

CHAPTER FIFTEEN - IMPLEMENTATION

Sequim Comprehensive Plan
(Revised 6/8/06)

IMPLEMENTATION PROJECTS

Implementation projects ensure that the requirements of the Growth Management Act, with to the periodic amendments to the *Comprehensive Plan*, are complied with by City and the developer applicants. In addition, these projects will facilitate the timely review of impacts to the *Comprehensive Plan* whenever there are larger projects with specific unique impacts and benefits for the City.

IMPROJ-1

The City shall continue to revise applicable codes and development regulations to include the periodic amendments and revisions; and, which may require annual review for impacts to the *Comprehensive Plan*.

IMPROJ-2

The City of Sequim shall participate with Clallam County to evaluate the extant of the existing Urban Growth Area Boundary at a minimum of every ten years (CY2006; CY2016; CY2026; etc). The City will review land use development within the City of Sequim and its unincorporated Urban Growth Area to determine whether the goals and policies of the *Comprehensive Plan* are being meet and any proposed changes are consistent with the overall vision for the Sequim region.

IMPROJ - 3

The City of Sequim shall pursue the completion of the By-Pass project by Washington Department of Transportation, (WaDoT) which would include the interchanges at Simdars and Fifth Avenue; the widening to four lanes from Palo Alto to the Dungeness River; and the landscaping as approved in the original development plans.

IMPROJ-4

The City of Sequim shall include development regulations necessary to implement procedures for reviewing and approving expansion of existing and future Sub-Areas. Such procedures shall include periodic amendments and revisions to the *Comprehensive Plan*. The Sequim Municipal Code and the Development Regulations for the City of Sequim shall address the future use of Development Agreements for private proposed projects that may qualify as Sub-Areas. Development Agreements may also include a requirement to prepare studies and reports, community involvement process, permitting timelines and annexation agreements.

IMPROJ-5

A computer model of the existing road net contained within each TSA shall be constructed by the City, with appropriate coordination with Clallam County. The purpose of the model will be to establish existing baseline traffic volumes, allocate additional trips associated with proposed development projects, evaluate reserve capacity, identify Level of Service (LOS) “thresholds”, evaluate the efficacy of proposed improvements and interventions, assist in the identification of appropriate “fair-share” contributions from new development, and aid the City in developing a cost effective and implementation schedule for the provision of required improvements.

IMPROJ-6

The City shall use information developed through the application of the above-referenced computer models to identify the location, scope, timing, and cost for all proposed transportation improvements located within each Transportation Study Area (TSA). In addition, the City shall clearly identify what proportion of each of the proposed improvements is due to impacts associated with new growth. The City and County will work together to identify and implement transportation improvement projects within the unincorporated urban growth area

IMPROJ-7

As part of its on-going revision of current development regulations, the City shall revise applicable sections of the Municipal Code to integrate mandatory participation in Transportation Study Area (TSA) review (where appropriate). The City and the County shall continue to implement standard processes for reviews of proposed projects to ensure compliance with TSA requirements as a condition of land use approval.

IMPROJ-8

The Transitional Zoning procedures will continue to summarize the Levels of Service (LOS) and other standards required for higher density development. These standards shall specifically address the requirements associated with delivery of municipal water service, sewer service; appropriate street standards; emergency, fire, medical and police requirements; transportation capacity; and the provision of open space, parks and recreation facilities.

IMPROJ-9

The City will use the *Optimum Land Use Map* as its concurrent *Official Zoning Map* as contemplated by the Comprehensive Plan. Implementation of the *Optimum Land Use Map* as the *Official Zoning Map* will be completed with the approval of this revision to the City of Sequim’s Comprehensive Plan.

IMPROJ-10

The City will continue to coordinate with Clallam County to ensure that properties within the unincorporated Urban Growth Area are re-zoned consistent with the *Optimum Land Use Map* designation.