

# CHAPTER THREE- LAND USE ELEMENT

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## INTRODUCTION

The Land Use Element of the *City of Sequim's Comprehensive Plan* will continue to guide where and how growth occurs in Sequim and its Urban Growth Area.

*The Land Use Element is the heart of the Comprehensive Plan.*

Our Land Use Goals and Policies are the clearest reflection of the City's *Vision Statement*. They are the specific examples and tests for how Sequim shall regulate development of the various required and necessary land use zones that our healthy, growing community must embrace, while maintaining itself as a *friendly, small town*. These goals and policies of the Land Use Element still make the connection between Sequim's historical land use patterns and future growth consistent with the vision of Sequim "as the commercial and cultural center of the northern Olympic Peninsula."

The wide range of land uses defined in this *Vision Statement* must be balanced, harmonious and well-layered if the historic character of the City and the Sequim-Dungeness Valley are to be maintained. That vision includes the preservation of this small town friendliness, while ensuring that Sequim's downtown core is a viable and healthy place where friends and neighbors can still easily and comfortably meet, visit, shop and be entertained.

The concept of weaving the natural environment through the fabric of the City is essential for the *Vision Statement* to be realized; and is therefore included by implication in every Land Use Element Goal and Policy, as both a component of the "*rural atmosphere*" and as a natural invitation for others to come use our services, embrace our amenities and stay and live among us.

## COMPREHENSIVE PLAN OBJECTIVE

The Growth Management Act directs that the *City of Sequim's Comprehensive Plan* addresses specific goals relating to land use. In particular, the Growth Management Act requires that comprehensive plans encourage denser growth in Urban Growth Areas (4 plus residential units per acre) and discourage sprawl outside the UGA's boundaries.

In addition, the Land Use Element must also demonstrate support for the provision of "affordable housing," must maintain efficient multi-modal transportation, ensure the adequacy of public facilities and utilities, ensure the availability of open space and recreational areas, and implement the long-term economic development strategies of the community.

The purpose or objective of the Land Use Element of the *City of Sequim's Comprehensive Plan* is to ensure a healthy, dynamic community where small town, rural community values can continue to

co-exist with the beauty of the area's natural environment and the vitality of a rapidly growing regional commercial center.

This objective continues to be met by adherence to the vision of the community; evaluation of the impacts of projected long-range growth; compliance with the goals and requirements of the City's *Comprehensive Plan* with guidance from the County-Wide Planning Policies and the Growth Management Act.

## **URBAN SERVICES**

Urban services are those services that provide water, sewer, stormwater, streets, parks, fire and police protection to a neighborhood within the community. Thus, the vision continues to focus growth close to these urban services. This can be accomplished by establishing development patterns and zoning which encourages a vital downtown, recognizable neighborhood identity, while providing for the preservation of the natural beauty and cultural heritage of the Sequim-Dungeness Valley.

Because of existing development regulations, design standards, permitting processes, and the Sequim Municipal Code requirements for any development, new infrastructure continues to be developed and added by the developers, without depleting City resources. The developers are also paying for certain off-site infrastructure improvements due to the impact that their project adds to the City's infrastructure systems.

The City of Sequim continually reviews its Capital Facilities Plans and Budgets, and to reset funding priorities to maximize the efficiency of public spending and to direct growth to specific locations. This prioritization will continue to promote efficient land use consistent with the Land Use Element's goals and policies.

## **POPULATION GROWTH**

The Growth Management Act contains several provisions that emphasize the role of current population and population growth projections in the planning process. They include the following:

- The Land Use Element must include population densities and estimates of future growth (RCW 36.70A.070(1); WAC 365-195-305).
- At least once every ten years, the Office of Financial Management must prepare twenty-year population projections for each county and review the projections with each county before final adoption (RCW 43.62.035).

## **COUNTY-WIDE PLANNING POLICIES (1993)**

In 1993, the City of Sequim and Clallam County adopted The County-Wide Planning Policies to cooperatively guide each agency's GMA planning process. The County-Wide Planning Policies contain several policies, which address population growth and capacity.

