



152 W. Cedar Street, Sequim, WA 98382  
PH (360) 683-4908 FAX (360) 681-0552

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## CITY OF SEQUIM NOTICE OF APPLICATION AND PENDING THRESHOLD DETERMINATION OPTIONAL DETERMINATION OF NONSIGNIFICANCE (DNS)

**PROJECT NAME:** CLAN / MURPHY LIMITED PARTNERSHIP PRELIMINARY SHORT PLAT (MINOR SUBDIVISION)

**FILE REF:** (SHP19-001)

**LOCATION:** Southeast corner of the Highway 101 / Sequim Avenue intersection -- Clallam County Assessor's tax parcel number 033029-220050

**PUBLIC COMMENT PERIOD ENDS:** March 18, 2019

**PROPERTY OWNER:** Clan / Murphy Limited Partnership

**PROJECT LEAD / DESIGNATED CONTACT:** Olympic Peninsula Surveying, P.O. Box 3234, Sequim, WA 98382 – (360) 681-3826

**PROJECT DESCRIPTION:** Short Plat approximately 8.08 acres of "split-zoned" property into two parcels. The property is bisected by East Brownfield Road, which coincides with the boundary between the "Highway Commercial" (HC) zone to the north and the "Single Family Residential" (R4-8) zone to the south. According to County Assessor's records, approximately 82 percent of the property is within the R4-8 zone. A Highland Irrigation ditch flows towards the north along portions of the west and north boundaries of the subject property. The application and supporting materials are available for review at the City of Sequim Civic Center, 152 West Cedar Street, Sequim, WA 98362.

**CONSISTENCY W/ APPLICABLE CITY OF SEQUIM PLANS & REGULATIONS:** The proposal will be reviewed for compliance with all applicable codes and standards, including the Comprehensive Plan & Sequim Municipal Code.

**ENVIRONMENTAL REVIEW:** This proposal is subject to environmental review and threshold determination under the State Environmental Policy Act (SEPA). The City of Sequim as the lead agency for the proposal has reviewed the proposed project for probable adverse environmental impacts, and has a reasonable basis for determining that significant adverse environmental impacts are unlikely. The City expects to issue a Determination of Nonsignificance (DNS) for this project. As such, the Optional DNS process (WAC197-11-355) is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** Agencies, tribes and the public are encouraged to review and comment on the project and its probable environmental impacts.

**COMMENTS:** Persons wishing to comment on the project should submit written comments no later than 4:00 PM on March 18, 2019 to the City of Sequim, Department of Community Development (DCD), c/o Gary Dougherty, 152 West Cedar Street, Sequim, WA – [gdougherty@sequimwa.gov](mailto:gdougherty@sequimwa.gov).

Public comments should be as specific as possible and submitted to the City as early in the review of the application as possible. Public comments may be mailed, emailed, personally delivered or faxed to the City: Any person has the right to comment on the application and receive a copy of the decision once made, and may appeal the decision once it's made. Please contact the City of Sequim for information regarding the appeal process and timelines.

A final decision on the application will be made by the Community Development Director within 120 days of the date of the determination of completeness, per SMP 20.01.230.

**LEGAL DESCRIPTION**

SEE DEED A.F. NO 2011-1266787

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON. EXCEPT THE WEST 30 FEET THEREOF AND ALSO EXCEPT THAT PORTION TAKEN BY THE STATE OF WASHINGTON FOR BROWNFIELD ROAD.

SUBJECT TO A DEED OF TRUST RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2011-1261919.

**OWNER:**  
CLAN MURPHY LIMITED PARTNERSHIP  
DORIS L. MURPHY, GENERAL PARTNER

**LAND SURVEYOR:**  
OLYMPIC PENINSULA SURVEYING & DRAFTING, INC

**ENGINEER:**  
ZENOVIC AND ASSOCIATES, INC. (IF REQUIRED)

**ACREAGE:**  
7.89 ACRES

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SUBDIVISION IS N87°57'57"W, ALONG THE NORTH LINE OF THE NW CORNER OF SECTION 29, T.30N., R.3W., W.M., AS SHOWN ON THAT CLALLAM COUNTY GEOMETRIC FRAMEWORK SURVEY RECORDED IN VOLUME 39 OF SURVEYS, PAGE 86, RECORDS OF CLALLAM COUNTY, WASHINGTON.

