

Chapter 11

PLAN

IMPLEMENTATION



“MAKE IT SO . . .”

Jean Luc Picard, Captain
U.S.S. Enterprise



WHAT DOES IMPLEMENTATION OF THE PLAN LOOK LIKE?

Plans don't become reality without deliberate actions. Comprehensive plans rely on a great number of public and private actions to achieve the community's ambitions for the future. On the public side, the primary tools to implement a plan are development regulations and capital investments. Both set the foundations of how the community meets its quality of life expectations over time.



The City opened the new Civic Center in 2015 combining the Police Station, City Hall, and a Community Plaza into one facility and representing one of the City's largest capital projects.

Citizens express their desired future in their plans – they get their future in their codes. This is the simple truth of comprehensive planning . . . plans, no matter how good, mean nothing if the development rules don't support them. What good does it do to say in a comprehensive plan that people who live in multi-family housing should have the benefits of convenient living and higher levels of urban amenities if the development codes allow this housing where these features aren't provided? Changes to the zoning code, subdivision code, and environmental codes to bring all into consistency with the directions of the comprehensive plan are not only required by State statutes, they are necessary to make the community's plan a reality.

Bringing an existing zoning code into consistency with a new plan is the primary plan implementation measure. The Growth Framework in this Plan creates substantial reorganization of the desired land use pattern with corollary restructuring of zoning classifications, designations, and development rules. The *Official Zoning Map* is also changed to reflect the new *Future Land Use Map*, potentially changing the allowed uses and type of development on private property. The market response to these changes is monitored over time to see how well the public actions in implementing the Plan are met with private actions in desired development and property investments. At least every eight years (by State law) and in any single year if needed, adjustments to the Plan can be initiated by the City or an individual. Zoning and other development codes can be amended whenever needed, again initiated by the Council or an individual. The expectation is that the Plan's overall direction is crafted so well to reflect citizens' quality-of-life interests that it does not need yearly "tending" to succeed. New zoning, however, may need fine-tuning for several years to attain a good match among the community's planned intents, the application of development codes to projects, and

The comprehensive plan is also the basis for all city capital budgeting and spending related to growth. The Sequim Plan presents the capital needs to support planned growth in the Transportation, Capital Facilities / Utilities, and Parks and Recreation elements. These needs are programmed over the twenty-year life of the Plan with funding sources and construction years identified in an annually-updated Capital Improvement Program (CIP) that specifies the short-term (6-year) priorities as well as longer-term projects. The City Planning Commission reviews the annual updates to insure that proposed activities conform to the Plan and recommends action on the CIP to the City Council.

Plan Implementation: Spending and Regulating Consistent with the Plan

I. RCW 36.70A.120 Planning activities and capital budget decisions — Implementation in conformity with comprehensive plan.

Each county and city that is required or chooses to plan under RCW 36.70A.040 shall perform its activities and make capital budget decisions in conformity with its comprehensive plan.

Capital Facilities Plan and 6-Year CIP

II. RCW 36.70A.040 Who must plan — Summary of requirements — Resolution f or partial planning — Development regulations must implement comprehensive plans.

... the county has a population of fifty thousand or more, the county and each city located within the county shall adopt a comprehensive plan under this chapter and development regulations that are consistent with and implement the comprehensive plan .

Updating Development Regulations for Consistency:

1. New zoning classifications
2. New subdivision standards (include provision to apply to plats vested after date of Plan adoption)
3. Revisit building codes and environmental codes