

*City of Sequim's Comprehensive Plan*  
*Update*  
**8/28/06**

**APPENDIX # 4**  
**Elements' Project List**

**Chapter Three Land Use**

- a. Develop and continually [annually] update Zoning District Catalogs.
- b. Complete Sub-area Plan for the historic "downtown core" and identify its boundaries
- c. Annually compare population growth with developed lands to determine what lands are still available.
- d. Adopt a "Concurrency" ordinance.
- e. Prepare an analysis of population densities and demographics for the City and its UGA
- f. Inventory building types, use and housing densities
- g. Update analysis of Land Use needs and uses; include all agricultural and forested lands also
- h. Create opportunities to work with Port of Port Angeles, Clallam PUD and Clallam Economic Development Council, private property owners and businesses, to develop a light or "soft" industrial park within the City and its UGA.

**Chapter Four Urban Growth Area**

- a. Create funding analysis and resources for City's urban services development.
- b. Revise the existing inter-local agreement between City/County (SERP); and, provide enforcement tools.
- c. Create and maintain regular communication with the County staff who review and recommend for approval projects in Sequim's UGA.

**Chapter Five A Environment**

- a. Protect and enhance wetlands along Bell Creek.
- b. Designate and classify potential aquifer recharge areas within UGA.
- c. Continue work on Dungeness Elk Working Team (DEWT) for Elk relocation outside of City of Sequim and its Urban Growth Area boundaries.
- d. Write a Critical Area Ordinance to include protection for the existing Garry Oaks; and plan for planting of new.
- e. Catalog wetlands located in the UGA, with the help of the County.
- f. Complete the Critical Area study for the entire City and its Urban Growth; and complete the fish and wildlife habitat inventories throughout the City.
- g. Inventory all critical areas and their buffers, and annually update.
- h. Create a "Dark Skies" ordinance.
- i. Draft a Critical Areas Ordinance under the State's Dept of Ecology's guidelines
- j. Add protective language for Dungeness River in the City's Critical Areas Ordinance
- k. Work with PSAT and DOE to improve and update the City's Stormwater Management Plan.
- l. Develop and promote energy conservation efforts within City facilities and through our citizens and the property developers of our community.

**Chapter Five B Open Space**

- a. Re-catalog buffer areas of Bell Creek, Johnson Creek & Gierin Creek drainages, as well as other fluctuating dynamic wetlands periodically.

- b. Pursue grant opportunities to acquire property and/or development rights for the purpose of enhancing open space and wildlife corridors.
- c. Cooperate with property owners and developers to thoughtfully create additional open spaces throughout the City and its UGA by providing development process incentives and funding (through grants) assistance.
- d. Create specific open space ordinance, which directs the creation, development and maintenance of open spaces throughout the City and its UGA.

## **Chapter Six        Shorelines**

- a. Expedite extension of City services to John Wayne Marina.
- b. Review and update shorelines (Sequim Bay) land uses.
- c. Review and update annually the City of Sequim's Shoreline Master Program.

## **Chapter Seven    Transportation**

- a. Establish classification hierarchy for street types according to Washington DoT.
- b. Develop equitable funding program for development / maintenance of City's streets, roadways and expansion of pedestrian walkways.
- c. Create bike lanes thru signage and striping of City streets and roads.
- d. Develop schedule of funding mechanisms for financing of transportation improvements.
- e. Develop an intelligent traffic flow pattern for new north, south, east and west arterial and collector systems, in order to provide more efficient circulation patterns for both motorized and non-motorized traffic throughout City and its UGA.
- f. Develop design standards for collector and smaller [local/private] streets to accommodate slower traffic uses, pedestrian and non-motorized traffic.
- g. Consider the extensions of either/both Hammond and Prairie to Brown Road.
- h. Encourage DoT to complete the four lanes from Whitefeather to Dungeness River Bridge.
- i. Secure transportation mitigations from DoT for SR101 By-pass interchange at Simdars [or get it built].
- j. Update the City's Non-Motorized Transportation System Plan periodically.
- k. Develop off-street parking supply areas within City's commercial core.
- l. Prioritize and construct sidewalks in those areas of the City, which do not currently have them through the use of Local Improvement Districts (LIDs) or other funding mechanisms.
- m. Provide education program to citizens /resident to reduce number of daily trips made to and from homes.
- n. Complete the City's portion of the Olympic Discovery Trail within its City boundaries, and within its Urban Growth Area boundaries.
- o. Support the expansion of a stable regional express transportation system that will enable Sequim's citizens to travel to and from the Port Angeles airport, Sea-Tac Airport and the State Ferry system.

## **Chapter Eight    Utilities**

- a. Involve community when utility facilities are being developed in a neighborhood.
- b. Develop and promote energy conservation efforts within City facilities and with citizens, residents and through the efforts of property developers.

## **Chapter Nine        Housing**

- a. Inventory the current local "affordable housing" needs and availability, and forecast the future needs and availability to accommodate the population through 2025.

