



152 W. Cedar Street, Sequim, WA 98382
PH (360) 683-4908 FAX (360) 681-0532

DECISION & ORDER
CITY OF SEQUIM CITY COUNCIL
FOR
LEGACY RIDGE PRELIMINARY MAJOR SUBDIVISION
AUGUST 12, 2019
SUB15-001

PROPERTY OWNER/APPLICANT: Irvin Boyd Family Limited Partnership, Anita Searcy, 382 N Nightfall Avenue, Tucson, AZ 85748

PROJECT LEAD: Steve Calhoon, PACE Engineers, 11255 Kirkland Way, #300, Kirkland, WA 98033.

PLANNER: Tim Woolett, Senior Planner

PROJECT DESCRIPTION: A proposed preliminary subdivision application to develop 97 single family residential lots on approximately 37.59 acres of property currently zoned "Single Family Residence" (R 4-8). The project will have 2.71 acres of active open space and park area, 12.59 acres of open space/critical wetland and buffer areas, 6.59 acres of public right-of-way areas, and 0.32 acres in stormwater management tracts (22.20 acres total non-residential area; 15.38 acres net residential area).

PROPERTY LOCATION: The property is described as Lot 2B in Volume 53 of Surveys, Page 60, being a portion of Section 30, Township 30 N. Range 3 W., W.M. Clallam County, Washington, located south of Comfort Way and west of South 7th Avenue, Sequim, Washington; Clallam County Assessor's Parcel No. 033030-320010.

DATE OF HEARING / DECISION: August 12, 2019

SUMMARY OF DECISION: Approval of the Legacy Ridge Preliminary Major Subdivision, as recommended by the Planning Commission.

FINDINGS:

Finding #1: The City Council held an open record public hearing on August 12, 2019 where the City Council heard staff's presentation, (including the Planning Commissions recommendation of approval), remarks from the applicant, testimony from the public, and the City Engineer.

Finding #2: The following special studies have been completed in support of the subject preliminary subdivision proposal, and all associated email and other written correspondence, are hereby incorporated into the project record by reference.

- 1. Critical Areas Study and Buffer Mitigation Plan
- 2. Geotechnical Reports
- 3. Traffic Impact Analysis
- 4. Preliminary Storm Drainage Report
- 5. Cultural Resources Review
- Mitigated Determination of Nonsignificance issued June 28, 2019.

Finding #3: The project was duly noticed, per the Sequim Municipal Code (SMC) by posting the property, publishing in the Peninsula Daily News, and mailing notice to property owners within 300 feet of the project area.

Finding #4: The project is located in the “Single Family Residential” (R 4-8) zone, which is consistent with the Comprehensive Plan’s “Single Family Residential” (SFR) designation for the site.

Finding #5: Zoning in the vicinity of the subject property consists of residential zoned lots in both incorporated and unincorporated areas.

Finding #6: The project, as designed, meets the City’s Zoning, Land Use, Density and Development Standards contained in SMC 18.20.050.

Finding #7: As proposed, the overall net residential density will be approximately 6.31 units per acre.

Finding #8: The proposal includes plans to build or bond the construction of all required infrastructure, including, but not limited to streets, storm drainage, sanitary sewer and water lines, and the project has provided for the necessary utility easements and the dedication of streets and other infrastructure to the City upon recording the plat.

Finding #9: The project was subject to review under the State Environmental Policy Act (SEPA) and was issued a Mitigated Determination of Non-significance (MDNS).

Finding #10: The project is consistent with the City of Sequim Comprehensive Plan policies, including:

- LU goal 3.2: Low-density Residential: Maintain Sequim’s “friendly, small-town” qualities by fostering the growth of low-density, single-family neighborhoods that are social, walkable, and safe.
- LU Policy 3.2.3: Allow a range of lot sizes in low-density neighborhoods to meet the lifestyle interests of citizens while still maintaining minimum densities to keep Sequim’s future both social and affordable.
- LU 3.4.5: Friendly, Safe Neighborhood Streets - In all new residential subdivisions, create local access streets that enhance neighborhood friendliness, safety, and visual quality
- TR 4.4.3: Good Sidewalks - Apply minimum standards of safety and comfort in the design of all new sidewalks to promote walking as alternative transportation, as good for personal health, and as a place of friendly encounters.
- CFG Goal 5.1: Community Expectations - Meet community quality-of-life expectations by institutionalizing the connections among citizens’ desires, adopted levels of service, and city capital budgeting.
- H Goal 6.1: Housing for a Diverse Community - Increase the number of housing options and opportunities to meet the needs of a diverse, growing community.