The County-Wide Planning Policies call for:

1. Urban Growth Areas to be based on 20-year population forecasts.
2. City population projections that would encourage a shift in growth from unincorporated areas to urban areas.
3. City population projections to reflect sub-area growth trends.
4. Review of population forecasts every five years including an analysis of the previous ten-year period.
5. Development within the UGA must be concurrent with the provision of urban services.
6. The “Market Factor” is to be analyzed at least every five years for the purpose of determining if the potential for growth is still available for the City.

**POPULATION ASSUMPTION**

The original *City of Sequim’s Comprehensive Plan* land use demand projections were based on an average annual growth rate of 5%. The 5% growth rate was based on the State of Washington’s Office of Financial Management (OFM) population numbers released in 1995 and the analysis provided in the Draft Environmental Impact Statement/Comprehensive Plan.

The “Historical Perspective” [Chapter Two of this *Plan*] (now found in Appendix 5) addresses those population assumptions. Additional background data on population figures were made available in the earlier Draft Comprehensive Plan/Environmental Impact Statement.

Table 3-1 summarizes the original projected 20-year growth at the 5% rate based on the OFM numbers. At the rate of 5%, the population of the City of Sequim and its Urban Growth Area would increase from approximately 5,825 in 1995 to 15,456 in 2015. This represents an increase of 9,631.

**Table 3-1: Population Projections**

Rate/Population	Sequim	UGA	TOTAL
<b>5% Growth Rate</b>			
1995 Population	4,200	1,625	5,825
1995-2015 Increase	6,944	2,687	9,631
2015 Population	11,144	4,312	15,456

**2005 COMPREHENSIVE PLAN UPDATE**

City staff analyzed population growth trends from 1996 through 2004 and determined that the “annualized growth” for the City of Sequim was approximately 1.69%, while it was 11.41% for the UGA! The most explosive part of the growth has occurred in the last three years. The median growth rate for the two areas exceeded 7.87% for the last four years based on information provided by the

Department of Employment Security, Department of Transportation and the Office of Financial Management.

It also important to understand that much of land that had been designated “Urban Growth Area” in 1996 has recently become part of the City through process of annexation. This would have meant that if the two numbers were combined, the “annualized rate of growth” for that period would be approximately 6.72%! This is substantially greater than the 5% forecasted in 1996, and even greater than the County’s recommended 2.7% growth rate.

Based on the information gathered from these various State agencies, the City’s own census work, and from the current development trends, the City is going to use a 6.47% rate of growth for the next three to five years. It will be analyzed periodically and the forecasts updated accordingly. This means that the population as forecasted will be approximately 18,880 by 2015, and over 29,000 by the year 2025!

The City’s population as of March 31, 2006, was determined by City Staff to be 6,110, which it reported to the State Office of Financial Management in April of 2006. The OFM reported in June 2006, that the official population for the City of Sequim was 5,030. The reason for the difference according to OFM was that a substantial portion of Sequim’s population is seasonal. This means that the residents who are classified as seasonal have a permanent residence in some other community.

The City staff sends out a questionnaire to its residents at the beginning of each year asking for the number of residents who live in the home. We typically get a 85% to 90% response rate in the first response, and with telephone calls and a follow-on letter the response becomes 100%.

OFM stated that the City only added 300 new permanent residents in 2005, but this also represents a growth rate of 6.34% over the previous year’s population of 4,730 residents.

## **LAND USE NEEDS**

Upon adoption of the 1996 *City of Sequim’s Comprehensive Plan*, Land Use needs were projected to ensure that there was adequate land zoned for all types of desired land uses. Land Use needs were and continue to be determined by population assumptions, existing conditions including the development potential of existing vacant and under-utilized lands, and the presence of critical areas. Also, existing development patterns, and types of development that have occurred and continues to be demanded affects the Land Use patterns as of this *Update*. Equally important is the adherence to the goals of the Growth Management Act and the City’s *Comprehensive Plan’s* Goals and Policies, which are intended to implement the City’s *Vision Statement*.

The City continues to recognize that there is a growing need for ample residential lands in a range of densities and single and multi-family types to provide flexibility, affordability and neighborhood character for all economic segments of the population. Whether this land is currently available to meet each and all of these needs are subject to careful analysis. There is a great concern that the affordability factor has been overwhelmed by market demand, which appears to be coming

from the wave of affluent “baby-boomer” generation retirees seeking the quality of life that our community offers.

