City of Sequim 2025 Comprehensive Plan Update

FINAL
Supplemental Environmental Impact Statement

October 12, 2026

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JAMESTOWN S'KLALLAM TRIBE LAND ACKNOWLEDGMENT

The land that we know as Sequim [sxʷčkʷíyəŋ "soo-ch-kwee-ing"] was once inhabited solely by first peoples known as the S'Klallam [nəxʷsƛ̓áyɬəm'"new-sklai-yem"] People, represented by the three Tribal Governments, Lower Elwha Klallam, Jamestown S'Klallam and Port Gamble S'Klallam. We serve as stewards of the land within the City of Sequim with the same care and consideration the S'Klallam / Klallam Tribes has and continues to provide. This acknowledgement is a respect to the S'Klallam People and their history.

ANCESTRAL LANDS OF THE COAST SALISH

Sequim is located in the traditional aboriginal territory of the Coast Salish peoples, who live around the Salish Sea in what is now Washington State and the Canadian province of British Columbia. The Coast Salish Tribes have lived here since time immemorial and while each tribe is unique, all share in having a deep historical connection and legacy of respect for the land and natural resources. These sovereign tribal nations enrich the region through environmental stewardship, cultural heritage, and economic development, and collaborate with local governments to shape the region's future.

1 Cover Letter

October 12, 2026

Subject: City of Sequim 2025 Comprehensive Plan Update Final Supplemental Environmental Impact Statement

Dear Reader:

The City of Sequim has prepared this Final Supplemental Environmental Impact Statement (FSEIS) for the Sequim 2025 Comprehensive Plan Update and associated amendments to Title 18 of the Sequim Municipal Code. The FSEIS completes the environmental review process initiated with issuance of the Draft Supplemental Environmental Impact Statement (DSEIS) on July 13, 2026.

The DSEIS evaluated the potential environmental impacts associated with adoption and implementation of the City's 2025 Comprehensive Plan Periodic Update. The Comprehensive Plan Update constitutes a nonproject action under the State Environmental Policy Act (SEPA), Chapter 43.21C RCW and Chapter 197-11 WAC.

The City received two written comment letters during the DSEIS comment period, which extended from July 13 through August 13, 2026. The City reviewed and considered each comment in accordance with WAC 197-11-560.

The comments received do not identify new significant environmental impacts, change the environmental conclusions presented in the DSEIS, require evaluation of additional alternatives, or require modification of the impact analysis or mitigation measures contained in the DSEIS. Responses to the substantive comments received are provided in Section 4 of this FSEIS.

During deliberations at the close of the Sequim Planning Commission's public hearing on the full periodic update package on October 6, 2026, the Planning Commission recommended the Action Alternative as the Preferred Alternative and that a FSEIS be drafted and forwarded to the City Council as part of its legislative process on the 2025 Comprehensive Plan Periodic Update package.

This FSEIS supplements rather than repeats the environmental analysis contained in the July 13, 2026 DSEIS. The DSEIS is incorporated by reference and should be read together with this FSEIS. Together, the DSEIS and this Final SEIS constitute the City's environmental impact statement for the 2025 Comprehensive Plan Periodic Update package.

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

Thank you for your interest and participation in the City of Sequim 2025 Comprehensive Plan Update.

Sincerely,



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

2 Updated Fact Sheet

Project Title
City of Sequim 2025 Comprehensive Plan Update Final Supplemental Environmental Impact Statement (FSEIS)

Proposed Action
The City of Sequim is completing the periodic update of its citywide Comprehensive Plan consistent with the Washington Growth Management Act (GMA), Chapter 36.70A RCW.

The Proposed Action consists of adoption of the City of Sequim 2025 Comprehensive Plan Update and associated amendments to Title 18 of the Sequim Municipal Code. The Comprehensive Plan establishes the City's long-term framework for land use, housing, transportation, economic development, environmental protection, utilities, public services and facilities, parks and recreation, climate resilience, and related growth-management policies through the 2045 planning horizon. SMC Title 18 are the implementing development regulations.

The Proposed Action accommodates the City's adopted population, housing, and employment growth allocations; provides sufficient capacity for housing needs across income levels; incorporates recent state legislative requirements; and updates the City's goals, policies, future land use designations, and implementing development regulations.

Alternatives Considered
The DSEIS evaluated two alternatives:

No Action Alternative. Continuation of the City's existing 2015 Comprehensive Plan and existing development regulations.

Proposed Action Alternative. Adoption of the City of Sequim 2025 Comprehensive Plan Update and associated amendments to Title 18 SMC.

As a component of the Planning Commission's public hearing process on the Draft 2025 Comprehensive Plan Periodic Update package, after deliberations, identified the Action Alternative as the Preferred Alternative during their motion for recommendation to the City Council at the conclusion of its October 6, 2026 continued public hearing.

