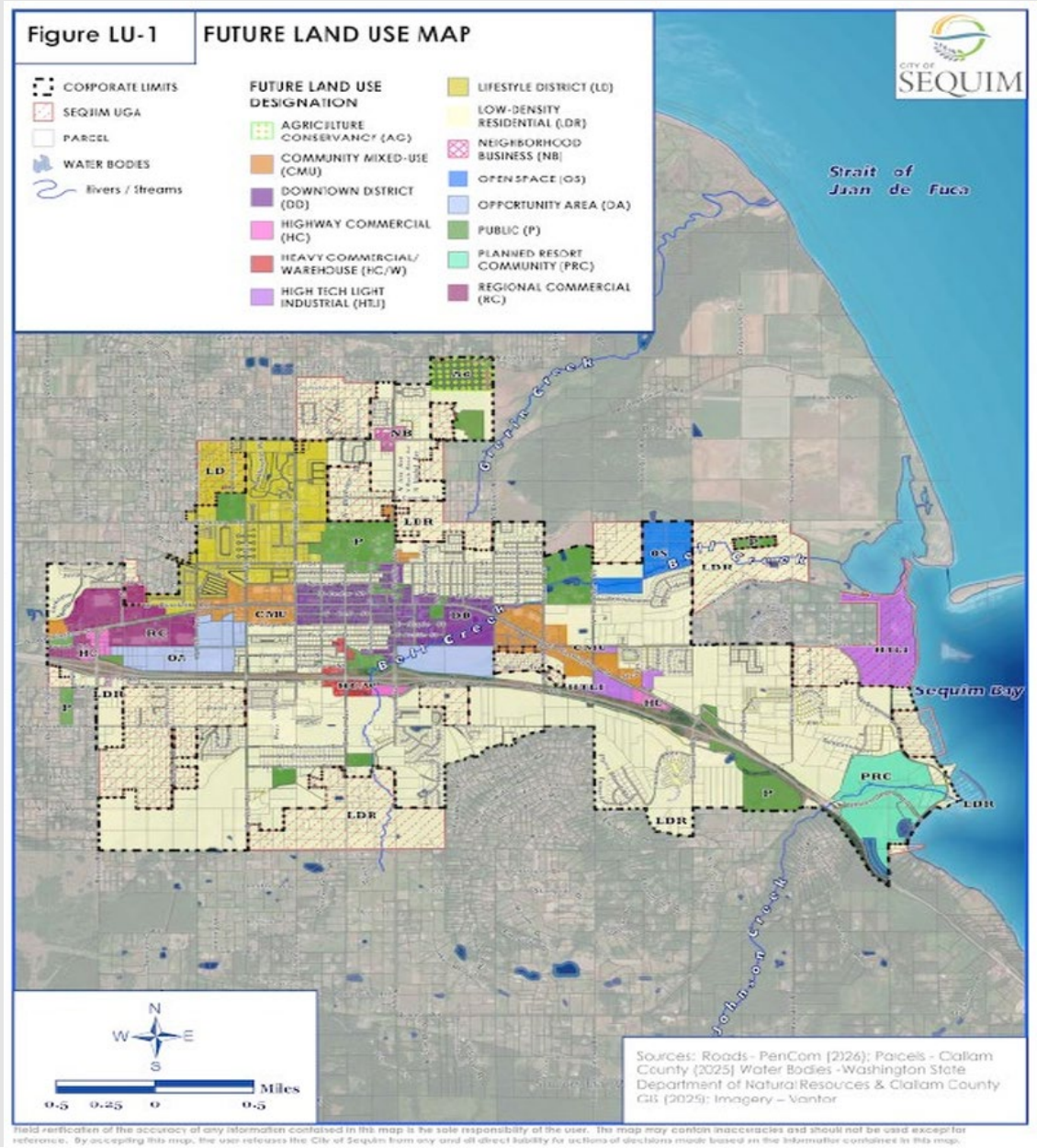
Policy TR-3.1
Develop a transportation system that achieves the following level of service (LOS) standards:
Vehicular LOS: all City streets and intersections, except for Washington Street, are developed and maintained to provide a minimum of LOS D.
Washington Street has a LOS F standard within downtown (5th to Brown) and must maintain a minimum of LOS E outside of downtown.
Pedestrian LOS: all Pedestrian Priority Routes have facilities which provide a Pedestrian Level of Traffic Stress (PLTS) 1 or 2, and PLTS 1 is established for the Olympic Discovery Trail.
Bicycle LOS: all roadways or routes in the Bicycle Network have facilities which provide Bicycle Level of Traffic Stress (BLTS) 1 or 2, and BLTS 1 is established for the Olympic Discovery Trail.