The City of Sequim recognizes the importance of creating an area, through zoning, that would allow the development and construction of a light industrial and/or soft manufacturing business park. This can be done in partnership with organizations such as the Port of Port Angeles, the Clallam PUD and the Clallam Economic Development Council, as well as with the participation of private property owners and business owners.

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Residential Zone Catalog - PARCELS		Comprehensive Plan Update										City of Sequim				Totals
Zoning	Section	13	17	18	19	20	21	22	24	25	27	28	29	30	34	Totals
<b>District</b>	<b>Description</b>															
	Vacant															0
	Occupied															0
	Under-utilized															0
																0
<b>R-I(S)</b>	Vacant					3	7		12							22
	Occupied					2	1		41							44
	Under-utilized					11			23							34
																100
<b>R-I(S)R-II</b>	Vacant											8	30	19		57
	Occupied												3	10		13
	Under-utilized												14	22		36
																106
<b>R-I(LS)R-I(S)</b>	Vacant						33	1				54	1	14		103
	Occupied						16					2		7		25
	Under-utilized						8					6	2	16		32
																160
<b>R-I(LS)R-II</b>	Vacant		23	28			6	9	5	53	46				6	176
	Occupied		13	116			1	16	8	131	40				7	332
	Under-utilized		24	49			2	7	4	37	21				11	155
	Unknown		5	15												20
																683
<b>R-II</b>	Vacant			11		24	4		3			18	3	3		66
	Occupied			33		278	2						103	69		485
	Under-utilized			10		46	3						2	11		72
	Unknown					1										1
																624
<b>R-III</b>	Vacant		3	27		6			1						2	39
	Occupied		14	26		1			2						1	44
	Under-utilized	1	3	18		5			2							29
	Unknown		16													16
																128

Zoning	Section	13	17	18	19	20	21	22	24	25	27	28	29	30	34	Totals	
R-IV	Vacant					4								11		15	
	Occupied					4								4		8	
	Under-utilized					2								12		14	
																0	37
	<b>TOTALS</b>	<b>1</b>	<b>101</b>	<b>333</b>	<b>0</b>	<b>387</b>	<b>83</b>	<b>33</b>	<b>101</b>	<b>221</b>	<b>107</b>	<b>88</b>	<b>158</b>	<b>225</b>	<b>0</b>	<b>1838</b>	<b>1838</b>
<b>Residential Zone Catalog - ACREAGES</b>																	
Zoning	Section	13	17	18	19	20	21	22	24	25	27	28	29	30	34	Totals	
District	Description																
	Vacant																0.00
	Occupied																0.00
	Under-utilized																0.00
																	0.00
R-I(S)	Vacant					3.54	25.29		12.88								41.71
	Occupied					2.00	2.01		42.42								46.43
	Under-utilized					16.57			35.95								52.52
																	140.66
R-I(S)R-II	Vacant											39.74	153.80	98.09			291.63
	Occupied												2.37	5.97			8.34
	Under-utilized												39.98	72.01			111.99
																	411.96
R-I(LS)R-I(S)	Vacant						238.42	16.29				218.21	28.67	37.60			539.19
	Occupied						10.44					1.98		6.74			19.16
	Under-utilized						10.81					31.01	12.09	60.04			113.95
																	672.30
R-I(LS)R-II	Vacant		93.72	47.95			20.60	14.66	6.68	170.76	232.57			33.19			620.13
	Occupied		12.93	76.63			8.75	19.41	7.72	76.72	39.68			6.60			248.44
	Under-utilized		18.75	56.17			9.66	12.30	4.87	59.54	33.59			16.53			211.41
	Unknown																0.00
																	1079.98