Lead Agency and Proponent
City of Sequim

SEPA Responsible Official
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Location
All incorporated areas of the City of Sequim.

Required Approvals
Adoption by the Sequim City Council.

Principal Authors and Contributors
The Final SEIS has been prepared under the direction of the Sequim Community and Economic Development Department.

Consultants:

Otak – Principal Authors
The Leland Group – Land Use + Housing
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RH2 - Sanitary Sewer
Transpo Group – Transportation
Herrera Environmental – Storm and Surface Water

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Environmental Documents
Draft Supplemental Environmental Impact Statement
Date of Issuance: July 13, 2026
Comment Period: July 13 through August 13, 2026

Final Supplemental Environmental Impact Statement
Date of Issuance: October 12, 2026

Prior Environmental Review
The Final SEIS supplements and incorporates the environmental review identified in the DSEIS, including:

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

Relationship of the Draft and Final SEIS
This Final SEIS supplements the July 13, 2026 Draft SEIS. The Final SEIS does not repeat the environmental analysis contained in the DSEIS except where necessary to provide context for responses to comments. The City has independently reviewed the comments received on the DSEIS and determined that they do not require modification of the environmental analysis, identification of additional significant impacts, evaluation of additional alternatives, or additional mitigation measures.

The DSEIS and FSEIS together constitute the City's Supplemental Environmental Impact Statement for the 2025 Comprehensive Plan Periodic Update package.

Location of Background Material
Background information, reference material and other documents related to this proposal can be found on the project website: 2025 Comprehensive Plan | Sequim, WA - Official Website.

Purchase/Availability of Final SEIS
The FSEIS is available for review at the Sequim Community and Economic Development Department, 2nd floor of the Sequim Civic Center 152 W Cedar Street, Sequim WA 98383 and the Sequim Library 630 N Sequim Avenue, Sequim, WA 98382.

The FSEIS is posted on the project website2025 Comprehensive Plan | Sequim, WA - Official Website

Phased Review
Phased review of the proposal pursuant to WAC 197-11-060(5) is anticipated. Phase review assists agencies and the public to focus on issues that are ready for decision and exclude from consideration issues already decided or not yet ready for decision. In phased review, broader environmental documents, such as the SEIS, may be followed by narrower documents that incorporate prior general discussion by reference and concentrate solely on the issues specific to that phase of the proposal.

Distribution List
Federal and Tribal Agencies
Jamestown S'Klallam Tribe
U.S. Department of Energy – Pacific Northwest National Laboratory (PNNL)
U.S. Army Corps of Engineers

State and Regional Agencies
Department of Commerce
Department of Archaeology and Historic Preservation

Department of Ecology
Department of Fish and Wildlife
Department of Transportation
Olympic Region Clear Air Agency (ORCAA)

Local and Regional Jurisdictions/Agencies

Clallam County
Clallam Transit
City of Port Angeles
City of Port Townsend
Jefferson County
Port of Port Angeles
Clallam County Fire District #3 Fire District
Sequim School District

Utilities

Clallam County Public Utilities District

Media

Peninsula Daily News
Sequim Gazette
KSQM
KONP

Community Organizations and Individuals

2025 Comprehensive Plan Update email list.

3 Introduction and Summary

3.1 Introduction

This section provides a summary of the City's proposal, alternatives and environmental evaluation.

3.1.1 Overview of the Proposal

The City of Sequim is completing the periodic update of its citywide Comprehensive Plan consistent with the Washington Growth Management Act (GMA), Chapter 36.70A RCW.

The Proposed Action consists of adoption of the City of Sequim 2025 Comprehensive Plan Update and associated amendments to Title 18 of the Sequim Municipal Code. The Comprehensive Plan establishes the City's long-term framework for land use, housing, transportation, economic development, environmental protection, utilities, public services and facilities, parks and recreation, climate resilience, and related growth-management policies through the 2045 planning horizon. SMC Title 18 are the implementing development regulations.

The Proposed Action accommodates the City's adopted population, housing, and employment growth allocations; provides sufficient capacity for housing needs across income levels; incorporates recent state legislative requirements; and updates the City's goals, policies, future land use designations, and implementing development regulations.

The DSEIS evaluated two alternatives:

- *No Action Alternative*. Retention of the City's existing 2015 Comprehensive Plan and existing development regulations; assumes no changes to the plan structure, future land use plan, adopted policies or zoning regulations. The No Action Alternative has adequate land capacity to meet total housing and job allocations but does not sufficiently address housing capacity by income bands and does not fully meet new GMA requirements for a periodic update.