GOAL NE-6
Protect biological diversity by appropriately regulating fish and wildlife habitat conservation areas.

Policy NE-6.1
The City's Critical Areas Ordinance requires vegetative buffers along surface waters to protect anadromous fish and wildlife habitat. New development is subject to buffers or resource management areas, as identified in the Critical Areas Ordinance and other applicable development standards.

Comprehensive Plan Update –

Future Land Use Map



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Appendices

Appendix A – Housing and Land Use

Appendix A responds to the increased technical requirements for Housing due to several legislative actions:

- Appendix A-1: Housing Needs Assessment
  - GMA, Housing Action Plan and HUD requirements; uses Commerce guidance
- Appendix A-2: Adequate Provisions
  - GMA: “makes adequate provisions for existing and projected needs of all economic segments…”; uses Commerce guidance
- Appendix A-3: Land Capacity Analysis
  - GMA: determines potential development capacity of housing and jobs through 2045; uses Commerce guidance
- Appendix A-4: Racially Disparate Impacts Analysis
  - GMA: requires assessment of potential racially disparate impacts of existing housing policies; uses Commerce guidance
- Appendix A-5: Land Use
  - Existing land use acreage and FLUM and zoning acreage and % of total

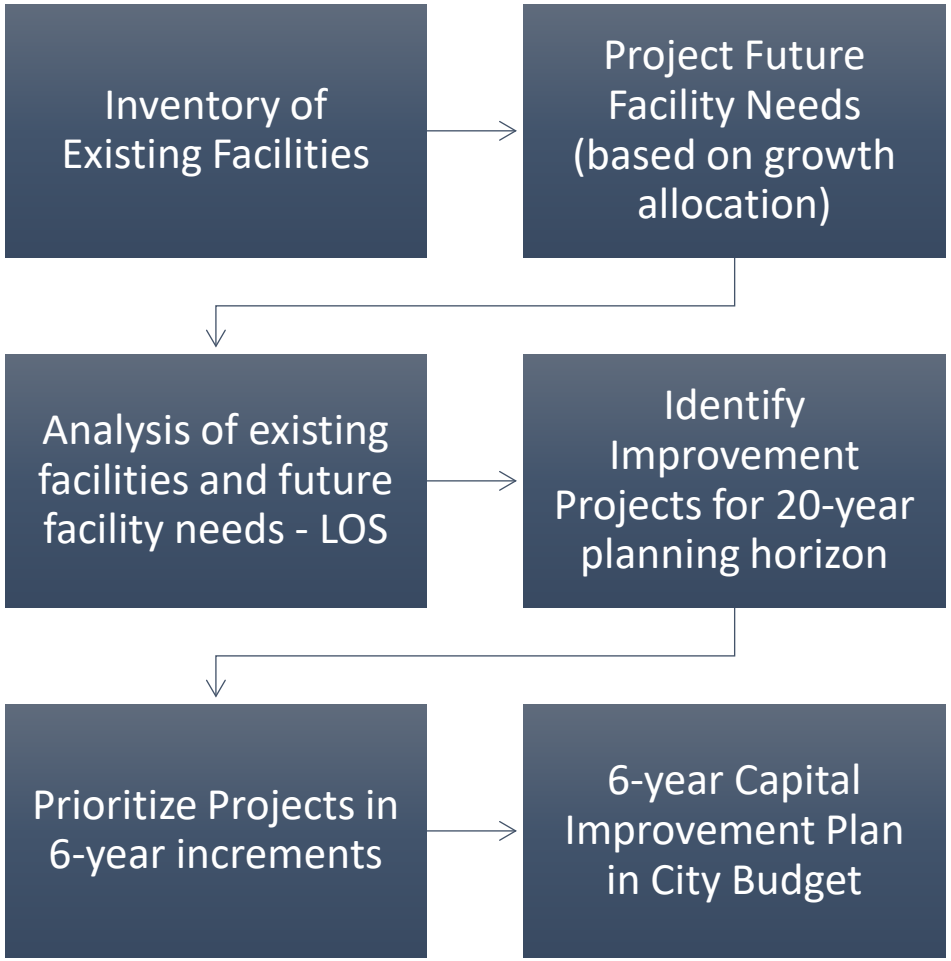
Appendices

Appendix B – Capital Facilities Plan

The Capital Facilities Plan identifies the infrastructure needed to adequately serve the City residents and businesses during the planning period and for the assigned growth target:

- Water
- Sanitary Sewer
- Stormwater Management
- Transportation – streets and non-motorized
  - Appendix B-2 Transportation Master Plan
- Parks
- Government Buildings
- Solid Waste
- Schools
- Fire Protection

A Capital Facilities Plan is required by GMA (RCW 36.70A.070(3)):