- H GOAL 6.4.3: Residential Land Supply for All Needs - Ensure availability of lands for residential development, including facilities to meet special housing needs throughout the City.

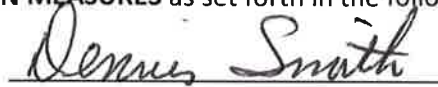
CONCLUSIONS:

- Conclusion #1: As conditioned, the Legacy Ridge Preliminary Major Subdivision meets the requirements of SMC, Chapter 18 (Zoning), including bulk and dimensional requirements. Setbacks, lot coverage, building height, and other bulk and dimensional requirements will be further reviewed at the time of individual building permit applications for future homes and commercial structures.
- Conclusion #2: Potential environmental impacts have been adequately mitigated through the applicable provisions of the Sequim Municipal Code and the Conditions imposed by the MDNS issued June 28, 2019.
- Conclusion #3: The Legacy Ridge Preliminary Major Subdivision, as conditioned, meets the approval requirements of SMC 17.20.040 (subdivisions).
- Conclusion #4: The Legacy Ridge Preliminary Major Subdivision, as conditioned, is consistent with the City's Comprehensive Land Use Plan; **THEREFORE,**

DECISION & ORDER

The application for the Legacy Ridge Preliminary Major Subdivision (SUB15-001) is **APPROVED**, subject to the **CONDITIONS OF APPROVAL** and **MITIGATION MEASURES** as set forth in the following attachment.

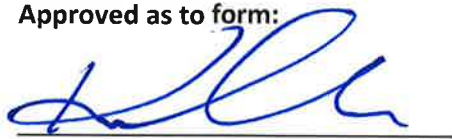
SO ORDERED, this 12th day of August, 2019.


Dennis Smith, Mayor

Attest:

Karen Kuznek-Reese, MMC

Approved as to form:



Kristina Nelson-Gross, City Attorney

**LEGACY RIDGE PRELIMINARY MAJOR SUBDIVISION
PLANNING FILE SUB15-001
SEPA MITIGATION AND CONDITIONS OF APPROVAL**

- WATER QUALITY

All site construction shall be conducted in compliance with the 2012 WSDOE Stormwater Manual for Western Washington, as amended in 2014.

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington and is subject to enforcement action.

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State. This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and
3. Any site construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Matthew Morris with the SWRO, Toxics Cleanup Program at (360) 407-7529.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at:

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

- AIR

Potential air impacts shall be mitigated by watering the site as necessary, utilizing dust suppression options and techniques described in the WA Department of Ecology publication # 96-433, 2016.

- ENVIRONMENTAL HEALTH-NOISE

To mitigate the potential for noise impacts to surrounding properties, construction activities through complete buildout of this proposed development shall be limited from 7:30 am to 7:00 pm Monday through Saturday.

- ANIMALS

It shall be the responsibility of the applicant to take all necessary steps to prevent the incidental taking of protected species under the Endangered Species Act through habitat modification or degradation during the life of the project or development authorized by this permit or approval. The applicant shall notify the City through Its Public Works Director or designee and the Federal Agencies with responsibility for enforcement of the Endangered Species Act immediately, in the event of damage or degradation to Endangered Species habitat by or from the project or the development subject to this permit or approval. In any such case, the applicant shall, at its sole cost and expense, take all action necessary to prevent the furtherance of the damage or degradation and to restore the habitat as required by the Federal, State, and local agencies with jurisdiction.

- HISTORICAL AND CULTURAL RESOURCES

In response to Washington Department of Archaeology & Historic Preservation (DAHP) comments, the proponent shall work with the DAHP in performing an archaeological survey. While there are currently no known archaeological resources on this site, in the event archaeological artifacts are uncovered during construction, activity shall be halted immediately, and the State Historic Preservation Office and local Tribes shall be contacted. The applicant shall follow the applicable sections of the *Inadvertent Archaeological and Historic Resources Discovery Plan for Sequim, WA* (Copy available at the City of Sequim Department of Community Development).