- *Proposed Action Alternative*. Adoption of the City of Sequim 2025 Comprehensive Plan Update and associated amendments to Title 18 SMC. The Proposed Action represents the City's periodic update under the Washington Growth Management Act and updates Comprehensive Plan goals, policies, future land use designations, and development regulations to accommodate project growth through the 2045 planning horizon. The Proposed Action provides sufficient land capacity to accommodate adopted population, housing and employment growth allocations, including housing needs across all income levels, while incorporating recent state legislative requirements related to housing, multi-modal transportation, climate planning and resiliency, and other planning policy updates. The accompanying amendment to SMC Title 18 implements the updated Comprehensive Plan and ensure consistency with current state law, as well as targeted procedural, substantive and formatting revisions that clarify the City's development regulations.

3.1.2 Study Area

The study area includes all land within the City of Sequim corporate city limits, approximately 3,500 acres and 6.37 square miles.

3.1.3 Organization of the Final SEIS

The Draft SEIS is the foundation for the initial environmental analysis that was conducted, is a companion document to this FSEIS and is incorporated by reference in accordance with WAC 197-11-635. The information provided in this FSEIS attempts not to duplicate or repeat information presented in the Draft SEIS, except to provide context to the reader. The exception to this is where additional or updated information is included to provide context or supplement information included in the DSEIS. The Final SEIS focuses on analysis of the Preferred Alternative, a chapter on Corrections and Clarifications, and a chapter on Comments and Responses to Comments. The reader should refer to both the Draft SEIS and the Final SEIS documents in order to obtain all the information analyzed during the EIS process.

3.1.4 Objectives

SEPA requires a statement of proposal objectives, purpose and need to which the proposal is responding. The primary objective and need for this proposal is to complete the 2025 periodic update of the Sequim Comprehensive Plan to meet Growth Management Act requirements, and

- Demonstrate capacity to accommodate housing and jobs growth allocations through 2045.
- Meet legislative requirements for housing by income levels and variety of housing types.
- Support economic development and business for prosperous community and economic vitality.
- Support transit, non-motorized and other alternative transportation modes through appropriate housing choices, employment opportunities, and multimodal transportation infrastructure.
- Ensure that public services, multimodal transportation infrastructure and capital facilities can be efficiently and effectively provided to support development at appropriate levels of service.
- Enhance access to parks, recreation and cultural amenities.

3.2 SEPA Process

3.2.1 Overview

Under the State Environmental Policy Act (SEPA), agencies conduct environmental review of actions that could affect the environment – including policy and regulation changes (considered non-project actions). Preparation of an EIS is required for actions that have potentially significant impacts so that the public, agencies, Tribes, an City decision-makers have information about the environmental effects of changes before a decision is made. The Draft and Final SEIS provide an analysis of environmental impacts as appropriate to the general nature of a comprehensive plan update. The adoption of comprehensive plans and other long-range planning documents is classified by SEPA as a non-project action. A non-

project action is defined as an action that is broader than a single site-specific project and involves decisions on policies, plans and programs. The Draft and Final SEIS discuss impacts appropriate to the scope of the non-project proposal and to the level of planning for the proposal (WAC 197-11-442). Additional environmental review will occur as other project or non-project actions are proposed in the future. Future review could occur in the form of supplemental EISs, SEPA addenda, or determinations of non-significance.

3.2.2 Draft SEIS

The Draft SEIS identified environmental conditions, potential impacts, and measures to reduce unavoidable adverse impacts that could result the 2025 Comprehensive Plan Periodic Update.

The City issued the DSEIS on July 13, 2026 and provided a public comment period through August 13, 2026. Notice of Availability was distributed to federal, Tribal, state, regional, and local agencies; utilities; media organizations; community organizations; individuals on the City's Comprehensive Plan Update mailing list; and other interested parties.
The Draft SEIS evaluated each of the following topics for the two alternatives:
Natural Environment

- Natural and Critical Areas
- Air Quality
- Climate and Hazard Mitigation

Built Environment

- Land Use
- Plans and Policies
- Housing
- Transportation
- Public Services and Utilities
- Historic and Cultural Resources

The City received two written comment letters during the DSEIS comment period.

3.2.3 Final SEIS

This Final Supplemental Environmental Impact Statement completes the environmental review of the City of Sequim 2025 Comprehensive Plan Update and associated amendments to Title 18 of the Sequim Municipal Code.

Consistent with WAC 197-11-560, the purposes of this Final SEIS are to:

1. Document and respond to substantive comments received on the DSEIS;
2. Identify any corrections, clarifications, or modifications to the environmental analysis resulting from those comments; and
3. Complete the SEPA environmental review process for the proposal.

Except as specifically stated in this FSEIS, the analysis and conclusions of the July 13, 2026 DSEIS remain unchanged.