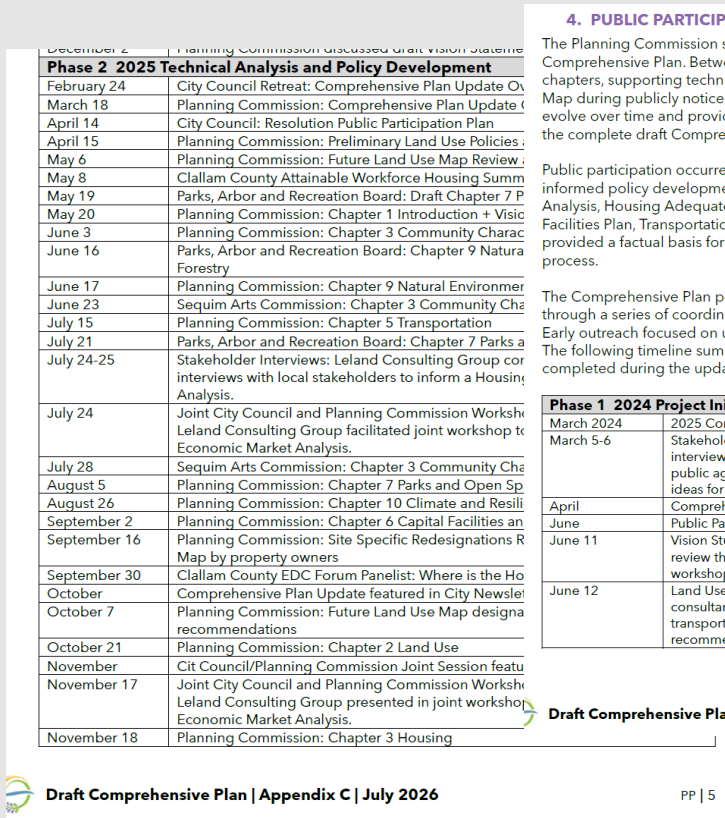


(a) Inventory of existing capital facilities owned by public entities, including locations and capacities; (b) a forecast of future needs of such capacity facilities; (c) proposed locations and capacities of expanded or new capital facilities; (d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; (e) requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure the land use, capital facilities and financing plan are coordinated and consistent.

Appendices

Appendix C – Public Participation

Appendix C records the public engagement and outreach that supports and informed the comprehensive plan and development regulations update.



Phase 2 2025 Technical Analysis and Policy Development	
February 24	City Council Retreat: Comprehensive Plan Update Ov
March 18	Planning Commission: Comprehensive Plan Update (
April 14	City Council: Resolution Public Participation Plan
April 15	Planning Commission: Preliminary Land Use Policies
May 6	Planning Commission: Future Land Use Map Review
May 8	Clallam County Attainable Workforce Housing Summ
May 19	Parks, Arbor and Recreation Board: Draft Chapter 7 P
May 20	Planning Commission: Chapter 1 Introduction + Visic
June 3	Planning Commission: Chapter 3 Community Charac
June 16	Parks, Arbor and Recreation Board: Chapter 9 Natura Forestry
June 17	Planning Commission: Chapter 9 Natural Environmer
June 23	Sequim Arts Commission: Chapter 3 Community Cha
July 15	Planning Commission: Chapter 5 Transportation
July 21	Parks, Arbor and Recreation Board: Chapter 7 Parks a
July 24-25	Stakeholder Interviews: Leland Consulting Group cor interviews with local stakeholders to inform a Housing Analysis.
July 24	Joint City Council and Planning Commission Worksh Leland Consulting Group facilitated joint workshop t Economic Market Analysis.
July 28	Sequim Arts Commission: Chapter 3 Community Cha
August 5	Planning Commission: Chapter 7 Parks and Open Sp
August 26	Planning Commission: Chapter 10 Climate and Resili
September 2	Planning Commission: Chapter 6 Capital Facilities an
September 16	Planning Commission: Site Specific Redesignations R Map by property owners
September 30	Clallam County EDC Forum Panelist: Where is the Ho
October	Comprehensive Plan Update featured in City Newsle
October 7	Planning Commission: Future Land Use Map designa recommendations
October 21	Planning Commission: Chapter 2 Land Use
November	Cit Council/Planning Commission Joint Session featu
November 17	Joint City Council and Planning Commission Worksh Leland Consulting Group presented in joint worksho Economic Market Analysis.
November 18	Planning Commission: Chapter 3 Housing

Draft Comprehensive Plan | Appendix C | July 2026 PP | 5

4. PUBLIC PARTICIPATION TIMELINE

The Planning Commission served as the primary advisory body throughout preparation of the Comprehensive Plan. Between 2024 and 2026, the Commission reviewed individual plan chapters, supporting technical analyses, development regulations, and the Future Land Use Map during publicly noticed meetings. This chapter-by-chapter review allowed policies to evolve over time and provided multiple opportunities for public comment before release of the complete draft Comprehensive Plan.

