



Formerly DCG/Watershed

TECHNICAL MEMORANDUM

Date:	December 5, 2025
To:	Bruce Emery, Director, Clallam County Department of Community Development; Tim Havel, Deputy Director, Clallam County Department of Community Development
Cc:	Dan Nickel, Director, Long Range Planning (Facet); Matt Covert, Senior Planner/Project Manager, Donna Keeler, Senior Planner
From:	Alex Capron, AICP, Senior Planner
Project Name:	Clallam County Comprehensive Plan Periodic Update
Facet Project #:	2401.0469.00

Clallam County - Future UGA Growth – Utilities, Land Use, Housing & Transportation Elements

This memorandum ties together various Comprehensive Plan Elements and supporting documentation for Clallam County’s planned growth and realistic growth expectations over the next 20 years. Namely, the County’s Transportation, Land Use (including Land Capacity Analysis), Housing, and Utilities Elements (specifically the County’s Sewer System Plan) are examined and outlined in this memo to evaluate anticipated traffic within Clallam County’s Urban Growth Areas (UGAs). Further, supporting Comprehensive Plan element documentation, including rezone exhibits and transportation modeling results, are listed as technical appendices to better understand where growth and development is expected to occur. Unlike most jurisdictions, these Comprehensive Plan Elements are intertwined into regionally relevant sections of Clallam County Code (CCC), chapters 31.02 through 31.06.

CLALLAM BAY/SEKIU SEWER SYSTEM PLAN

The Clallam Bay/Seki Sewer/Wastewater Facilities Plan was initiated in October 2018 with a recent update completed in May of 2025 and approved by Department of Ecology in June of 2025¹. This plan outlines a change in how the two separate sewer treatment plants function, with capital improvements focusing on removing the existing Clallam Bay Wastewater Treatment Plant (WWTP) from the

¹ Clallam Bay/Seki Sewer Facilities Plan Amendment, Ecology Approval. Plan link: <https://www.clallamcountywa.gov/DocumentCenter/View/13155/CBSeki-General-Sewer-Facilities-Plan---Amendment--Ecology-Approved?bidId=>

floodplain and instead providing a centralized treatment plant where the Sekiu WWTP exists. While these sewer system improvements increase capacity to the system within the UGA, limited development has occurred recently, with only two new connections established in 2022. Lately, new connection charges have been tied more to enforcement relating to motor home sewer connections rather than new dwelling units, as discussed in further detail below.

TRANSPORTATION ELEMENT

The County’s Transportation Element (codified in CCC 31.02) outlines Level of Service standards within CCC 31.02.410 - .420, touching on intersections that influence state highways within the County. As a technical appendix, the project team modeled intersections within the Sequim UGA as a result of three location-specific rezones shown as Exhibits B

(<https://www.clallamcountywa.gov/DocumentCenter/View/25018/Amending-Title-31-Map-Sequim-Urban-Growth-Area-South>) and C

(<https://www.clallamcountywa.gov/DocumentCenter/View/25017/Amending-Title-31-Map-Sequim-Urban-Growth-Area-North>) illustrating necessary zoning changes to fully accommodate very low and extremely low income housing allocations, per the requirements of [RCW 36.70A.070\(2\)](#) and [WAC 365-196-410](#).

The technical appendix (<https://www.clallamcountywa.gov/DocumentCenter/View/25760/Appendix-L-Traffic-Projection-Volume-Map-with-Roadway-LOS>) models growth in this particular UGA, as Sequim is the only UGA experiencing notable growth and development pressure within the County necessitating further investment and intersection improvements. Conversely, areas where growth is not expected to occur - particularly the Clallam Bay/Sekiu UGA - are discussed below.

LAND USE AND HOUSING ELEMENTS – GROWTH ACCOMMODATION

As discussed above, land use changes are being proposed in the Sequim UGA to accommodate

Table 2: Clallam County 2020 to 2045 Population Growth Allocations

Jurisdiction	2020 Population (Census)	Percent Growth Allocation	Projected Growth	Projected Growth % of Jurisdiction
City of Forks	3,335	5.0%	477	14.3%
Forks UGA	1,302	0.5%	48	3.7%
City of Port Angeles	19,960	33.0%	3,150	15.8%
Port Angeles UGA	2,781	5.0%	477	17.2%
City of Sequim	8,024	31.0%	2,959	36.9%
Sequim UGA	1,577	5.0%	477	30.3%
Clallam Bay/Sekiu UGA	499	0.5%	48	9.6%
Joyce UGA	89	0.0%	-	0.0%
Carlsborg UGA	918	3.0%	286	31.2%
Unincorporated Rural	38,670	17.0%	1,623	4.2%
Total County Growth by 2045:			9,545	

projected housing growth and meet the County’s housing planning obligations. By contrast, the Clallam Bay/Sekiu UGA is an example of an area absent nearby urban areas and employment centers that, as a result, projects to experience little growth over the past 20 years, accommodating less than 1 percent of the growth allocation for the County (See LCA Table 2 excerpt at left).