Relationship to the Draft SEIS

The DSEIS contains the City's detailed evaluation of existing environmental conditions, alternatives, environmental impacts, mitigation measures, and significant unavoidable adverse impacts. Rather than reproduce that analysis, this FSEIS incorporates the DSEIS by reference and focuses on information developed following issuance of the DSEIS, including comments received during the public comment period and the City's responses. Readers should therefore consider the DSEIS and FSEIS together.

Final SEIS Review
Neither of the written comment letters resulted in the identification of new significant environmental impacts or required substantive modification of the environmental analysis contained in the DSEIS.

The City reviewed each comment to determine whether it:

- raised an issue regarding the adequacy or accuracy of the environmental analysis;
- identified information materially affecting the environmental analysis;
- identified a reasonable alternative not previously evaluated;
- identified an environmental impact not adequately addressed;
- identified additional mitigation that should be evaluated; or
- otherwise warranted correction or supplementation of the DSEIS.

Based upon that review, the City determined that the comments do not require modification of the DSEIS environmental analysis.

3.2.4 Preferred Alternative

The Proposed Action Alternative has been chosen as the Preferred Alternative.

The Proposed Action Alternative is the adoption of the City of Sequim 2025 Comprehensive Plan Update and associated amendments to Title 18 SMC. The Proposed Action represents the City's periodic update under the Washington Growth Management Act and updates Comprehensive Plan goals, policies, future land use designations, and development regulations to accommodate project growth through the 2045 planning horizon. The Proposed Action provides sufficient land capacity to accommodate adopted population, housing and employment growth allocations, including housing needs across all income levels, while incorporating recent state legislative requirements related to housing, multi-modal transportation, climate planning and resiliency, and other planning policy updates. The accompanying amendment to SMC Title 18 implements the updated Comprehensive Plan and ensure consistency with current state law, as well as targeted procedural, substantive and formatting revisions that clarify the City's development regulations.

3.2.5 Phased Review

Phased review of the proposal pursuant to WAC 197-11-060(5) is anticipated. Phase review assists agencies and the public to focus on issues that are ready for decision and exclude from consideration issues already decided or not yet ready for decision. In phased review, broader environmental documents, such as the SEIS, may be followed by narrower documents that incorporate prior general discussion by reference and concentrate solely on the issues specific to that phase of the proposal.

4 Draft SEIS Comments and Responses

4.1 Draft SEIS Comment Period and Comments Received

The City issued the DSEIS on July 13, 2026 and provided a public comment period through August 13, 2026. The City received two comments specifically submitted on the DSEIS and numerous comments on the Draft Comprehensive Plan and Title 18. The DSEIS letters are reproduced in full in Appendix A and summarized below:

Public Comment Letter	Commenter	Organization, if any	Date	DSEIS topics
14	Pasco	N/A	7/20/2026	Water system capacity and pressure, transportation and traffic safety, housing affordability, public services, community character, and environmental impacts of new development.
26	Soule	N/A	8/3/2026	Water conservation and utility policies, groundwater protection, effects of climate change and drought, need for enhanced watershed coordination.

4.2 Responses to Draft SEIS Comments

WAC 197-11-560 allows a lead agency to respond individually to comments, group related comments, cross-reference comments and corresponding portions of the EIS, or use other reasonable means to provide an appropriate response.

The City has summarized the substantive environmental issues raised by the commenters below. The complete comment letters are included in the Appendix.

Comments addressing the merits of Comprehensive Plan policies, development regulations, land use choices, or other policy matters rather than the adequacy of the environmental analysis are identified as such and are provided to City decision-makers for consideration as part of the legislative process.

4.3 Other Public Comments Received

The City received public comments during the Draft 2025 Comprehensive Plan and Draft SMC Title 18 public review process addressing a range of issues, some of which overlap with environmental topics evaluated in the DSEIS but were not submitted to the City as DSEIS comment letters. Therefore, these comments were reviewed and addressed through the City's *Issues and Response Memo,* (9/29/2026) prepared for Planning Commission consideration as part of its public hearing and deliberation process. *(This document is an exhibit to the October 6, 2026 Planning Commission Continued Public Hearing Agenda Packet).*

The *Issues and Response Memo* provides responses to substantive public comments concerning infrastructure capacity, housing and growth, critical areas and natural resources, and other planning and policy matters. The *Issues and Response Memo* is included in the Planning Commission's legislative record, available for review as part of the Comprehensive Plan Update materials and incorporated into this FSEIS by reference.