Public participation occurred alongside preparation of numerous technical studies that informed policy development, including the Housing Needs Assessment, Land Capacity Analysis, Housing Adequate Provisions, Housing and Economic Market Analysis, Capital Facilities Plan, Transportation Master Plan, and other supporting analyses. These studies provided a factual basis for discussions and helped evaluate options throughout the planning process.

The Comprehensive Plan periodic update was conducted over approximately two years through a series of coordinated engagement activities designed to build upon one another. Early outreach focused on understanding community values, opportunities, and challenges. The following timeline summarizes the major milestones and public participation activities completed during the update process.

Phase 1 2024 Project Initiation and Community Visioning	
March 2024	2025 Comprehensive Plan Periodic Update initiated.
March 5-6	Stakeholder Interviews: Consultant SCJ Alliance conducted in-person and video interviews with ~25 local stakeholders (community organizations, nonprofits, public agencies, business groups), to gather early input on priorities, issues, and ideas for the Comprehensive Plan.
April	Comprehensive Plan Update website launched
June	Public Participation Plan Developed
June 11	Vision Studio and Evening Session: informal studio session with consultant to review the existing vision and gather feedback; evening presentation and workshop focused on refining community vision and planning goals.
June 12	Land Use and Transportation Open House: full-day studio session with consultant and transportation consultant; evening presentation and transportation open house to discuss transportation priorities and recommendations.

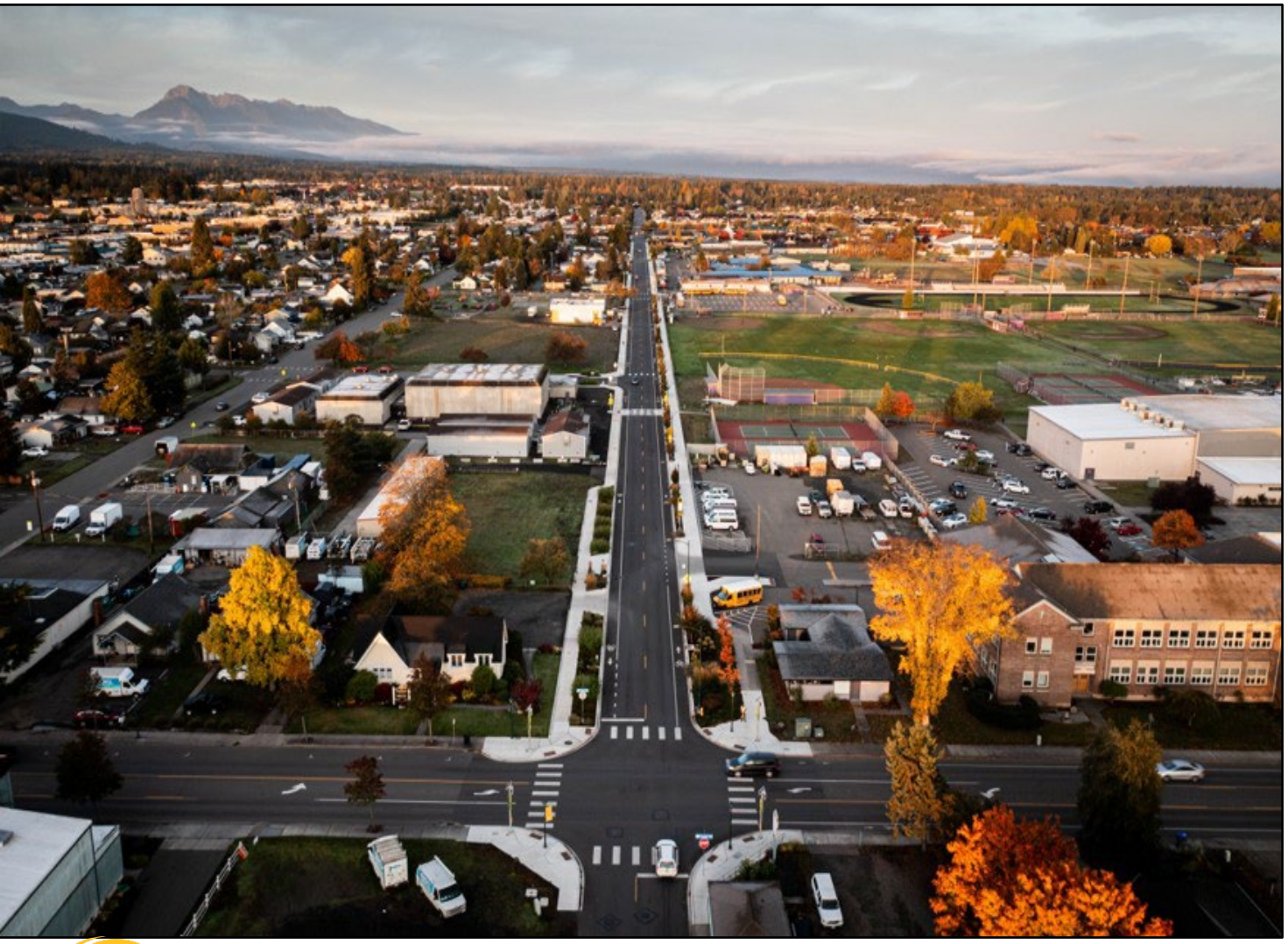
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SMC Title 18 - Zoning