Zoning	Section	13	17	18	19	20	21	22	24	25	27	28	29	30	34	Totals	
R-II	Vacant			6.31		44.33	15.67		53.35			78.49	2.71	32.49		233.35	
	Occupied			11.99		70.31	10.06						23.49	24.78		140.63	
	Under-utilized					23.13	7.20						2.28	26.46		59.07	
	Unknown			15.26		5.39										20.65	453.70
R-III	Vacant		37.34	11.89		17.21			2.64					5.67		74.75	
	Occupied		7.21	39.28		0.28			88.00					2.90		137.67	
	Under-utilized	1.63	3.04	4.05		3.42			1.37							13.51	
	Unknown															0.00	225.93
R-IV	Vacant					34.06								103.21		137.27	
	Occupied					7.21								31.13		38.34	
	Under-utilized					1.77								19.51		21.28	
																0.00	196.89
	<b>TOTALS</b>	<b>1.63</b>	<b>172.99</b>	<b>269.53</b>	<b>0.00</b>	<b>229.22</b>	<b>358.91</b>	<b>62.66</b>	<b>255.88</b>	<b>307.02</b>	<b>305.84</b>	<b>369.43</b>	<b>265.39</b>	<b>582.92</b>	<b>0.00</b>	<b>3181.42</b>	<b>3181.42</b>

Manufacturing Zone Catalog - PARCELS		Comprehensive Plan Update														City of Sequim	
	Section	13	17	18	19	20	21	22	24	25	27	28	29	30	34	Totals	
<b>Zoning</b>																	
<b>District</b>	<b>Description</b>																
<b>M-I</b>	Vacant				2				11							13	
	Occupied				1				2							3	
	Under-utilized				4				9							13	
	Unknown Status															0	29
<b>M-II</b>	Vacant															0	
	Occupied															0	
	Under-utilized															0	
	Unknown Status															0	0
	<b>TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29</b>	<b>29</b>
<b>Comprehensive Plan Update</b>																	
<b>Manufacturing Zone Catalog - Acreages</b>																	
	Section	13	17	18	19	20	21	22	24	25	27	28	29	30	34	Totals	
<b>Zoning</b>																	
<b>District</b>	<b>Description</b>																
<b>M-I</b>	Vacant				1.76				28.68							30.44	
	Occupied				0.82				1.10							1.92	
	Under-utilized				20.20				10.36							30.56	
	Unknown Status															0.00	62.92
<b>M-II</b>	Vacant															0.00	
	Occupied															0.00	
	Under-utilized															0.00	
	Unknown Status															0.00	0.00
	<b>TOTALS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>22.78</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>40.14</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>62.92</b>	<b>62.92</b>

Mixed Used Zone Catalog - PARCELS		Comprehensive Plan Update							City of Sequim								
	Section	13	17	18	19	20	21	22	24	25	27	28	29	30	34	Totals	
Zoning																	
District	Description																
MU-I	Vacant				3	3	9						1	3		19	
	Occupied				2	2	1									5	
	Under-utilized				2	4	6									12	
	Unknown Status															0	36
MU-II	Vacant								4					2		6	
	Occupied				1	1			5					3		10	
	Under-utilized								3					1		4	
	Unknown Status								9							9	29
	<b>TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>10</b>	<b>16</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>9</b>	<b>0</b>	<b>65</b>	<b>65</b>
<b>Comprehensive Plan Update</b>																	
<b>Mixed Use Zone Catalog - Acreages</b>																	
	Section	13	17	18	19	20	21	22	24	25	27	28	29	30	34	Totals	
Zoning																	
District	Description																
MU-I	Vacant				15.89	52.94	24.86						7.94	9.40		111.03	
	Occupied				0.36	0.29	1.74									2.39	
	Under-utilized				4.40	0.57	20.72									25.69	
	Unknown Status															0.00	139.11
MU-II	Vacant								18.08					7.73		25.81	
	Occupied				0.49	0.29			17.11					5.93		23.82	
	Under-utilized								4.78					1.57		6.35	
	Unknown Status								0.00							0.00	55.98
	<b>TOTALS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>21.14</b>	<b>54.09</b>	<b>47.32</b>	<b>0.00</b>	<b>39.97</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7.94</b>	<b>24.63</b>	<b>0.00</b>	<b>195.09</b>	<b>195.09</b>