Table 4-1 Summary of Draft SEIS Comments

DSEIS Commentor	Comment	Response
Pasco		
Water Supply and Pressure	The commenter expresses concern regarding reduced water pressure in existing residential neighborhoods associated with recent development along South 7th Avenue, increased water consumption, and the need to prioritize funding for water system improvements.	Comment noted. The Draft SEIS evaluates water supply and infrastructure capacity associated with projected growth, including the City's adopted Water System Plan and Capital Facilities Plan. As described in Section 3.1.3 of the *Issues and Response Memo*, the City's existing water rights and source capacity are sufficient to accommodate projected growth through 2045. However, systemwide water availability is distinct from localized distribution capacity and pressure, which may vary based on infrastructure conditions and development demands. The City evaluates localized water pressure, distribution capacity, and fire-flow requirements through ongoing utility planning, hydraulic modeling, capital improvement programming, and project-level development review. The concerns identified regarding the South 7th Avenue area are acknowledged and are addressed through these implementation processes. The comment does not identify new information requiring modification of the planning level environmental analysis in the DSEIS.
Transportation and Alternative Mobility	The commenter identifies increased traffic along South 7th Avenue and Silberhorn Road, raises concerns regarding intersection safety, and questions the availability of alternative transportation services south of US 101.	Comment noted. The Draft SEIS evaluates transportation impacts associated with projected growth using the City's 2026 Transportation Master Plan (TMP). As discussed in Section 3.1.5 of the *Issues and Response Memo*, the TMP evaluates future transportation demand through 2045 and identifies improvements necessary to maintain adopted transportation service standards. The TMP specifically recognizes the need for future improvements at the South 7th Avenue and Silberhorn Road intersection. The TMP also addresses multimodal transportation and regional coordination, including coordination with Clallam Transit and other transportation providers. Specific intersection improvements, traffic-control measures, and transit service

		changes are addressed through subsequent transportation planning, capital improvement programming, and coordination with responsible agencies. The comment does not identify new transportation impacts requiring modification of the DSEIS analysis.
Housing Affordability	The commenter questions whether recent residential development provides housing affordable to a broad range of income levels.	The Draft SEIS evaluates the City's anticipated housing growth, land capacity, and development patterns under the No Action and Action Alternatives. Comment noted. As discussed in Section 3.2 of the *Issues and Response Memo*, the Comprehensive Plan Update incorporates a Housing Needs Assessment, Land Capacity Analysis, and Adequate Provisions analysis to address housing needs across income levels consistent with Growth Management Act requirements. The City has also identified recommended revisions to housing policies and supporting analyses to strengthen implementation of its housing objectives, particularly for lower-income households. While the affordability of individual developments is an important concern, the Comprehensive Plan establishes the long-range framework for accommodating housing needs rather than determining the market price or affordability of individual projects. The comment does not identify an additional environmental impact requiring modification of the DSEIS.
Healthcare, Veterinary Services and Community Character	The Draft SEIS evaluates the potential effects of projected growth on public services and facilities, land use, and community character. The Comprehensive Plan establishes policies intended to guide growth, coordinate public services, and maintain community identity while accommodating adopted population and housing allocations.	Comment noted. The Draft SEIS evaluates the potential effects of projected growth on public services, land use, and community character. Section 3.2 of the *Issues and Response Memo* further addresses concerns regarding healthcare availability and recognizes that the City does not directly regulate healthcare providers, staffing, or service delivery. In response to public comments, staff recommended adding Capital Facilities Policy CF-1.2 to support coordination with healthcare providers, public health agencies, emergency medical services, Tribal healthcare providers, and regional partners regarding healthcare needs associated with growth and demographic change.

		Concerns regarding veterinary services and community character are also acknowledged. The Comprehensive Plan establishes policies intended to guide the location, character, and design of future development while accommodating adopted growth allocations. The availability of individual medical and veterinary providers is influenced by factors beyond the City's direct land use authority. These concerns do not identify new significant environmental impacts requiring modification of the DSEIS analysis.
Natural Environment, Habitat and Future Development	The commenter raises concerns regarding tree removal, loss of wildlife habitat associated with residential development, and the need for environmental review before future development is approved. The commenter also expresses concern regarding development near the marina and the protection of lands with historical and cultural significance to Tribes.	Comment noted. The Draft SEIS evaluates potential environmental impacts associated with future growth, including effects on land use, critical areas, vegetation, wildlife habitat, and natural resources. As discussed in Section 3.3 of the *Issues and Response Memo*, the City's Natural Environment and Climate and Resilience chapters establish policies for protecting environmental resources, while the City's Critical Areas Ordinance, shoreline regulations, and other applicable development standards provide enforceable requirements for individual development proposals. The Comprehensive Plan Update is a nonproject action and does not authorize individual development projects. Future development remains subject to applicable project-level review, including evaluation of critical areas, habitat, stormwater, shoreline conditions, cultural resources, and other environmental considerations as required. The concerns identified by the commenter are acknowledged but do not identify new significant environmental impacts requiring modification of the DSEIS analysis.
Soule		
Water Conservation and Utility Revenue	The commenter identifies a potential conflict between Comprehensive Plan policies promoting water conservation and policies supporting utility revenue generation. The commenter recommends prioritizing water conservation over revenue generation,	Comment noted. The Draft SEIS evaluates water supply, utility capacity, and conservation measures associated with projected growth. As discussed in Section 3.1.3 of the *Issues and Response Memo*, the City's Water System Plan demonstrates adequate water supply and source capacity to accommodate projected growth