In addition, Clallam Bay/SekiU experienced an average population loss of 3.41 percent between 2000 and 2020, reflecting this static demographic situation².

Even so, the proposed rezone (see link:

<https://www.clallamcountywa.gov/DocumentCenter/View/25019/Amending-Title-31-Map-Clallam-Bay-SekiU-Urban-Growth-Area>) from the Urban Residential High (one dwelling unit per 12,500 square feet) to Urban Moderate Density (15 dwelling units per acre) allows for roughly 3,124 units of additional housing (as referenced within the LCA to demonstrate how the County is meeting its required housing allocations) within the Clallam Bay/SekiU UGA. Further, the Sewer System Plan for Clallam Bay/SekiU and future capacity are not an inhibitor for growth, with excess capacity ready once the SekiU treatment plant expansion comes online. Part of this is due to ongoing discussions with the Clallam Bay Corrections Center to re-route their facility's sewer to the SekiU treatment facility. Relating to sewer costs and addressing middle housing regulations, the proposed ordinance incorporating houses on wheels and RV uses is an example of a tool utilized more to capture rising utility costs for appurtenant RV sewer connections, more so than middle housing demand (see 11/24/25 draft: <https://www.clallamcountywa.gov/DocumentCenter/View/24695/DCD-RV-Use-Ordinance-BE-11-24-25?bidId=>). In sum, there are many factors at play regarding past population trends and low projected growth in both jobs and housing within the Clallam Bay/SekiU UGA that indicate growth exceeding 1 percent is unlikely.

In the absence of demand and relative isolation from other urban centers, a growth of roughly 100 housing units would be on the higher end of what would be expected over the next 20 years in the Clallam Bay/SekiU UGA even with the proposed rezone. In addition, critical areas regulations supported by the Straits Regional Clallam County Code (CCC) 31.05 Policy Worksheet anticipates retaining small town character, where a strong emphasis on environmental protection and resource-based community will continue.

As a result of the factors discussed above, further transportation and capital facilities analysis is not required for the Clallam Bay/SekiU UGA. The UGA's boundaries are not proposed to change, but the rezone from Urban Residential High to Urban Moderate allows a range of housing types and densities better suited to meeting the housing needs of the region's current and future households.

² Draft Chapter 31.05 CCC, Straits Regional Plan, page 10 of 82. Accessed December 2025.

2025 ROADWAY TRAFFIC VOLUMES - CLALLAM COUNTY (SEQUIM CITY SECTION)



LEGEND

● INTERSECTIONS

Priest Road at Hendrickson Road	Existing Year ADT (2023)/ (LOS)	Future Year ADT (2045)/ (LOS)
Hendrickson Road East Leg	4876/ (LOS A)	6625/ (LOS B)
Hendrickson Road West Leg	967/ (LOS A)	1317/ (LOS A)
Priest Road South Leg	4753/ (LOS A)	6460/ (LOS B)

Sequim Avenue at Hendrickson Road	Existing Year ADT (2023)/ (LOS)	Future Year ADT (2045)/ (LOS)
Hendrickson Road East Leg	93/ (LOS A)	319/ (LOS A)
Hendrickson Road West Leg	1440/ (LOS A)	1996/ (LOS A)
Sequim Avenue North Leg	5318/ (LOS A)	7365/ (LOS B)
Sequim Avenue South Leg	6028/ (LOS B)	8487/ (LOS B)

River Road at US 101 Ramps Interchange	Existing Year ADT (2023)/ (LOS)	Future Year ADT (2045)/ (LOS)
River Road North Leg	15986/ (LOS D)	22035/ (LOS D)
River Road South Leg	3436/ (LOS C)	5380/ (LOS C)

Sequim Avenue at US 101 Ramps Interchange	Existing Year ADT (2025)/ (LOS)	Future Year ADT (2045)/ (LOS)
Sequim Road North Leg	9238/ (LOS B)	12427/ (LOS B)
Sequim Road South Leg	2613/ (LOS A)	3456/ (LOS A)

River Road at Silberhorn Road	Existing Year ADT (2025)/ (LOS)	Future Year ADT (2045)/ (LOS)
Silberhorn Road East Leg	1564/ (LOS A)	2860/ (LOS A)
Silberhorn Road West Leg	648/ (LOS A)	874/ (LOS A)
River Road North Leg	3282/ (LOS A)	5041/ (LOS A)
River Road South Leg	2201/ (LOS A)	2994/ (LOS A)

7th Avenue at Silberhorn Road	Existing Year ADT (2025)/ (LOS)	Future Year ADT (2045)/ (LOS)
Silberhorn Road West Leg	1636/ (LOS A)	2952/ (LOS A)
7th Avenue North Leg	1677/ (LOS A)	3004/ (LOS A)
7th Avenue South Leg	144/ (LOS A)	195/ (LOS A)