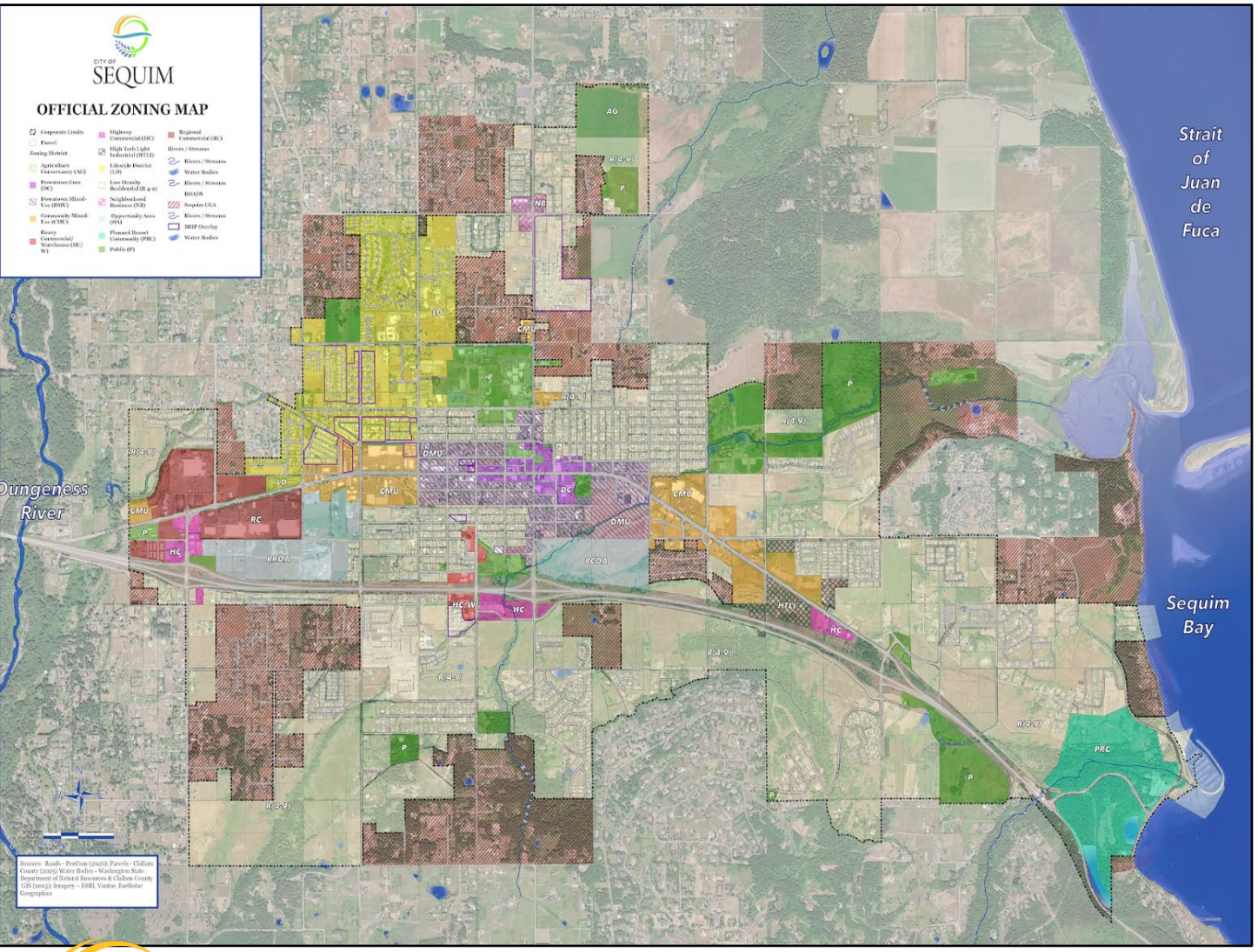
- A **zoning ordinance** is a local regulation that implements the Comprehensive Plan by establishing specific rules for how land may be used and developed, including permitted uses, development standards, densities, setbacks, building heights, and other requirements.
- Under the GMA development regulations—including zoning—must be consistent with the Comprehensive Plan – in summary, the zoning ordinance provides the regulatory mechanism for implementing it out.