	particularly during officially declared drought conditions.	through 2045 while recognizing the importance of water conservation and responsible groundwater management. The City's water demand assumptions have decreased since the previous Water System Plan, reflecting conservation efforts, reductions in distribution-system leakage, and improved system management. The City acknowledges the commenter's concern regarding the relationship between water conservation and utility financial sustainability. In response to Comment #26, staff has recommended revisions to Comprehensive Plan Policy LU-12.3 to expand the sources informing the City's water conservation program to include City climate and sustainability studies and other relevant reports, along with support for public education and outreach. These revisions are identified in *Draft Comprehensive Plan and Appendices Proposed Revisions Crosswalk. (This document is an exhibit to the October 6, 2026 Planning Commission Continued Public Hearing Agenda Packet).* The comment raises a policy consideration rather than identifying a new significant environmental impact or deficiency in the DSEIS analysis.
Climate Resilience, Water Supply and Watershed Coordination	The commenter recommends expanding water conservation policies to reference climate and sustainability studies and other relevant City reports. The commenter also recommends explicitly recognizing coordination with water resource partners in the Dungeness watershed in the City's climate resilience policies.	Comment noted. The Draft SEIS evaluates potential environmental impacts associated with projected growth on water resources, groundwater, and climate resilience. As discussed in Sections 3.1.3 and 3.3 of the *Issues and Response Memo*, the Comprehensive Plan recognizes potential changes in precipitation, snowpack, drought conditions, and water availability and establishes policies supporting water conservation, reclaimed water use, sustainable resource management, and coordination with regional partners. In response to Comment #26, staff has recommended revisions to Section 10.2.1, Water Resources, and Policy CR-1.2 to expressly recognize cooperation with water resource partners in the Dungeness watershed while retaining the City's decision-making authority. These revisions are identified in These revisions are identified in the These revisions are identified in These revisions are identified in the *Draft Comprehensive Plan*

		and Appendices Proposed Revisions Crosswalk. strengthen and clarify the City's existing policy direction regarding climate resilience and watershed coordination. The recommended revisions are consistent with the environmental analysis presented in the DSEIS and do not identify new significant impacts requiring additional environmental analysis.
Editorial Corrections	The commenter identifies two editorial corrections in the Aquifer Recharge section of the Draft Comprehensive Plan, replacing "ground water" with "groundwater" and "digression" with "degradation."	The City acknowledges the editorial corrections and has included the recommended changes to Section 9.2.2 in *Draft Comprehensive Plan and Appendices Proposed Revisions Crosswalk.* These corrections improve the accuracy and clarity of the Comprehensive Plan text and do not affect the environmental analysis or conclusions contained in the DSEIS.

5 Clarifications and Corrections

5.1 Evaluation of Proposed Comprehensive Plan and Title 18 Revisions

Following issuance of the Draft Supplemental Environmental Impact Statement (DSEIS), the City considered public and agency comments on the Draft Comprehensive Plan and associated amendments to Title 18 of the Sequim Municipal Code. As part of the legislative review process, City staff prepared consolidated revisions crosswalks identifying proposed modifications to the Comprehensive Plan, supporting appendices, and development regulations. These revisions are documented in *Draft Comprehensive Plan and Appendices Proposed Revisions Crosswalk,* and *Draft SMC Title 18 Proposed Revisions Crosswalk*, provided to the Planning Commission for its October 6, 2026 meeting. *(These documents are an exhibit to the October 6, 2026 Planning Commission Continued Public Hearing Agenda Packet).*

The Planning Commission, in its motion to recommend to the City Council the 2025 Comprehensive Plan Periodic Update package, included incorporation of these revisions into the Planning Commission Recommended 2025 Comprehensive Plan Periodic Update package, forwarded to the City Council for its legislative review process.

5.1.1 Comprehensive Plan Revisions

The proposed Comprehensive Plan revisions primarily clarify and strengthen existing goals, policies, and supporting information related to land use, housing, community character, transportation, capital facilities and utilities, parks and open space, natural resources, and climate resilience. Several revisions respond directly to public and agency comments by providing additional policy direction concerning water conservation, watershed coordination, housing affordability, healthcare coordination, habitat protection, stormwater management, and environmental stewardship.