- TRANSPORTATION

Prior to final subdivision approval, the applicant shall submit final construction plans for review and approval by the City of Sequim Public Works Department. In accordance with SMC 17.20.040, the plan shall demonstrate to the satisfaction of the City engineer, that curb, gutter, sidewalk, trail connections, transit stops, streets, storm drainage, sanitary sewer lines, water lines and other utilities as required, will be installed at the expense of the applicant and meet city specifications and applicable ordinances.

DEPARTMENT OF COMMUNITY DEVELOPMENT CONDITIONS OF APPROVAL

1. Within five years following approval of a preliminary major subdivision, or as otherwise stipulated in RCW 58.17.140, a final plat shall be submitted to the City for review and approval. Two, one-year extensions may be granted by the City Council.
2. The development of the site shall be in conformance with the revised Preliminary Plat drawings received May 6, 2019 (as conditioned, herein) and attached as [Exhibit 4], and the SEPA Mitigation Conditions and Conditions of Approval, and as approved by the Sequim City Council.
3. All lots shall be between 5400 and 14,500 square feet in area on the final plat.
4. Development of the lots shall comply with SMC 18.20.050, or as subsequently amended, for setbacks, building lot coverage, and building height.
5. A final subdivision map must be approved by the City prior to recording. An electronic version of the final map shall be submitted to the City of Sequim DCD. The electronic version can be sent to the City in an AutoCAD file.
6. After recordation of the final map with the Clallam County Auditor, three copies of the recorded map shall be returned to the City of Sequim's Department of Community Development.
7. The responsibility for the maintenance and operation of any common facilities including, but not limited to private drainage facilities, private open space, parks, and landscape areas/buffers, shall be determined prior to final plat approval. Said facilities may be maintained and operated by the land divider, a lot owners' association, a public agency or a private agency consistent with applicable state requirements. Any maintenance obligations shall be noted on the final plat.
8. If said common facilities are to be owned and managed by a lot owners' association, said lot owner's association shall be established prior to final approval. The association is responsible for operating and maintaining all common facilities that have been dedicated or deeded to it by the land divider. The by-laws of the association shall authorize, at a minimum, the following responsibilities and authorities:
 - To enforce covenants and conditions required by Title 17 SMC, or in the lot owner's association.
 - To levy and collect assessments against all lots to adequately accomplish the association's responsibilities.
 - To collect money from unit owners to finance future improvements.
 - To collect delinquent assessments through the courts, including money to pay for the costs of court action.
 - To enter into contracts to build, maintain and manage common facilities required by the Sequim Municipal Code.
 - To allow amendments to the by-laws for improvements required by Title 17 SMC which may or may not require a plat alteration to be submitted, approved and finalized in accordance with Title 17 SMC.

9. If a Home Owners Association is formed, the final plat shall include a statement which requires indefinite existence of the association and automatic membership in the association upon assumption of ownership of a lot within the plat. The Association by-laws shall be submitted and approved by the City prior to final plat approval. The by-laws required for this section shall be separate from any by-laws or private covenants established by the subdivider. Any private covenants or restrictions proposed by the subdivider shall not be included with any requirements set forth by the Sequim Municipal Code.
10. The CC&Rs document will be provided with the final plat submittal. The City's review and approval of the CC&Rs document does not mean the City will assume any responsibility for enforcing private covenants between the lot owners nor maintaining any roads or other amenities not specifically dedicated to the City on the public's behalf.
11. The applicant shall coordinate with the U.S. Postal service for the provision of mail boxes.
12. A final landscaping plan shall be submitted with the final plat application. The plan shall address required street trees, right-of-way landscaping and any other areas in common ownership of the homeowners. The final plan shall also demonstrate compliance with the applicable sections of SMC 18.24.130(A). The final landscape plan is subject to review and approval by the City's Department of Community Development and the Public Works and Engineering Departments.
13. Reasonable landscaping should be provided at the site entrances, in public areas, and adjacent to buildings. The type and amount of landscaping shall be allowed to vary consistent with the type of development and the requirements of the zoning district.
14. Landscaping materials shall be those which best serve the intended function, and shall be appropriate for the soil and other environmental conditions of the site. Drought-tolerant, low water plant materials shall be encouraged.
15. Maintenance of all landscape areas shall comply with Section 18.22 of the SMC.
16. Any onsite wells or septic systems shall be removed/decommissioned in each phase in accordance with the requirements of the Clallam County Health District, prior to approval and recording of each phase's final plat.
17. All fire hydrants must have two (2) 2-1/2" NST ports and one (1) 5" Storz fitting steamer port.
18. Any future signage will require separate review by the Department of Community Development, at which time it will be reviewed for compliance with the city's sign regulations.
19. All mitigations measures in the Final MDNS shall be conditions for the Legacy Preliminary Major Subdivision (SUB15-001).
20. The use of Reservoir Road by construction vehicles and equipment shall be prohibited. This limitation shall apply to construction equipment and vehicles greater than one ton, which will then be permitted via Happy Valley Road from the south, or up the new South 7th Avenue from the north. Site and home construction worker daily driver vehicles under one ton may be allowed to use Reservoir Road, a City street.