Commercial Zone Catalog - PARCELS		Comprehensive Plan Update														City of Sequim	
	Section	13	17	18	19	20	21	22	24	25	27	28	29	30	34	Totals	
Zoning	Description																
<b>C-I(NC)</b>	Vacant	0	0	2	0	0	0	0	0	0	0	3	0	0	0	5	
	Occupied			0								0				0	
	Under-utilized			1								2				3	8
<b>C-I(B)</b>	Vacant								2							2	
	Occupied								2							2	
	Under-utilized								1							1	5
<b>C-II(G)</b>	Vacant			2	8	4	4					6	1			25	
	Occupied			4	39	15										58	
	Under-utilized			0	53	21	2					3				79	
	Unknown			0	6											6	
	Rezoned				0	1										1	169
<b>C-II(M)</b>	Vacant			12	24											36	
	Occupied			9	12											21	
	Under-utilized			1	3											4	61
<b>C-II(S)</b>	Vacant										1					1	
	Occupied										1					1	
	Under-utilized															0	2
<b>C-III</b>	Vacant				6	25										31	
	Occupied				96	53			4							153	
	Under-utilized				55	36			2							93	
	Unknown					2										2	
																0	279

	TOTALS	0	0	31	302	157	6	0	11	0	2	14	1	0	0	524	524
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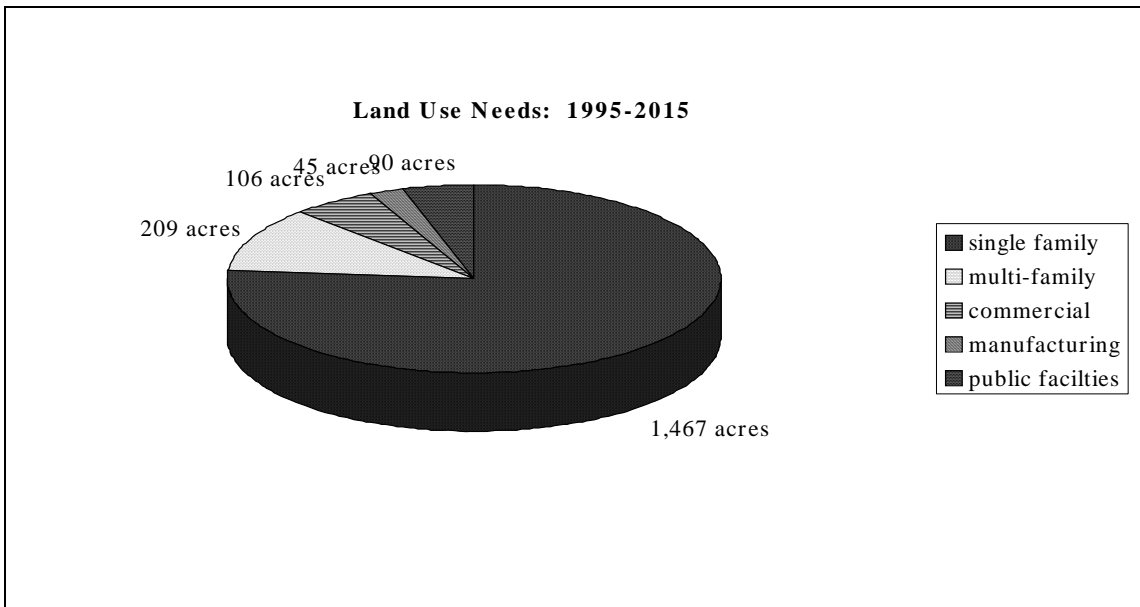
The City shall designate zoning districts, the purpose of which is to separate incompatible uses and promote the synergy, which occurs from the proximate and integrated development of like uses. Integral to this concept is the separation of residential uses from non-residential uses except in a planned manner in which appropriate safeguards are established through development standards and an adequate review process.

Community “livability” also demands adequate employment and shopping opportunities. The City has identified the need to significantly expand the amount of land available for light [“soft”] manufacturing uses, within its Mixed Use zoning districts. Lastly, land use needs, which are provided to public entities so that they can provide public services have been also been identified and cataloged.

