CITY OF SEQUIM PLANNING COMMISSION
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATION
2025 COMPREHENSIVE PLAN PERIODIC UPDATE

In the Matter of
Proposed updates to the City of Sequim Comprehensive Plan and related development regulations to meet the periodic update requirements of the Washington State Growth Management Act (GMA).

Considerations

1. The City's Planning Commission is authorized to review and recommend comprehensive plan and development regulation amendments to the City Council pursuant to applicable state law and the Sequim Municipal Code (SMC) 20.01.100(E)(6).

2. The Planning Commission's role in this matter is advisory. Final legislative action on the proposed periodic update rests with the Sequim City Council.

3. The proposed action consists of the 2025 Periodic Update materials identified in the staff report and exhibits for the Planning Commission public hearing, including:
    - Draft 2025 Comprehensive Plan and Appendices (Staff Report Exhibit A);
    - Draft Sequim Municipal Code Title 18 Update (Staff Report Exhibit B);
    - Draft Supplemental Environmental Impact Statement (Staff Report Exhibit C)
    - Revisions identified in the Planning Commission Deliberations and Motion Memorandum (Deliberations/Motion Memo Exhibits A and B)
    - Revisions identified by the Planning Commission in its recommendation to the City Council.

Findings of Fact

1. The City of Sequim plans under the Washington State Growth Management Act, RCW 36.70A, and is required to periodically review and, if necessary, revise its comprehensive plan and development regulations pursuant to RCW 36.70A.130.

2. The proposed periodic update includes an update to the City's Comprehensive Plan and related development regulations of SMC Title 18 Zoning as identified in the Planning Commission staff report and exhibits.

3. The purpose of the update is to ensure the City's comprehensive plan and development regulations remain current and responsive to applicable state requirements, projected growth, housing needs, capital facilities, transportation, natural environment, and other local planning priorities.

4. Throughout the periodic update process, a continuous and broad effort has been made to inform the public and encourage their participation, including creation of a periodic update specific webpage; creation of an email distribution list; information in the City's newsletter; multiple community outreach events, such as online survey, Farmers Market, visioning sessions, focus groups, stakeholder interviews, open houses and guest speaking opportunities; and public presentations at City Planning Commission and City Council.

5. The Sequim Planning Commission, in its role as the City's primary land use advisory committee, conducted a thorough review of the draft comprehensive plan chapters, appendices, Future Land Use Map and Zoning Map - including site specific redesignation/rezones, and Draft SMC Title 18 Zoning, over the course of 24 months and 30 meetings.

6. On July 13, 2026, the City issued the 2025 Draft Comprehensive Plan Periodic Update, which entailed the 2025 Draft Comprehensive Plan, Appendices and Draft SMC Title 18 Zoning, and initiated a 30-day online open house, held two in-person open houses and a developer's forum.

7. On July 13, 2026, the City notified the Washington State Department of Commerce its intent to adopt comprehensive plan and development regulations.

8. On July 13, 2026, the City issued a Draft Supplemental Environmental Impact Statement for the 2025 Comprehensive Plan Periodic Update and established a 30-day comment period.

9. The Planning Commission held a duly noticed public hearing on September 1, 2026 and accept in person and online public oral testimony.

10. The Planning Commission continued the public hearing to October 6, 2026, where after accepting additional in person and online public oral testimony, closed the public hearing, and considered the 2025 Comprehensive Plan Periodic Update documents, staff report and exhibits, submitted public comments, agency comments, and testimony received at the hearing. In addition, the Planning Commission considered the 2025 Comprehensive Plan Periodic Update Issues and Response Memo and Exhibits (9/29/2026) and the Planning Commission Deliberations and Motion Memo and Exhibits (10/1/2026).

11. The Planning Commission finds that the proposed 2025 Comprehensive Plan and Draft Title 18 GMA Periodic Update including the staff report, exhibits, and proposed revisions are supported by the record, is consistent with the purposes and requirements of the

Growth Management Act, and considerations and criteria set forth in the Sequim Municipal Code.

12. Based upon the record before the Planning Commission, as outlined in the Planning Commission Public Hearing Staff Report and Exhibits, Issues and Response Memo and Exhibits, Deliberations and Motion Memo and Exhibits, the complete record, and these Findings of Fact, the Planning Commission has sufficient information to make its recommendation to the City Council on the 2025 Comprehensive Plan Periodic Update package.

Conclusions and Recommendation
The proposed 2025 Comprehensive Plan Periodic Update and associated amendments to Sequim Municipal Code Title 18, as revised through the Planning Commission's deliberations, are consistent with the Growth Management Act and appropriate for transmittal to the City Council.

Therefore, the Planning Commission recommends to City Council the proposed 2025 Comprehensive Plan Periodic Update with updated SMC Title 18 as presented in the Planning Commission Public Hearing Staff Report and Exhibits, and revisions identified as Exhibits A and B of the Planning Commission Deliberations and Motion Memorandum.

The Planning Commission further recommends that staff prepare a Planning Commission Recommended Draft 2025 Comprehensive Plan Periodic Update package for transmittal to the City Council. The package shall incorporate the revisions identified in Planning Commission Deliberations and Motion Memorandum Exhibits A and B, any additional revisions identified through the Planning Commission's final action. Staff shall also prepare a Final Supplemental Environmental Impact Statement to accompany the 2025 Comprehensive Plan Periodic Update package transmittal to the City Council.

Further, the Planning Commission recognizes that City staff will continue its review of public comments and Growth Management Board cases, and provide City Council supplemental responses and resulting recommended revisions prior to final Council action.

Signed:

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Eileen Cummings — Date
Chair
Sequim Planning Commission