21. Bonding in accordance with SMC 17.64.010 A. shall be posted to ensure completion of all improvements required under this approval, but not yet installed or provided.
22. The proponent shall satisfy any conditions set forth by the Department of Archeology and Historic Preservation and the Department of Ecology in their comments provided in response to notice of this proposal.
23. Prior to final plat approval, the proponent shall satisfy the conditions set forth by the Public Works Department in their comments dated July 5, 2019 (Exhibit 7.a.), as modified through the final plat submittal and construction site plan process as follows:

PUBLIC WORKS DEPARTMENT CONDITIONS

(Cited comments are provided in Exhibit 7.a)

Water

1. Provide a water system to serve the subdivision in accordance with City of Sequim design standards for materials, sizing, pressure, reliability, redundancy, fire and life safety. Submit drawings for approval prior to construction showing location of all facilities and lines. If water is to be supplied by Clallam County PUD then the following conditions (2 through 4) must be met.
2. Prior to Final Plat approval, install, test and commission standby generators of adequate size and operating capacity at Clallam County PUD Booster Pump Station Number 1, Booster Pump Station Number 2 and Loma Vista Wells sites. (PW Comment 53)
3. Prior to Final Plat approval, install, test and commission multiple (redundant) pumping capability at Booster Pump Station Number 2, to supply the maximum day demand of the service area when the largest pump is out of service. (PW Comment 53)
4. Prior to Final Plat approval, replace existing 6-inch and 4-inch transmission mains serving Legacy Ridge with 8-inch diameter mains meeting City of Sequim Development Standards. (PW Comment 53)
5. Dedicate and record a water main easement, 15 feet minimum, to Clallam County Public Utility District for the water main distribution system. (PW Comment 50)
6. Provide ductile iron resilient seated gate valves, spaced no more than 1000 feet or midblock; three valves at tees, four valves at crosses and on six-inch service lines to hydrants (PW Comment 46)
7. Provide air-vacuum assemblies at all isolated high points in the system. (PW Comment 47)
8. Provide blow off assemblies at all isolated low points in the system and at dead ends. (PW Comment 48)
9. Provide a minimum of 3'-6" cover over all eight-inch or less sized water mains except 4'-0" in easements. (PW Comment 49)

10. In addition to AWWA acceptance testing, developer to perform hydrant testing following construction of water distribution system to demonstrate available fire flow (1000 gpm, 1 hr, with 20 psi minimum at services with operation, equalizing, and fire suppression storage volumes depleted) during maximum day demand. (PW Comment 52)
11. Utility castings shall be located outside of bike lanes. (PW Comment 56)

