

CHAPTER FOUR - URBAN GROWTH AREA ELEMENT

INTRODUCTION

The Sequim Urban Growth Area (UGA) includes both the incorporated City of Sequim and several County areas adjacent to the City, which have been determined to be “characterized by urban growth,” served by urban services (i.e., water, sewer and stormwater systems), or likely to develop at urban levels.”

The Urban Growth Area was established by Clallam County in the County-Wide Planning Policies (1993) agreement with the City of Sequim. This UGA represents the current ultimate physical boundaries of our town. The City has recently experienced a rapid rate of growth, which has made it incumbent to have ongoing communication amongst City and County staff and their legislative bodies.

Clallam County, with the concurrence of the City of Sequim, had identified areas located within the unincorporated portions of the County surrounding the City limits for inclusion in the Sequim UGA. These remaining areas of the UGA, comprising 1,338 acres of land, are categorized by urban development patterns or are served by urban services.

Although an effort was initially made to identify and include land outside of the incorporated boundary of Sequim, which was currently developing at urban densities (one dwelling unit per acre or denser), several areas that met this test were excluded. The exclusion of these areas was primarily due to the following factors:

- UGA Size. The inclusion of all of the areas surrounding the City of Sequim developing at urban densities would have created a sprawling, massive UGA. This result is largely due to the dispersed, existing residential development patterns found within the Sequim-Dungeness Valley (SunLand and Bell Hill are examples). Although the commercial core of Sequim is relatively compact, urban residential development has developed in a series of spatially distinct “pockets” throughout the expansive valley floor. These “pockets” are often separated by large tracts of undeveloped rural land.
- Any UGA that attempted to include these isolated “pockets” of existing urban residential development within the Valley possibly would have resulted in an urban area that might exceed the projected growth needs of the community.
- Neighborhood Preference. The Bell Hill neighborhood, which is located within the unincorporated County, south and immediately adjacent to the City limits,

expressed focused opposition to inclusion within the UGA to the Clallam County Board of Commissioners. Neighborhood residents argued that this area was largely “built-out (at one acre lot sizes),” and that they had little desire to be subject to City regulation.

- Although currently served by City of Sequim sewer and PUD water services, this area has been excluded from the Urban Growth Area in accordance with neighborhood desires. The County has established a new comprehensive plan and zoning land use designation called Rural Suburban Community, which allows remaining lots in the Bell Hill area to develop consistent with the established neighborhood pattern, without being included within the Urban Growth Area.

RESIDENTIAL LAND CAPACITY IN THE UNINCORPORATED URBAN GROWTH AREA

Of the total 2,228 acres placed in the UGA only 1,140 acres were vacant land that was zoned for residential uses. At the time the initial *Comprehensive Plan* was adopted these acres could only accommodate approximately 564 dwelling units. Coupled with the existing 761 residential units in 1995, this would potentially increase the residential build-out capacity of the UGA to approximately 1,325 units.

Those prospective 564 dwelling units would have the potential to accommodate an estimated population of 1,205. Together with the 1995 population of 1,625, this would increase the Urban Growth Area residential build-out population to approximately 2,830. As of December 2004, there were more than 1,600 residential units on that same land and the population had increased to over 3,100 people.

Of that original 2,228 UGA acres, more than 890 acres have been annexed, leaving a little over 1,338 acres for future annexations. And 1,098 of those acres are zoned for residential development. There are 712 acres that are mostly vacant, and 358 acres that are under-utilized, and if they were are zoned at the R-II level (4+ dwelling units per acre) and served by urban services, at build-out there would be another 7,100 +/- individuals added to the City’s population.

LAND AVAILABILITY IN THE UGA

These 1,338 acres remaining as of December 2005, are being rapidly encroached upon through landowner applications for annexations. An additional 12 applications representing a minimum of 198 acres are currently going through the annexation process, since December 2005. Most of these properties are in residential zones, and most have some urban services nearby or will soon have them due to other approved projects, which are currently being developed.

There are a limited number of acres available for commercial purposes, although it can be anticipated that there may be some rezone applications for commercial land uses, particularly at significant intersections (such as Silberhorn and River Road;

Silberhorn and Seventh Avenue; Washington Harbor and West Sequim Bay Road; Brown Road and Port Williams Road; Fifth Avenue and Old Olympic Hwy; and at Kendall Road and West Hendrickson Road as prospective sites).

ANNEXATION

The City accepts annexation requests from landowners within the Urban Growth Area, which are processed according to the City's Municipal Code and the Revised Code of Washington. These applications are also subject to the Clallam County Boundary Review Board process.

In 2005, there were three approved annexations, which totaled an additional 193 acres, leaving less than 1,200 acres available in the UGA. All 193 acres were zoned for at least R-II, (this zone allows 4+ residential units per acre). This would indicate that the build-out capacity of these 193 acres is at least 772 residential units (and this equates to over 1,490 more citizens for the City).

Annexations of Urban Growth Areas in the southwest, north central and eastern parts of the City will continue at accelerated rates due to desirability of those locations, and the existing infrastructure improvements are already underway.

Property owners controlling land outside of the Urban Growth Area, but adjacent to the City, are asking that they be considered for inclusion into the UGA. They have begun application proceedings through the County. If these applicants are successful this would add at least another 60 plus acres to the UGA.