The revisions also include refinements to supporting housing analyses and capital facilities documentation, along with editorial and technical corrections intended to improve clarity, accuracy, and internal consistency.

These revisions generally reinforce the policy framework and environmental protection measures associated with the Action Alternative evaluated in the DSEIS.

5.1.2 Draft SMC Title 18 Development Regulation Revisions

The proposed revisions to Draft SMC Title 18 primarily refine the draft development regulations through corrections to terminology, use classifications, dimensional standards, permitted uses, master-planning provisions, parking requirements, landscaping standards, and design review procedures.

Certain revisions provide additional specificity regarding building heights, setbacks, parking, and alternative development standards. The master-planning provisions include performance requirements intended to ensure that alternative standards achieve equivalent or superior results for applicable design, transportation, stormwater, public safety, and infrastructure considerations.

These refinements are intended to implement the land use and housing framework established by the proposed Comprehensive Plan and evaluated as the Action Alternative in the DSEIS.

5.1.3 Environmental Review Determination

The City reviewed the proposed revisions to the Comprehensive Plan, supporting appendices, and SMC Title 18 to determine whether they would alter the environmental assumptions, growth allocations, development densities or intensities, infrastructure demands, or anticipated impacts evaluated in the DSEIS. It was determined that the revisions remain consistent with the range of development and environmental effects evaluated under the Action Alternative and do not introduce new probable significant adverse environmental impacts, require evaluation of additional alternatives, or necessitate additional mitigation measures.

Accordingly, the City determines that the proposed revisions do not require additional environmental analysis or modification of the conclusions presented in the DSEIS. The Action Alternative, incorporating the proposed revisions, remains the Preferred Alternative. All applicable environmental protections and mitigations identified in the DSEIS remain applicable, and future site-specific development proposals will be subject to permitting requirements and project-level environmental review, as appropriate, consistent with the phased review provisions of WAC 197-11-060(5).

5.2 Draft SEIS Corrections

During preparation of the FSEIS, the City identified inconsistencies in the numbering of certain sections, subsections, tables, and exhibits within the July 13, 2026 DSEIS. A corrected version of the DSEIS will be issued concurrently with the FSEIS to address these numbering inconsistencies. These revisions are administrative and do not alter the substantive environmental analysis, mitigation measures, or conclusions presented in the original DSEIS. The corrected DSEIS will supersede the original version for purposes of document organization and cross-referencing and should be read together with the FSEIS. The table below identifies the corrections:

Table 5.2-1 Draft SEIS Editorial Corrections

Location	Reference	Action
Table of Contents	Chapter 2 and Chapter 3 titles	• Change Chapter 2 title to Proposal and Alternatives • Change Chapter 3 title to Affected Environment, Impacts and Mitigation Measures • Chapter 4 shall be Appendix A • Chapter 5 shall be References/Bibliography
Section 1.6, page 20	References to Chapter 3 Alternatives	Changed to Chapter 2 Proposal and Alternatives
Page 27	"2 Alternatives" title	Change to "2 Proposal and Alternatives"
Page 27-54	Chapter 2 Proposal and Alternatives	Ensure numbering is consistent for section headers and tables/figures.

Pages 55-163	Chapter 3 Affected Environment, Impacts and Mitigation Measures	Ensure numbering is consistent for section headers and tables/figures

6 FSEIS Conclusion

The City has reviewed and considered the written comments received on the July 13, 2026 DSEIS in accordance with WAC 197-11-560. The City also evaluated the proposed revisions to the Draft Comprehensive Plan, supporting appendices, and Draft Title 18 of the Sequim Municipal Code to determine whether they would alter the environmental assumptions or conclusions presented in the DSEIS.

Based upon this review, the City determines that the comments and proposed revisions do not identify new probable significant adverse environmental impacts that were not adequately addressed in the DSEIS and do not require modification of the alternatives, additional environmental analysis, or identification of additional mitigation measures.

The environmental analysis, mitigation measures, and conclusions contained in the July 13, 2026 DSEIS therefore remain unchanged. Administrative corrections to section, subsection, table, and exhibit numbering have been incorporated into a corrected version of the DSEIS issued concurrently with this FSEIS. These corrections do not alter the substantive environmental analysis or conclusions. The Action Alternative, incorporating the proposed Comprehensive Plan and Title 18 revisions, remains the Preferred Alternative.

The corrected DSEIS, together with this FSEIS and its appendices, constitutes the City's final supplemental environmental impact statement for the City of Sequim 2025 Comprehensive Plan Update and associated amendments to Title 18 of the Sequim Municipal Code. Future site-specific development proposals will remain subject to applicable federal, state, and local regulations, permitting requirements, and project-level environmental review, as appropriate, consistent with the phased review provisions of WAC 197-11-060(5).