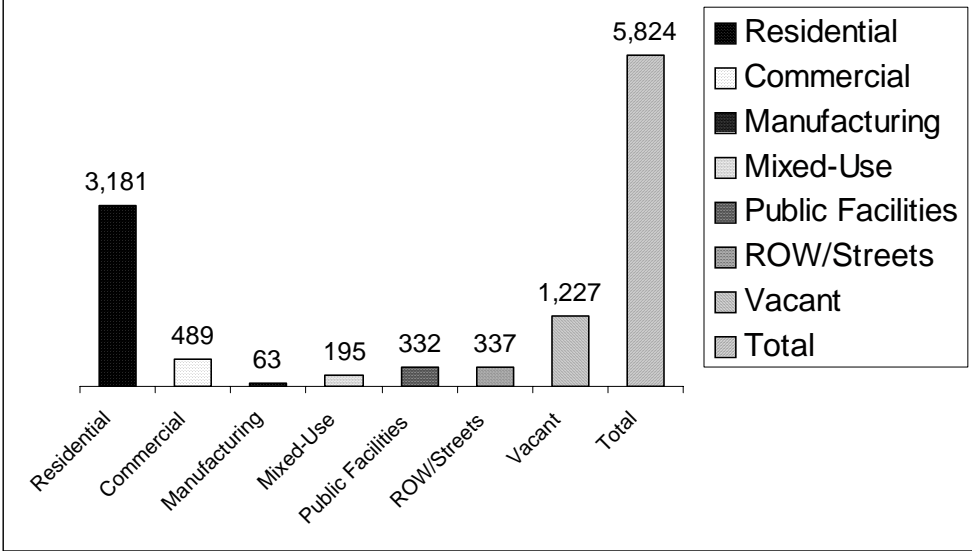
**EXPANSION OF DOWNTOWN CORE**

The City of Sequim has become the regional commercial center for the northern Olympic Peninsula as contemplated in the initial *City of Sequim’s Comprehensive Plan*. But the remaining Sequim Urban Growth Area still needs to provide for a range of commercial opportunities including smaller “neighborhood” commercial areas, as well as areas suitable for regional commercial and big box retailers.

It is this City’s vision that there not be places that require motorized transportation for the simplest and most basic of social transactions. Our citizens believe that there can be places within parts of the City where a person can easily walk from home to work, to market, to restaurants and recreation, to schools and medical services and to city hall. Where feasible and affordable, residential spaces should be located above commercial and certain mixed use spaces.



### Land Use As of 8/5/2005 (In Acres)



## **CHAPTER THREE**

### **LAND USE ELEMENT GOALS**

“Goals” are measurable and observable outcomes that the *Comprehensive Plan* anticipates in conformance with the Growth Management Act.

#### **LUG-1**

Develop urban areas where adequate public facilities and urban services exist or can be provided in an efficient and fiscally responsible manner, concurrent with ongoing development.

#### **LUG-2**

Preserve Sequim’s historic and cultural values, its agricultural heritage and scenic character.

#### **LUG-3**

Enhance the role of the expanded downtown core as a regional commercial, civic and cultural center, which continues to be deliberately designed to be pedestrian friendly.

#### **LUG-4**

Encourage and preserve small scale agri-businesses and their associated open spaces that are an historical and integral part of the rural identity of the City of Sequim and its Urban Growth Area, whenever feasible.

#### **LUG-5**

Provide residents with opportunities to live close to work [city services and recreational opportunities].

#### **LUG-6**

Provide for “soft” and light manufacturing uses in Mixed Use zoning districts.

## **CHAPTER THREE**

### **LAND USE ELEMENT POLICIES**

“Policies” are the guidelines as to how the staff and the readers of the *Comprehensive Plan* shall achieve the goals of the Land Use Element of this *Comprehensive Plan*.

#### **LUP-1**

Identify urban “levels of service” within the *Comprehensive Plan* according to the Capital Facilities Element.

#### **LUP-2**

Direct development is to occur in areas with adequate urban levels of service; or when they can be added concurrently with development’s phasing.

#### **LUP-3**

Collect and analyze population and growth rate data prior to any proposed expansion of the Urban Growth Area.

#### **LUP-4**

Designate the Sequim Urban Growth Area so that it is of sufficient size to accommodate growth, which should be 50% greater than the projected growth, as described in the County-Wide Planning Policies.

#### **LUP-5**

Encourage and promote a wide range of residential living environments including housing for special populations, independent living, assisted living, and congregate care facilities as single uses or within mixed-use developments.