INTERAGENCY PERMIT REVIEW

The review process for all development activities within the unincorporated Urban Growth Area will be administered by Clallam County. The County-Wide Planning Policies describe the process and how it is to be implemented. The review for consistency with the City's adopted *Comprehensive Plan*, and its goals and policies, is to be conducted annually by the City of Sequim.

In order to facilitate the coordinated provision of area-wide infrastructure, all development activities within the UGA continues to be coordinated and reviewed for conformance with the City's development regulations, design standards, and the requirements of the Sequim Municipal Code.

CHAPTER FOUR

URBAN GROWTH AREA ELEMENT GOALS

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

UGAG-1

Provide for a broad range of small-scale development opportunities within the Urban Growth Area that serves the future needs of the community including residential, light manufacturing, financial, commercial, retail, service, technology-based, cultural, tourism and medical service uses.

UGAG-2

Protect and respect Sequim’s Urban Growth Area historic, cultural, scenic and rural character, while preserving the agricultural heritage of the Sequim-Dungeness Valley

UGAG-3

Collaborate with Clallam County on the creation and enforcement of critical area ordinances, and the complementary critical areas regulations.

UGAG-4

Work together with County staff on the application of related infrastructure funding mechanisms (i.e., roads) and urban development on the outside perimeter of the City and its UGA.

CHAPTER FOUR

URBAN GROWTH AREA POLICIES

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

UGAP-1

Adopt the boundaries of the Sequim Urban Growth Area through a joint process between the City of Sequim and Clallam County.

UGAP-2

Provide guidance on how to grow, expand and develop the Sequim Urban Growth Areas through the *City of Sequim’s Comprehensive Plan* and the County-Wide Planning Policies.

UGAP-3

Reflect the abilities of service purveyors to provide urban levels of facilities and services for the UGA boundaries during each 20-year planning period.

UGAP-4

Advocate for a transportation Level of Service no worse than “D,” in collaboration with Clallam County, which is necessary to support urban development in the Urban Growth Area.

UGAP-5

Continue the ability to have the lands within Sequim’s Urban Growth Area annexed into the City of Sequim.

UGAP-6

Develop an urban services plan between the City of Sequim and Clallam County in coordination with existing and ultimate service providers consistent with the extension of services and the development of land in accordance with Sequim's *Comprehensive Plan* and its Capital Facilities Element.

UGAP-7

Allow urban levels of development, services, and facilities only within the unincorporated portion of Sequim's Urban Growth Area, consistent with the adopted Capital Facilities Plan for extension of urban services.

UGAP-8

Consider the need for future expansion or construction of the Urban Growth Area(s), which is periodically done by the City of Sequim, in coordination with the County, as

provided for in the County-Wide Planning Policies as required by the Growth Management Act.

UGAP-9

Identify public facilities and services necessary to support urban development within the Urban Growth Area in accordance with the County-Wide Planning Policies.

UGAP-10

Provide Levels of Service (LOS) that are consistent with the adopted Levels of Service, according to the Capital Facilities Element of the *City of Sequim Comprehensive Plan* as it proscribes for the extension of the following urban services: sanitary waste and solid waste disposal systems; water systems; urban roads and pedestrian facilities; transit; stormwater systems; electrical and communication systems; school and health care facilities; neighborhood and/or community parks; and police, fire, and other emergency services.

UGAP-11

Plan urban services and facilities within Sequim's Urban Growth Area that are required to meet the needs of new development and shall be available within six years of the completion of development to meet the “concurrency” requirements for the Levels of Services.

UGAP-12

Require developers to provide and construct urban services and facilities in accordance with the design and construction standards as specified in the UGA Urban Services and Development Agreement required by the County-Wide Planning Policies.

UGAP-13

Provide for development and financing of urban facilities and services through the Capital Facilities Element of the *City of Sequim's Comprehensive Plan* or the comprehensive plan of the service provider.

UGAP-14

Develop appropriate techniques for managing future growth within the Urban Growth Area consistent with the requirements of the County-Wide Planning Policies, the City of Sequim and Clallam County.

UGAP-15

Enforce existing critical areas regulations to ensure protection of critical areas within the Sequim Urban Growth Area.

UGAP-16

Plan for a variety of neighborhood development options within the UGA that emphasize continuity within the neighborhood and allows for broad diversity among neighborhoods.

UGAP-17

Consider higher density residential land development within the Urban Growth Area that has access to, and/or is in proximity to, shopping areas, transportation facilities, and education, cultural, and recreational facilities.

UGAP-18

Plan for a range of high, medium and low density residential uses in the Urban Growth Area, which meet the goals of the Growth Management Act and requires concentrated urban development in Urban Growth Areas while preserving open spaces, protecting critical areas, and providing affordable housing for all income levels.

UGAP-19

Plan for non-residential land uses, including open space, public facilities, cultural facilities, and commercial, retail, and light industrial uses within the Urban Growth Area.

UGAP-20

Encourage open space within developments and buffers between projects to preserve and enhance the visual quality of the community and minimize the conflicts among uses.

UGAP-21

Minimize land use conflicts in the Urban Growth Area through the use of appropriate buffering and land use designations. The City shall develop standards, which ensure compatibility among residential, commercial, and mixed use or industrial land uses.