

CHAPTER 17 - CONSISTENCY

The Sequim Comprehensive Plan is required to be consistent with the State Growth Management Act and Countywide Planning policies. In addition, many of the goals and policies of the Comprehensive Plan are consistent with other adopted inter-jurisdictional plans.

Notice of Proposed Adoption of Comprehensive Plan by Local Government	
Name and Address of City or County:	
City of Sequim 152 West Cedar Street Sequim WA 98382	
Name of Person Completing Checklist:	
Mr. Dennis K. Lefevre, AICP, Planning Director	
Date of Filing Notice with DCD:	
June 9, 2006	
Date of Proposed Adoption:	
August 28, 2006	
Part of Plan to be Adopted:	
Comprehensive Plan Update,	
I. <u>Enclosures to Submit to DCD</u> a) Five copies of proposed plan: b) Outline of the established procedures for the public participation process (completed and scheduled): c) Outline of SEPA compliance process (enclosing any SEPA documents generated to date and not previously submitted to DCD): d) Outline of coordination efforts with adjacent jurisdictions to ensure inter-jurisdictional consistency:	Sent 4/26/05 and 5/08/06 06/02/06

<p>II. Identify where in your proposed comprehensive plans the following items were addressed:</p> <p>* Italicized items are not a requirement of the GMA</p>	<p>Location in Plan</p>
<p>a. PLANNING GOALS RCW 36.70A.020</p>	
<p>1. Urban growth - Encourage development in urban areas where adequate public facilities or services exist or can be provided in an efficient manner.</p>	<p>Land Use Element Chapter 3 Urban Growth Area Element Chapter 4 Utilities Element Chapter 8</p>
<p>2. Reduce sprawl - Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development</p>	<p>Land Use Element Chapter 3 Urban Growth Area Element Chapter 4 Environment & Open Space Element Chapter 5</p>
<p>3. Transportation - Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.</p>	<p>Transportation Element Chapter 7</p>
<p>4. Housing - Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.</p>	<p>Land Use Element Chapter 3 Housing Element Chapter 9</p>
<p>5. Economic development - Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.</p>	<p>Land Use Element Chapter 3 Urban Growth Area Chapter 4 Economic Development Element Chapter 10</p>
<p>6. Property rights - Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.</p>	<p>Historical Perspective Chapter 2 (Appendix) Government Element Chapter 14</p>
<p>7. Permits - Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.</p>	<p>Utilities Element Chapter 8 Government Element Chapter 14</p>

8. Natural resource industries - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.	Clallam County Comprehensive Plan County-wide Planning Policies (1993)
9. Open space and recreation - Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.	Land Use Element Chapter 3 Environment and Open Space Element Chapter 5 Parks and Recreation Chapter 11
10. Environment - Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.	Environment and Open Space Element Chapter 5
11. Citizen participation - Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.	Historic Perspective Chapter 2 Land Use Element Chapter 3 Government Element Chapter 14
12. Public facilities and services - Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.	Land Use Element Chapter 3 Capital Facilities Element Chapter 13
13. Historic preservation - Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.	Historic Element Chapter 12
14. <i>Supplementary Goals.</i>	
Has your process given priority to any goals? Transportation Goals and Government Facilities	Transportation Element Chapter 7 Capital Facilities Element Chapter 13
b. DEFINITION OF TERMS (glossary in Plan)	Glossary
c. REQUIRED PLAN ELEMENTS	

1. Future Land Use Map (or maps)	Optimum Land Use Map (see Maps In Appendix)
2. Land Use Element	Chapters 1-3-4-5-6-7-14
a) Identification of relevant urban growth area(s).	Urban Growth Element Chapter 4
b) Integration of relevant County Wide Planning Policies.	Land Use Element Chapter 3 Urban Growth Element Chapter 4
c) Designation of general distribution and general location and extent of uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open space, public utilities, public facilities, and other land uses.	Optimum Land Use Map Official Zoning Map Chapters 1,3,4,5,6,7,8,9,10,11 and 13
d) Population densities, building intensities, and estimates of future population growth.	Land Use Element Chapter 3 Historical Perspective Chapter 2 (Appendix) Community Profile Chapter 16 (Appendix)
e) Provisions for protection of the quality and quantity of ground water used for public water supplies.	Environment Element and Open Spaces Element Chapter 5 Utilities Element Chapter 8 Capital Facilities Element Chapter 13
f) Review of drainage, flooding and stormwater run-off in the plan area and nearby jurisdictions, and guidance for corrective actions for discharges that pollute	Environment Element and Open Spaces Element Chapter 5 Utilities Element Chapter 8 Sequim Municipal Code
g) <i>Phasing of development.</i>	Sequim Municipal Code
<p>Additional comments on Land Use Element:</p> <p>This City of Sequim Comprehensive Update - 2006 includes a Land Use Element, an Urban Growth Element, an Environment and Open Space Element, Parks & Recreational Element and a Shorelines Element, which together meet the statutory requirements for the Land Use Element of the GMA Comprehensive Plan</p>	