#### **LUP-6**

Seek to achieve residential densities through a variety of housing types including single family detached, single family attached, duplexes, town homes, apartments, manufactured homes, and mixed commercial/residential development, while retaining or creating local neighborhood character.

#### **LUP-7**

Promote higher density residential use in well designed, mixed-use commercial developments within the downtown core and other locations where a diversity/variety of uses will promote a more efficient use of land, minimize the use of automobiles, and be compatible with surrounding neighborhoods

**LUP-8**

Encourage well-designed residential infill development and redevelopment in previously established residential areas, which continues to protect and enhance neighborhood character.

**LUP-9**

Allow master planned communities, resort communities and recreational resort communities after adoption of an area-specific plan (such as a Planned Unit Development or a Master Planned Resort) or through a project specific Sub-Area Plan.

**LUP-10**

Provide for and/or contribute a proportionate fair share of expenses associated with the provision or maintenance of established urban levels of service when new development and redevelopment occurs within the City.

**LUP-11**

Support the continued viability of urban commercial development within the Sequim Urban Growth Area as a key element of the regional economy.

**LUP-12**

Locate, design and construct commercial in a manner that is compatible with surrounding land uses.

**LUP-13**

Design commercial development to promote easy access for pedestrians, public transit, the physically disabled, and residents of surrounding neighborhoods.

**LUP-14**

Encourage redevelopment of underdeveloped or under-utilized commercial parcels, provided that factors such as surrounding uses, adequacy of public facilities and services, parking, design, and neighborhood character are fully considered.

**LUP-15**

Encourage innovative approaches, such as cooperative parking agreements, between property owners.

**LUP-16**

Discourage rezoning to a lower density in the R-II through R-IV residential zoning districts.

**LUP-17**

Encourage pedestrian-oriented retail, commercial, service and professional office development within the expanded Downtown Core according to the Sub-area Plan.

**LUP-18**

Support/advocate new residential development and redevelopment using lot in-fills to improve pedestrian linkages to the downtown and to the Olympic Discovery Trail.

**LUP-19**

Promote the use and enhancement of ground level floors for commercial and retail uses in downtown development and redevelopment, and use the upper floors for professional offices and residential uses.

**LUP-20**

Support future cultural and civic center developments, when possible and feasible, for the vitality of the downtown core and integrate it into the historical and cultural character of the community.

**LUP-21**

Place development of government/public facilities where they best serve the City's residents, citizens, guests and visitors.

**LUP-22**

Require development of Mixed Use/Manufacturing zoned land to not detract from adjoining land uses.

**LUP-23**

Provide neighborhoods with adequate active public recreational facilities

**LUP-24**

Provide a broad range of land uses that meet population growth by anticipating changing demographics of the community and their economic demands.

**LUP-25**

Continue to promote an attractive and vibrant area for downtown residents and community members, including a variety of opportunities to dine, shop and entertain at local downtown establishments.

**LUP-26**

Encourage development in the City and its UGA that provides safe conditions for vehicular, pedestrian, and alternative modes of traffic and by encouraging the development of pedestrian promenades, corridors and plazas, and by providing adequate community parking facilities.

**LUP-27**

Allow for the use of certain planning techniques which may include narrower streets and "zero-lot line" setbacks to encourage developers who agree to provide 'affordable housing' options in a mixed-use/in-fill/redevelopment on existing neighborhoods and in residential zoning districts.

**LUP-28**

Seek to achieve residential densities as intended by the Growth Management Act (at an average net rate of 4 plus units per acre) through a variety of housing development types; those densities shall meet the needs of a diverse population while providing affordable housing choices for all income levels in all neighborhoods of the City.

**LUP-29**

Enhance Sequim’s downtown character by landscaping [design]; while preserving its historic and scenic qualities, and maintaining the community’s small town charm, as found in the Sub-area.

**LUP-30**

Support land use development that contributes to the historic character of the City of Sequim.

**LUP-31**

Maintain and/or improve the character and livability of established neighborhoods.

**LUP-32**

Locate future cultural and civic center developments within the expanded Downtown Core when feasible and economical.

**LUP-33**

Insure that there is “no-net-loss” of housing to employment capacity by the circumstances of rezoning or down-zoning of residential and certain commercial zoning district parcels.