7 Appendix A: DSEIS Submitted Comment Letters

Nicholas Waters

From: Judith Pasco <pasco@olypen.com>
Sent: Monday, July 20, 2026 3:46 PM
To: Planning Department
Subject: Sequim draft SEIS comments

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1. The water situation among Home Estates, Cherry Blossom and Aspen Creek continues to concern me. We were led to believe that the 200+ new houses along S. 7th would not affect our water pressure, but it has. The water usage in the Lennar development is huge as more and more houses are built and the landscaping itself requires so much water. We have been assured that in the next 2-3 years, providing funding is available, this will be be corrected. As I see it, funding must be made a priority.

2. We are already seeing much more traffic on Silberhorn and 7th, and cars coming out of the Lennar development. Where 7th Ave. right angles into Silberhorn has become a dangerous intersection and needs to be addressed with either stop signs or a roundabout.

3. The draft mentions availability of housing on wide income levels, but the houses being build at Lennar, are not low-cost. Houses are out of reach for much of the population.

4. The draft mentions alternative transportation modes (Pingo i.e.) but most are not available south of the highway or for people under 80, or for people who don't have issues boarding a bus .

5. The draft is very lengthy, so I may have missed it, but no mention is made of the shortage of medical professionals for newcomers (many have to drive to Silverdale or Bremerton, or worse, Seattle) to get care.
There is also a shortage of veterinarians...there are waiting lists.
Because our demographic is largely senior citizens, should we be encouraging them to come here knowing that they will encounter such difficulties? With the influx of housing and the density that these developments have, shortages just get worse and worse.

6. Sequim is indeed an attractive place for retirees. However, continuing to build without thinking of the problems, and without foreseeing that Sequim itself will lose its identity, is a mistake. The new development proposal close to the Marina is a case in point.
Certainly not low income, an extreme use of resources, and increasing traffic in a beautiful, pristine area. It would be a great loss to Sequim identity.

7. Before allowing building, the environmental impact must be closely reviewed. The Lennar development took down a forest home to many animals and birds. As we greatly respect that this was tribal land before, it would show more respect for that land if permissions to build on it were denied more than they were approved.

Respectfully,

Judith Pasco

CITY OF SEQUIM

Draft Comprehensive Plan Online Public Comment Form

Received via Online Comment Form: https://forms.office.com/g/1tE6j3e7Lp

Comment #: 26 + DSEIS Comment

Comment Received On: 08/03/26

Submitted By: Anne Soule

Email: annsoule@olympus.net

Comment(s):

General comment: there is a conflict between promotion of water conservation as indicated in several goals and policies, and maximizing revenue also indicated in several goals and policies - since revenue for the water utility is based on how much is used. I urge the City to indicate a specific policy in the Comp Plan prioritizing water conservation over generation of revenue - at least during August and September when drought has been officially declared.

Specific suggestions in ALL CAPS:

Groundwater Protection section, page 27 and Utilities section, page 64:
Policy LU-12.3 and Policy UT-1.8 (equivalent)
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.
[ADD "..., CLIMATE AND SUSTAINABILITY STUDIES, AND OTHER RELEVANT CITY REPORTS." I SUGGEST THIS BECAUSE THE LATEST WATER SYSTEM PLAN CONSERVATION POLICIES FOLLOW STATE GUIDELINES BUT DO NOT ADDRESS ACTUAL REDUCTION OF WATER SUPPLIED TO THE WATERSHED AND ITS AQUIFERS BY MOUNTAIN SNOWMELT AND GLACIERS - AN ISSUE INDICATED IN THE NATURAL RESOURCES SECTION/EXHIBIT CR-3 ON PAGE 107 AS WELL AS 10.2.1 Water Resources SECTION ON PAGE 111.]

Aquifer Recharge section, Bottom of page 92: "ground water" should be "groundwater" and "digression" should be "degradation"

Climate Resiliency section, bottom of page 111:
10.2.1 Water Resources
As regional precipitation patterns shift and mountain snowpack is reduced, the City should plan for more variable and extreme conditions affecting local water supply. A climate-resilient future includes management of water resources through conservation, reuse, stormwater integration, and sustainable landscaping practices.
[ADD "AND WORKING COOPERATIVELY WITH WATER RESOURCE PARTNERS IN THE DUNGENESS WATERSHED."]

Policy CR-1.2 , page 112
Manage water resources sustainably by integrating effective stormwater practices, preventative system maintenance, water conservation measures, increased reclaimed water
use, climate-appropriate plant selection, and responsible landscape management.
[INCLUDE ABOVE SUGGESTION HERE AS WELL]

Thank you for all your hard work!
Ann Soule
Retired city water resource analyst/planner