3. Housing Element	Housing Element Chapter 9
a) Integration of relevant County-wide Planning Policies.	Land Use Element Chapter 3 Housing Element Chapter 9
b) Inventory and analysis of existing and projected housing needs.	Land Use Element Chapter 3 Housing Element Chapter 9 Residential Zoning Catalogs Volumes One thru Three (Appendix)
c) Statement of goals, policies and objectives for the preservation, improvement and development of housing.	Housing Element Chapter 9 Housing Projects (Appendix)
d) Identification of sufficient land for housing, including but not limited to, government assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes, and foster care facilities.	Optimum Land Use Map Land Use Element Chapter 3 Historical Perspective Chapter 2 (Appendix) Residential Zoning Catalogs Volumes One thru Three (Appendix)
e) <i>Share of affordable housing to be provided by planning jurisdiction and how this will be achieved.</i>	Housing Element Chapter 9
f) Adequate provisions for existing and projected housing needs of all economic segments of the community.	Historical Perspective Chapter 2 (Appendix) Housing Element Chapter 9
<p>Additional comments on Housing Element:</p> <p>A key component of the housing and land use planning principles used to develop the Optimum Land Use Map involved designation of lands currently provided with services such as sewer and water, closest to shopping, parks, schools, public transportation and social and health services, with the highest residential density designations. This was intended to reduce infrastructure costs associated with development of multi-family and higher density housing. During this Update process this statement is still valid.</p>	
4. Capital Facilities Element	Capital Facilities Element Chapter 13
a) Integration of relevant County-wide Planning Policies.	Land Use Element Chapter 3 Capital Facilities Element Chapter 13

b) Inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities.	Capital Facilities Element Chapter 13
c) Forecast of the future needs for such capital facilities.	Capital Facilities Element Chapter 13
d) Proposed locations and capacities of expanded or new capital facilities	Capital Facilities Element Chapter 13
e) Six-year plan (at least) that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.	Capital Facilities Plan Chapter 13
f) Requirement to reassess the land use element if probable funding falls short of meeting existing needs and any other measures to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.	Land Use Element Chapter 3 Implementation Chapter 15
g) <i>Adoption of level of service standards for capital facilities.</i>	Transportation Element Chapter 7 Utilities Element Chapter 8 Capital Facilities Plan Chapter 13
Additional comments on Capital Facilities Element:	
The Capital Facilities Element of the Plan includes provisions to accommodate growth at the assumed rate of 6.5% and provisions to modify the Capital Facilities Plan should growth occur at a slower or faster rate.	
5. Utilities Element	Utilities Element Chapter 8
a) Integration of relevant county-wide policies.	Utilities Element Chapter 8
b) The general location, proposed location and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, natural gas lines, etc.	Utilities Element Chapter 8 Water and Sewer Comprehensive Plans
c) <i>Adoption of level of service standards for utilities element.</i>	Capital Facilities Plan Chapter 13

Additional comments on Utilities Element:

The Utilities Element anticipates consequences of additional growth at a more rapid rate of growth than previously (1996) was expected for Sequim.

6. Transportation Element	Transportation Element Chapter 7
a) Integration of relevant County Wide Planning Policies.	Transportation Element Chapter 7
b) Land use assumptions used in estimating travel.	Transportation Element Chapter 7 Parametrix Transportation Analysis 2005
c) Facilities and service needs, including:	
i) Inventory of air, water and land transportation facilities and services, including transit alignments, to define existing capital facilities and travel levels as a basis for future planning.	Transportation Element Chapter 7
ii) Regionally coordinated level of service standards for all arterial and transit routes to serve as a gauge to judge performance of the system.	Transportation Element Chapter 7
iii) Identification of specific actions and requirements for bringing into compliance any facilities and services that are below an established level of service standard.	Capital Facilities Plan Chapter 13 Six Year Transportation Improvement Plan
iv) Forecasts of traffic for at least ten years based on the adopted land use plan to provide information on the location, timing and capacity needs of future growth.	Capital Facilities Plan Chapter 13 Six Year Transportation Improvement Plan 2007-2011 Parametrix Transportation Analysis 2005
v) Identification of system expansion needs and transportation system management needs to meet current and future demands.	Transportation Element Chapter 7
d) Finance, including:	Capital Facilities Plan Chapter 13
i) Analysis of funding capability to judge needs against probable funding resources.	Capital Facilities Plan Chapter 13