Administration Chapters 18.10-18.25

Updates

- Reorganizes administrative provisions into a more logical and user-friendly format.
- Creates standardized land use type classifications that are referenced throughout all zoning districts.
- Updates use definitions to reflect modern development patterns and new housing types.
- Removes redundant or conflicting provisions and improves cross-references between chapters.
- Clarifies interpretation, applicability, and enforcement provisions to improve code administration.
- Revises terminology to align with current Washington statutes and recent housing legislation.
- **Impact:** Creates a clearer and more consistent regulatory framework that improves code interpretation, administration, and long-term maintainability.



Zoning Districts and Map

Updates

- **18.35 Residential (R4-9):** Updates modernize residential zoning regulations to align with the Comprehensive Plan, increase housing capacity and flexibility, and provide clearer, more predictable development standards. Includes going from R4-8 to R4-9, cluster housing and updates to Planned Residential Development standards.
- **18.40 Commercial (RC, HC, NB):** This district will see some minor updates to uses in the HC and NB zones, while all three districts will be modernized for ease of administration.
- **18.45 Business and Employment (BCOA, RROA, HTLI, HC/W):** Allow for a more “clean slate” approach to development. Past studies and zoning restrictions have not resulted in these areas being developed with much success. This could allow developers to bring their vision to life.
- **18.50 Downtown Districts (DC, DMU):** Provides the necessary modernization that the entire zoning code is getting. Further reinforces the bulk and dimensional standards that make Sequim’s downtown what it is today.
- **18.55 Mixed Use Districts (CMU, LD, PRC):** Modernizes the zoning codes for these districts, and specifically provides a framework for the PRC that is consistent with other similar zones and what was considered when the zone was originally established.
- **18.70 Other Land Use Districts (P, OS, AG):** Better framework for developing or expanding on established P, OS and AG properties.
- **Future Land Use and Zoning Map:** Reviewed at Feb. 9th City Council Meeting
- **Impact:** Creates a more intuitive zoning framework that is easier for applicants and staff to navigate.



Development Standards

Updates

- **18.75 Open Space and Landscaping:** creates predictable open space and landscaping requirements that improve residential livability, support housing flexibility, and ensure new development provides meaningful community amenities. Zone specific landscaping standards found within individual district chapters.
- **18.80 Off-Street Parking**: creates a predictable parking framework that supports housing flexibility, reduces unnecessary barriers to development, and improves consistency in review. Updates are limited to RCW requirements specific to Sequim.
- **18.120 Design Review**: creates a more predictable and transparent design review process while maintaining community design objectives through objective standards. Specific building design criteria found within individual district chapters.
- **18.125 Site Plans:** streamlines project review by providing clearer approval criteria and a more predictable administrative process.

Impact: updates create clearer, more predictable development standards and review processes that streamline permitting and maintain community design and livability objectives.



Process/Permit

Updates

- **18.60 Master Plans:** Creates a predictable framework for coordinated development while allowing flexibility for innovative projects that achieve community objectives.
- **18.65 Manufactured Home Parks/Overlay**: Consolidation of MHP Overlays and MHP Standards for ease of administration, and future updates to the Master Plan chapter will provide clarity on process and zoning allowances.
- **18.95 Essential Public Facilities:** Provides a clear process for evaluating essential public facilities while ensuring Sequim can accommodate regionally significant facilities consistent with state law.
- **18.100 Temporary Transitory Accommodations:** Will only include process for religious organizations on their own property as required by RCW 35A.21.360 and currently in SMC 18.21.
- **18.110 Affordable Housing Exceptions:** No major changes proposed other than removing from existing 18.21 Supplemental Housing Requirements and placing in a standalone chapter.
- **18.115 Day Care Facilities**: Improves clarity and consistency for child care providers while supporting access to needed community services.
- **18.130 Accessory Dwelling Units:** No major changes proposed other than removing from existing 18.21 Supplemental Housing Requirements and placing in a standalone chapter.
- **18.135 Home Occupation Permits:** Provides a clearer framework for home-based businesses while protecting residential neighborhood character.
- **18.140 Conditional Use Permits:** Creates a more predictable conditional use process while maintaining the ability to address unique or potentially impactful uses.
- **18.155 Temporary Use Permits:** Provides a consistent and streamlined process for approving temporary uses while protecting surrounding properties.

