

# CHAPTER FIFTEEN - IMPLEMENTATION

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## INTRODUCTION

Planning is an ongoing process, and improved data or changing circumstances will require amendments or updates to a community's comprehensive plan. The Growth Management Act requires that a community describe how it intends to implement each of the requisite Elements of its comprehensive plan, whenever it revises, updates or amends it.

The continuing need to update the City's *Comprehensive Plan* to accommodate changing circumstances and provide flexibility must be addressed. The Growth Management Act specifically requires communities to update their plans periodically to accommodate changes in population forecasts and make appropriate revisions to Capital Facilities Element's Plans and Budgets.

Successfully implementing and monitoring the effectiveness of the development regulations in achieving the visions and goals of the plan is an important element in maintaining the integrity and effectiveness of that plan. There is a formal amendment process that is to be used whenever land uses are revised.

## AMENDMENTS TO THE PLAN

The Growth Management Act requires that each plan should provide for an on-going process of evaluation to ensure internal and inter-jurisdictional consistency of development regulations with the Comprehensive Plan. This evaluation process should be an integral part of the "amendment process."

Amendments to the community's comprehensive plan may be requested by City Council, the Planning Commission, or by interested citizens. However, the plan may only be amended once per year, except in cases of emergencies that threaten the public's health, safety or welfare.

The Growth Management Act requires that the amendment process include a requirement that all proposed amendments during a year be considered at the same time so that the cumulative effects on land use (if any) of the various proposals can be determined.

The Growth Management Act also requires that the comprehensive plan amendments incorporate public process and that the public process be documented.

All proposed amendments must be consistent with the Growth Management Act and the County-Wide Planning Policies, as well as be internally consistent with the adopted City's own comprehensive plan.

The Urban Growth Area must be reviewed at the end of each ten-year period. Urban Growth Area review is conducted by Clallam County in collaboration with the City, and according to the County-Wide Planning Policies. The City is required to document growth patterns both within the City and within its unincorporated Urban Growth Area.

The City and the County shall periodically review the efficacy of the Urban Growth Area in achieving the goals and objectives of the Growth Management Act, the County-Wide Planning Policies, and the *City of Sequim's Comprehensive Plan*.

Urban Growth Areas will be revised to accommodate the predicted growth for the next twenty-year planning horizon at the time of the ten-year review.

### **SUB-AREA PLANNING PROCESS**

In addition, the GMA allows each city to establish "Sub-Areas" as a method of revising a community's comprehensive plan to accommodate future "unique" land uses. Particular "unique" land use changes, which may be subject to Sub-Area Plans, may include:

- "Downtown Core"
- Master Planned Communities
- Regional Shopping Centers
- Neighborhood Improvement Plans
- Civic Center and Arts and Cultural Center Campuses
- Master Planned Resorts

From time to time specific larger land uses and/or projects may be proposed for certain areas of the community that have unique characteristics. These larger projects are to be evaluated in relation to existing land uses. One such method would be to identify these larger projects as being a separate Sub-Area (e.g. downtown core of the City).

The requisite Sub-Area proposals may also evaluate the development of a larger parcel with a self-contained use, or a large economic development or revitalization project not accommodated through traditional zoning.

Often Sub-Area plans are regional in nature, such as the Dungeness-Quilcene Water Plan (now known as WRIA 18); the Sequim Wetland Inventory prepared by Clallam County; and, the Coastal Corridor Plan developed by the State of Washington (in cooperation with local jurisdictions).

Sub-Area designations are in the community's best interest. They are facilitated through the use of the Sub Area Planning Process. The Sub Area Planning Process provides for greater scope for review of specific projects for limited geographical areas.

Sub Area plans may be proposed for areas both within the City and the Urban Growth Area. Sub Area plans are amendments to the Comprehensive Plan and are required to be considered with the yearly review of the Plan.

Development Agreements, which are contracts between the City and a developer, may be required to facilitate the “scoping review” of a Sub-Area plan and to ensure concurrency, public input and thorough review of this type of project.

## **TRANSITIONAL ZONING**

This *Comprehensive Plan Update* continues to identify certain portions of the incorporated City and its unincorporated Urban Growth Areas that still are not served by the urban utilities infrastructure necessary to support urban development. “Transitional Zoning” methodology was an appropriate method to ensure the concurrent provision of transportation and utilities infrastructure for those areas of the City and its UGA.

At the time of this update of the *City of Sequim’s Comprehensive Plan*, it is very apparent most of the UGA is being served, or has the ability to be served, by the City’s utility infrastructure, and by those other providers of infrastructure (primarily, telephone, internet and power).

Therefore, these “transitional zones” are being removed from the Optimum Land Use Map and from the Sequim Municipal Code. As urban levels of service are provided to properties in transitional zones consistent with the Capital Facilities and Utilities sections of this plan, property owners will be able to apply for a re-zone to the higher density zoning designation consistent with the transitional or second designation for the subject property as found on the current Optimum Land Use Map (2006).

The areas that may still lack reserve transportation infrastructure capacity also possess several potentially limiting characteristics restricting the future opportunities for these areas to transition into higher density residential uses.

Alternatives to this situation are to remove all of the transitional zoning status for lands characterized by an inadequate transportation reserve capacity, but having the other urban services readily available, thereby ensuring that the ultimate development intensity could be accommodated while requiring the developers to construct the necessary upgrades. This “capacity based” approach would result in improved overall development intensity; and developers would provide the capital funds necessary for the requisite infrastructure improvements (such as transportation).

## **OPTIMUM LAND USE MAP USE AND REVISIONS**

The Growth Management Act requires that each community’s comprehensive plan include an *Optimum Land Use Map* that graphically displays the zoning consequences of the goals and policies of that comprehensive plan. Future rezoning requests should correspond to the *Optimum Land Use Map*. The City of Sequim adopted the *Optimum Land Use Map* (as

amended periodically) that is included within this update of the *City of Sequim's Comprehensive Plan* (see Appendix Item #21).