<p>ii) Multi-year financing plan based on the needs identified in the comprehensive plan, the appropriate parts of which shall serve as the basis for the six-year street, road, or transit program required by RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795 for public transportation systems.</p>	<p>Capital Facilities Plan Chapter 13 Six Year Transportation Improvement Plan 2007-2011 Parametrix Transportation Analysis 2005</p>
<p>iii) If probable funding falls short of meeting identified needs, a discussion of how additional funding will be raised, or how land use assumptions will be reassessed to ensure that level of service standards will be met.</p>	<p>Transportation Element Chapter 7 Capital Facilities Plan Chapter 13 Implementation Chapter 15</p>
<p>e) Intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions.</p>	<p>Transportation Element Chapter 7 Capital Facilities Plan Chapter 13 Implementation Chapter 15 Peninsula RTPO</p>
<p>f) Demand management strategies.</p>	<p>Transportation Element Chapter 7</p>
<p>Additional comments on Transportation Element</p> <p>The Transportation Element is guided by the City of Sequim' Six Year Transportation Improvement Plan that is updated every year by the Public works Department.</p>	
<p>7. Rural Element (counties only)</p>	<p>NA</p>
<p>a) Delineation of area to which rural element applies (lands not designated for urban growth or as agriculture, forest or mineral resource lands on long-term commercial significance).</p>	<p>NA</p>
<p>b) Land uses permitted that are compatible with the rural character of such lands and provide for a variety of rural densities.</p>	<p>NA</p>
<p>Additional comments on Rural Element</p>	

d. URBAN GROWTH AREAS	
1. Area designated (if any) outside of incorporated city boundaries already characterized by urban growth or adjacent to territory already characterized by urban growth which is designated as urban growth area(s), shall include urban densities, greenbelts, and open areas.	Optimum Land Use Map County-wide Planning Policies Clallam County Comprehensive Plan (updated 2004) Land Use Element Chapter 3 Urban Growth Area Element Chapter 4
2. Role of county-wide policies in designating urban growth area(s).	Urban Growth Area Element Chapter 4 County Wide Planning Policies
3. Provisions adopted for joint county and city planning within urban growth area(s).	County-wide Planning Policies Urban Growth Area Element Chapter 4
4. <i>Process, if any, for proposals for new fully contained communities (counties only).</i>	N/A
5. <i>Process, if any, for proposals for master planned resorts (counties only).</i>	N/A
<p>Additional comments on Urban Growth Areas:</p> <p>The Sequim Land Use Element does contain polices allowing for the adoption of Sub-Area plans for the establishment of Master Planned Communities and Master Planned Resorts, within both the incorporated and unincorporated urban growth areas.</p>	
e. SITING PUBLIC FACILITIES	
1. Process or criteria for identification of essential public facilities, including those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities and in-patient facilities including substance abuse facilities, mental health facilities and group homes.	County Wide Planning Policies Land Use Element Chapter 3 Capital Facilities Element Chapter 13 Implementation Chapter 15
2. Process for siting essential public facilities.	Capital Facilities Element Chapter 13 Government Element Chapter 14