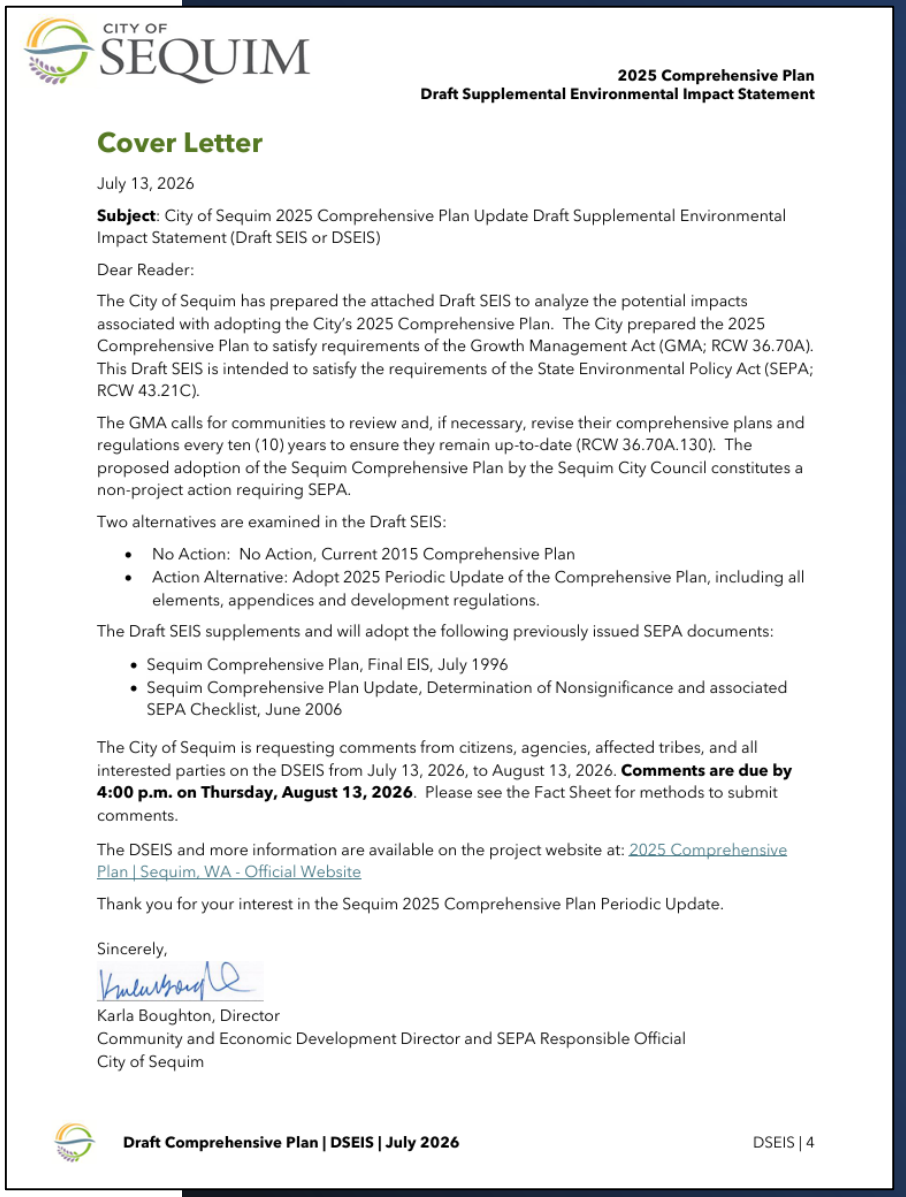
Impact: Updates streamline and clarify development processes, improve administrative consistency, and provide more predictable permitting while maintaining flexibility to address unique uses and community needs.

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WHAT IS THE DRAFT SEIS?

- The Draft Supplemental Environmental Impact Statement (DSEIS) evaluates the environmental impacts of the proposed 2025 Comprehensive Plan and Development Regulations update in accordance with the State Environmental Policy Act (SEPA).
- Required under SEPA because the proposed update includes significant policy and development regulation changes.
- Supplements previous environmental review by evaluating new information and updated growth assumptions.
- Provides information for decision-makers and the public—it does not approve or deny development.