- b. Analyze availability of residentially zoned lands for development per County-Wide Planning Policies “50% Market Factor.”
- c. Prioritize extension of urban services to higher density residential development.
- d. Create developer incentives for “affordable housing” development.
- e. Create “sub-area plans” for neighborhoods where appropriate.
- f. Assist the Housing Authority of Clallam County to obtain grants and low interest loans for renovating and repairing existing older homes within the City.
- g. Write ordinance establishing minimum density requirements in all residential zones.
- h. Revise Sequim Municipal Code to create incentives, when determined to be appropriate, for developers of affordable housing solutions, including but not limited to: density bonuses; reductions in road pavement and right-of-way widths; elimination of curbs and gutters; using emergency access; flexible lot shapes and setbacks; reduction or waiver of Planned Unit Development fees; reduction or waiver of permit fees; relaxation of open space requirements; and, financial assistance to offset the costs for the development of “affordable housing”.
- i. Establish a permanent standing “Affordable Housing Subcommittee.”

## **Chapter Ten                      Economic Development**

- a. Participate actively in local and regional organizations that market City and its resources.
- b. Collaborate with local and regional educational institutions to develop and maintain skills enhancement and training opportunities for the business community.
- c. Perform the feasibility study (project 10.s) to determine the technology architecture needed and the cost benefits for a wired city; then market the City’s existing wired and wireless technological capacities.
- d. Inventory available commercial/mixed-use lands for adequate supply for business growth and expansion periodically.
- e. Complete the City’s Walking-Bike Trail and the City’s segment of the Olympic Discovery Trail.
- f. Evaluate whether the this Economic Development Element and the related portions of the Capital Facilities Element of this Comprehensive Plan is consistent with the County’s Comprehensive Plan, and the significance if it is or is not.
- g. Provide regulatory incentives to encourage businesses to create an eco-tourism industry.
- h. Work with Clallam Transit to create incentives that would create more intra-city routes for local residents and area shoppers.
- i. Participate in regional and statewide programs aimed at bringing visitors to the City and the north Olympic Peninsula.
- j. Provide support for the many thematic festivals that are put on in the community and the area, which draw visitors to our City.
- k. Review the Sequim Municipal Code, City’s Development Regulations and the City’s Design Standards to determine regulatory impacts on small businesses including home-businesses.
- l. Complete water re-use infrastructure and make it available to community businesses for resource purposes.
- m. Evaluate community benefits & costs for destination-oriented attractions, such as Master Planned Resorts.
- n. Support City’s economic development contractors’ efforts to market to, recruit and install new employers from other parts of the State and the US.
- o. Complete an analysis and forecasts for current employment and future opportunities; with assistance from Sequim Chamber of Commerce and the Clallam County Economic Development Council.

- p. Develop benchmarks on employment statistics and business types beginning in 1996 to reflect and learn the impacts of the growth on these two factors.
- q. Develop a list of specific projects that the City wants the EDC and the Sequim Chamber of Commerce to focus in their efforts to recruit quality businesses that pay real family wages and provide significant health benefits while offering a full forty-hour work week.
- r. Form partnership with the Port of Port Angeles and private developers to construct a business park or industrial park for light (or “soft” industries) manufacturers within the City and its UGA, for the purpose of creating family wage jobs.
- s. Evaluate whether the City should have its own Economic Development department, with support staff, and / or should continue with its current arrangements with subcontractors (i.e; Clallam County Economic Development Council’s *netWork* Cluster; and the Chamber of Commerce of Sequim).
- t. Recognize and capitalize in cooperation with the Jamestown S’Klallam Tribe on the impacts that the Tribal communities have created throughout this region.
- u. Obtain results from a feasibility study that will determine the value and outcomes of making the city a fully wired and wireless city; and determine how to capitalize on it.
- v. Ascertain what technology architecture and infrastructure already exists, through which providers, and what else is needed to make the City of Sequim a wired and wireless city.

## **Chapter Eleven Parks & Recreation**

- a. Expand existing streets right-of-ways for better bicycle, non-motorized traffic and pedestrians.
- b. Seek the development of large-scale recreational activity centers (i.e., sports complexes, theaters, civic centers for the arts and culture, etc.).
- c. Investigate how to fund a restricted Parks Acquisition Capital Reserve Fund.
- d. Evaluate opportunities to acquire lands in each of the eight geographic regions for parks and recreational purposes for the residents in those areas.
- e. Establish additional sources of funds through recreational activities and programs for operating and maintaining the park system.
- f. Involve City’s youth on Parks Advisory Board to represent their interests, needs and requirements.
- g. Create a dialogue with the community to explain why it is difficult for the City to provide parks and develop recreational programs based on community’s needs.
- h. Work with the existing Parks and Recreation taxing district to create and fund community-wide recreational programs.

## **Chapter Twelve Historic and Cultural Resources**

- a. Identify additional historic and cultural sites, resources, buildings and other structures throughout the City and the UGA.
- b. Incorporate the history and significance of the Tribal communities and activities in the development of the region.
- c. Create developer incentives for restoration, rehabilitation, and renovation of historic buildings.
- d. Provide developers and property owners incentives for preservation and restoration of downtown core buildings.
- e. Support historically significant agri-businesses that are commercially viable, by writing and adopting ordinances that specifically allow farm production in noncommercial zones.