<p>3. Provisions that address the statute dictate that no comprehensive plan may preclude the siting of essential public facilities.</p>	<p>County Wide Planning Policies</p>
<p>4. Integration of relevant County Wide Planning Policies.</p>	<p>Land Use Element Chapter 3 Capital Facilities Element Chapter 13 Government Element Chapter 14</p>
<p>Additional comments on Siting Public Facilities</p>	
<p>f. OPTIONAL PLAN ELEMENTS</p>	
<p><i>Identification and contents of any additional elements included within the plan.</i></p>	<p>Economic Development Chapter 10 Historical & Cultural Resources Element Chapter 12 Shorelines Element Chapter 6</p>
<p><i>Identification and contents of any subarea plans included in the plan:</i></p>	<p>Shorelines Management Master Plan Parks and Recreation Master Plan Sub-Area Planning Process for Downtown Core identified Land Use Element Chapter 3</p>
<p>Additional comments on Optional Plan Elements</p> <p>Shorelines Master Program has been converted to a mandatory element as required by a recent amendment to the Growth Management Act.</p>	
<p>g. REVIEWS</p>	
<p>1. Natural resource lands - Review of designations and regulations for consistency with comprehensive plans. Natural lands include agricultural lands, forest lands, and mineral resource lands.</p> <p>The City of Sequim does not have any designated Natural Resources lands, however the importance of small scale agricultural and agri-business and the traditional agricultural land use patterns to the regional character of the community was recognized, in the Land Use Element, Economic Development Element and the Historical and Cultural Resources Element</p>	<p>Land Use Element Chapter 3 Economic Development Element Chapter 10 Historical and Cultural Resources Element Chapter 12</p>

<p>1. Critical areas - Review of designations and regulations for consistency with comprehensive plans. Critical areas include: (a) wetlands, (b) aquifer recharge areas, (c) fish and wildlife conservation areas, (d) frequently flooded areas, and (e) geologically hazardous areas.</p> <p>(If there is no separate text on these items in the comprehensive plan, please advise whether these tasks were performed.)</p>	<p>Environment and Open Space Element Chapter 5</p>
<p>Additional comments on Reviews:</p> <p>Section 18.80 Sequim Municipal Plan identifies these critical areas. Section 16 Environment has been added to the Sequim Municipal Code</p>	
<p>h. INVENTORIES</p> <p>(The following two inventory items must be accomplished, but need not necessarily be described separately and explicitly in the comprehensive plan. They may be reflected in the land use element. However, if there is no separate plan text on these matters, planning jurisdictions should advise whether these tasks were, in fact, performed.)</p>	
<p>1. Identification of open space corridors within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails and connection of critical areas.</p> <p>Within the Urban Growth Area, lands useful for recreation, wildlife habitat and trail connections were identified. The Open Space Goals and Policies address the importance of "meaningful, interconnected open space".</p>	<p>Environment and Open Space Element Chapter 5</p> <p>Westech Critical Areas and Habitat Study (2005)</p>
<p>1. Identification of lands useful for public purposes, such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreations, schools, and other public uses.</p> <p>Lands useful for utility corridors landfills etc. have been identified on the Optimum Land Use Map and designated Public Facilities.</p>	<p>Optimum Land Use Map Land Use Element Chapter 3 Capital Facilities Element Chapter 13 Utilities Element Chapter 8 Water System Comprehensive Plan (2000) Sewer System Comprehensive Plan (2003)</p>

Additional comments on Identification of Open Space Corridors and Lands Useful for Public Purpose:	
<p>The City has few parcels of lands available for public purpose other than government administration, utilities, and storage. Most of its lands are in the Park system. As required by the Growth Management Act the City has specific policies respecting the private property rights of individuals. Hence they have not established a method for the taking or condemning of property for either of these purposes, and the City will do so only when it is absolutely needed for a specific purpose/project.</p>	
i. CONSISTENCY	
1. Internal - plan provisions, if any, which describes how parts of the plans fit together, such as consistency of plan elements and future land use map, consistency of land use and capital facilities elements.	<p>Land Use Element Chapter 3 Implementation Chapter 15 Capital Facilities Plan Chapter 13</p>
2. <i>Concurrency - Plan provisions, if any, which establish policies, levels of service and regulatory strategies for concurrency as applied to public facilities other than transportation.</i>	<p>Implementation Chapter 15</p>
3. Interjurisdictional	
a) <i>External consistency - description of how plans fit together with plans of adjacent jurisdiction.</i>	<p>County Wide Planning Policies</p>
b) <i>Provisions demonstrating how County Wide Planning Policies were followed in plan development (if additional to provisions already identified above).</i>	<p>N/A</p>
c) <i>Description of actions taken to ensure interjurisdictional coordination (if additional to provisions already identified above)</i>	<p>M.O.U. and Interlocal agreement between City and Clallam County</p> <p>System Expansion Review Process (SERP)</p>
Additional comments on Consistency:	
j. AMENDMENTS	
1. Provisions governing amendments to the comprehensive plan	<p>Implementation Chapter 15</p>
Additional comments on Amendments	