CITY OF SEQUIM

2025 Comprehensive Plan
Draft Supplemental Environmental Impact Statement

Cover Letter

July 13, 2026

Subject: City of Sequim 2025 Comprehensive Plan Update Draft Supplemental Environmental Impact Statement (Draft SEIS or DSEIS)

Dear Reader:

The City of Sequim has prepared the attached Draft SEIS to analyze the potential impacts associated with adopting the City's 2025 Comprehensive Plan. The City prepared the 2025 Comprehensive Plan to satisfy requirements of the Growth Management Act (GMA; RCW 36.70A). This Draft SEIS is intended to satisfy the requirements of the State Environmental Policy Act (SEPA; RCW 43.21C).

The GMA calls for communities to review and, if necessary, revise their comprehensive plans and regulations every ten (10) years to ensure they remain up-to-date (RCW 36.70A.130). The proposed adoption of the Sequim Comprehensive Plan by the Sequim City Council constitutes a non-project action requiring SEPA.

Two alternatives are examined in the Draft SEIS:

- No Action: No Action, Current 2015 Comprehensive Plan
- Action Alternative: Adopt 2025 Periodic Update of the Comprehensive Plan, including all elements, appendices and development regulations.

The Draft SEIS supplements and will adopt the following previously issued SEPA documents:

- Sequim Comprehensive Plan, Final EIS, July 1996
- Sequim Comprehensive Plan Update, Determination of Nonsignificance and associated SEPA Checklist, June 2006

The City of Sequim is requesting comments from citizens, agencies, affected tribes, and all interested parties on the DSEIS from July 13, 2026, to August 13, 2026. **Comments are due by 4:00 p.m. on Thursday, August 13, 2026**. Please see the Fact Sheet for methods to submit comments.

The DSEIS and more information are available on the project website at: 2025 Comprehensive Plan | Sequim, WA - Official Website

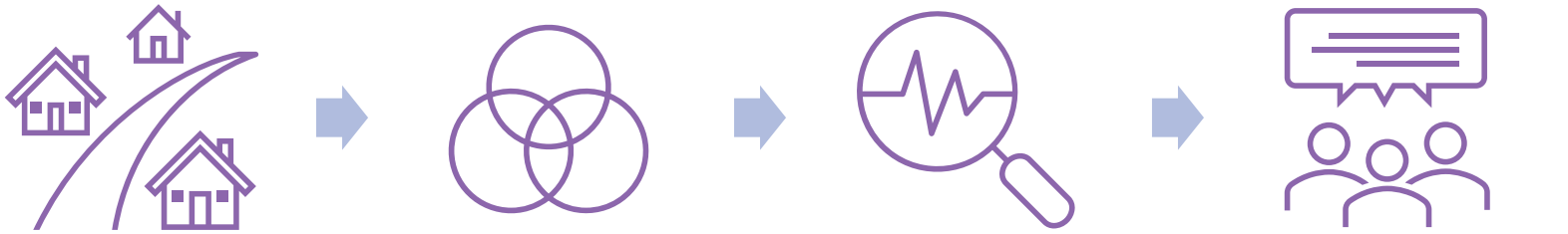
Thank you for your interest in the Sequim 2025 Comprehensive Plan Periodic Update.

Sincerely,

Karla Boughton, Director
Community and Economic Development Director and SEPA Responsible Official
City of Sequim

WHAT DOES THE DSEIS EVALUATE?

- Natural and Critical Areas
- Air Quality
- Climate and Hazard Mitigation
- Land Use
- Plans and Policies
- Housing
- Transportation
- Public Service and Utilities
- Historic and Cultural Resources



Reports Existing Conditions

Identifies two alternatives

Completes an analysis of potential impacts by alternative

Identifies mitigation measures

WHAT'S NEXT?



- **Phase 1 – Community Visioning 2024**
  - Consultant led "Studios" with community
  - Transportation Open House
  - Online Survey
  - Stakeholder Interviews
- **Phase 2 – Technical Analysis 2025-2026**
  - City consultants for land use/housing, market study, transportation master plan and sanitary sewer
- **Phase 3 – Draft Plan Development – Planning Commission 2025-2026**
- **Phase 4 – Public Review**
  - July 13th Public Release of full 2025 Comprehensive Plan
  - Online Open House through August 13th
  - Drop In Open Houses July 21st and Aug 4th
  - Online Comment Forms and Emails
  - Developers Forum – August 13th
  - Guest Speaking opportunities
- **Phase 5 – Planning Commission Recommendation**
  - **Public Hearing on September 1st**
  - Forward a recommended package
- **Phase 6 – City Council Review**
  - Council Study Session September 14th
  - Public Hearing on September 28th



Thank you!

For more information:
www.sequimwa.gov – search 2025 Comprehensive Plan or
2025 Draft Comprehensive Plan Update | Sequim, WA - Official Website

Email comments to:
PlanningDept@sequimwa.gov

Contact us:
Kboughton@sequimwa.gov or
Tsimmons@sequimwa.gov