**ZONING**  
PARCEL "A" - HC (HIGHWAY COMMERCIAL)  
PARCEL "B" - R4-8 (SINGLE FAMILY RESIDENTIAL)

**NOTE:**

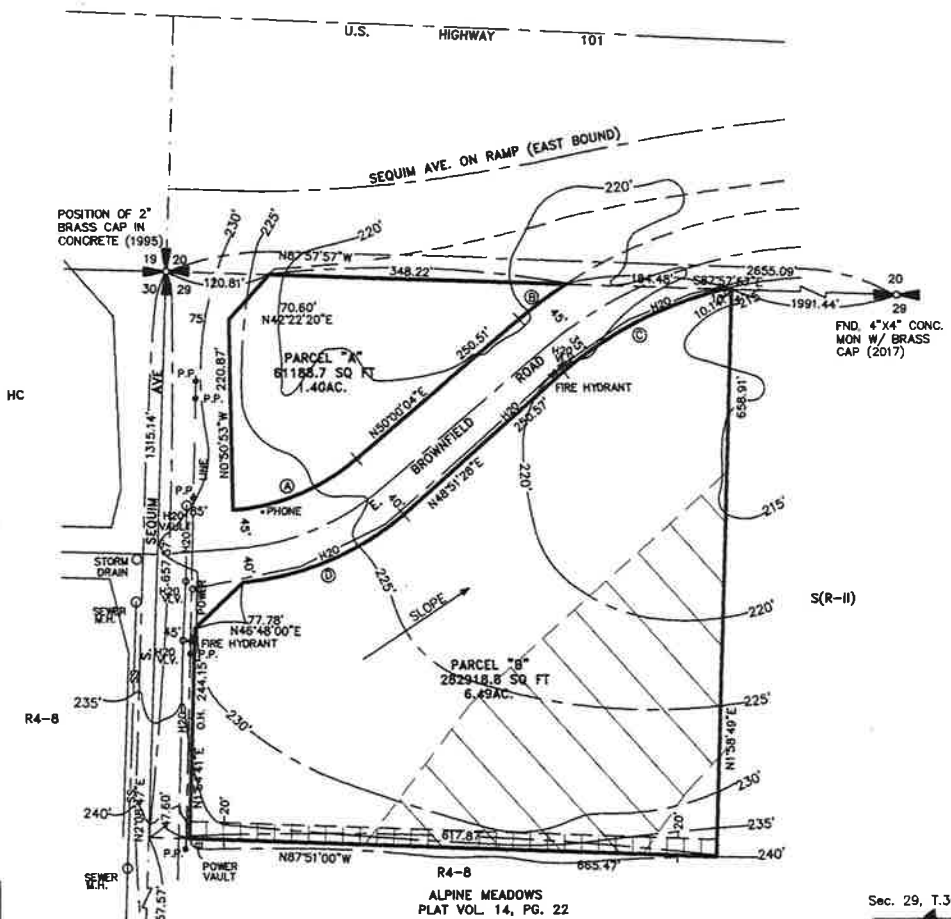
THE INTENT OF THIS SUBDIVISION IS TO DIVIDE THE EXISTING LOT INTO (2) PARCELS; (1) BEING THAT PORTION LYING NORTH OF EAST BROWNFIELD WHICH IS CURRENTLY ZONED HC AND (1) BEING THAT PORTION LYING SOUTH OF EAST BROWNFIELD ROAD WHICH IS CURRENTLY ZONED R4-8.

THERE IS NO INTENTION OF THE OWNER TO DEVELOP THESE PARCELS AT THIS TIME. IT IS THE INTENTION OF THE OWNER AND SURVEYOR TO PROVIDE A NOTE(S) ON THE FACE OF THE PROPOSED SUBDIVISION THAT STATES THAT FUTURE DEVELOPMENT OF THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE COMPLIANCE WITH THE REQUIREMENTS OF THE SEQUIM MUNICIPAL CODE.

**LEGEND**

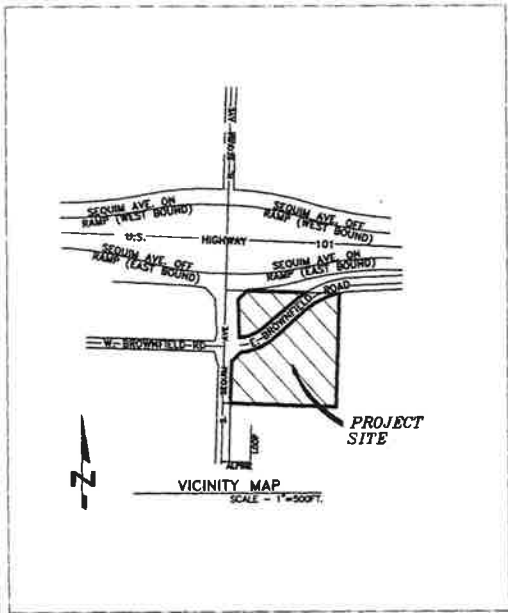
EXISTING 20FT. WIDE SLOPE EASEMENT FOR ALPINE MEADOWS PLAT VOL. 14, PG. 22

AREA OF POTENTIAL WETLAND PER CLALLAM COUNTY GIS MAP

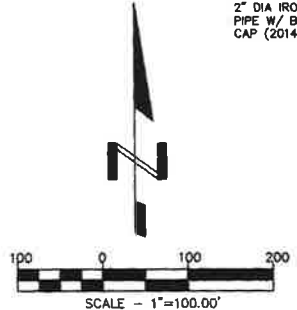


**CURVE TABLE**

LET	RAD. BRG. IN	DELTA	RADIUS	LENGTH	RAD. BRG. OUT
(A)	N41°12'4"W	Δ=35°48'37"	R=254.97'	L=159.36'	N40°00'01"W
(B)	N39°59'56"W	Δ=71°2'32"	R=544.94'	L=68.56'	N32°47'26"W
(C)	N13°46'50"W	Δ=26°12'12"	R=464.95'	L=212.64'	N36°59'02"W
(D)	N40°01'07"W	Δ=34°56'29"	R=339.96'	L=207.22'	N5°04'38"W



RECEIVED  
City of Sequim  
FEB 22 2019  
Sequim, WA 98382



**CLAN MURPHY**

**MINOR SUBDIVISION**

OF A PORTION OF  
N.W.1/4, N.W. 1/4 Sec. 29, T.30N., R.3W., W.M.  
Clallam County, Washington  
for  
Clan Murphy Limited Partnership

**Olympic Peninsula Surveying and Drafting, Inc.**

P.O. Box 3234  
Sequim, WA 98382  
(360) 460-2934  
opsurveying@olypen.com

Surveyed and Mapped  
August 6, 2018 - February, 2019  
Job No. MURPHY - 10996