Stormwater

12. Reference Sheet C2.0 of the Preliminary Plat Drawings. Prior to Final Plat approval, the emergency overflow SDMH #4, Catch Basin #2 and #3 in Tract A shall be directed to the existing drainage way on the east side of South 7th Avenue. The existing drainage way shall be regraded to ensure flow to the north. As shown, the overflow is discharging into an infiltration system serving Comfort Way that is not hydraulically connected to a ditch or piped conveyance system flowing to the West.
13. Reference Sheet C2.1 of the Preliminary Plat Drawings. Prior to Final Plat application submission, submit legal documentation giving permission to connect overflow piping from Catch Basin #10 to the adjacent property to the north adjacent to the southwest stormwater detention facility located in Tract O. Submit engineering calculations verifying the adequacy of the receiving facility located on adjacent property to accommodate the overflow from the southwest stormwater detention facility. (PW Comment 20)
14. Provide information (design) regarding orifice sizing in the control structure, overflow structure, and emergency overflow. (PW Comment 13 & 14)
15. The maximum area in square feet of hard surface allowed and any installed BMP's shall be recorded on the Final Plat for each residential lot. (PW Comment 24)
16. Prior to Final Plat approval, a stormwater management agreement demonstrating the maintenance obligations of the Homeowners Association shall be submitted to the City for review and approval. (PW Comment 4)
17. Provide internal and external wall stability calculations for the cut wall in the detention/wet pond. (PW Comment 19)
18. The aesthetics of the north facing ecology block wall does not fit the neighborhood context. Provide a context sensitive design that results in a pond that is natural in appearance. (PW Comment 20)
19. Provide profile and invert information for SDMH #13 to #17. Provide detail for steep slope restraint of the above ground pipe. (PW Comment 22)
20. Stormwater management shall meet the requirements of SMC 13.108. A Stormwater site plan must be submitted with the Site Construction Permit application(s). (General Condition)
21. All site construction shall be conducted in compliance with the 2012 WSDOE Stormwater Management Manual for Western Washington, as amended in 2014. (General Condition)

22. A Certified Erosion and Sediment Control Lead (CESCL) must be provided by the applicant for project oversight during all land disturbing activities, per the 2012 WSDOE Stormwater Management Manual for Western Washington, as amended in 2014, Best Management Practice (BMP) C160. (General Condition)
23. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the State. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants. Any discharge of sediment-laden run off or other pollutants to waters of the State is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface waters of the State of Washington and is subject to enforcement action.

The following construction activities require coverage under the Construction Stormwater General Permit

- a. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and
- b. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State. This includes forest practices (including, but not limited to, Class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and
- c. Any size construction activity discharging stormwater to waters of the State that Ecology:
 1. Determines to be a significant contributor of pollutants to waters of the State of Washington,
 2. Reasonably expects to cause a violation of any water quality standard.

If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, Contact Matthew Morris with the SWRO, Toxics Cleanup Program at (360) 407-7529.

If there are known soil/ground water contaminants present on site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at:

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of first public notice. (General Condition)

Streets

24. Prior to Final Plat approval, easements and maintenance agreements for shared driveways shall be provided and recorded. (PW Comment 37)
25. At such time the westerly property seeks to develop, efforts shall be made to evaluate the feasibility of establishing an east-west roadway connection to Roadway D of Legacy Ridge. (DCD Comment 6c)
26. Provide horizontal stopping sight distance calculation for S 7th Ave for a 25 MPH posted/design speed per WSDOT or AASHTO design manual criteria. (PW Comment 30)
27. Sight distances at intersections shall be as required by AASHTO T 9-6. (PW Comment 32)
28. Provide pavement section design recommendation. (PW Comment 16)
29. All lots located along 7th Avenue shall have shared driveway access. Provide easement dedication and maintenance agreement. (PW Comment 37)
30. Provide a signing and striping (channelization) plan. (PW Comment 43)
31. Pedestrian scale lighting using the City of Sequim standard luminaire is required for local roads and South 7th Avenue. (PW Comment 44)
32. Cast iron detectable warning plates must be installed at all ADA curb ramps.

General Public Works Conditions

33. City approval of detailed construction plans for the project and all public infrastructure is required for a Site/Right-of-Way Construction Permit. Plans must be signed and sealed by a professional registered engineer licensed in the State of Washington. All improvements must meet or exceed the City of Sequim Development codes, ordinances and standards. (General Condition)
34. Construction hours and conditions shall be approved by the Public Works Department as a condition of Site Construction Permit issuance. (General Condition)
35. The City or its Agent including but not limited to an independent inspector and/or a material tester shall have full access to the site during construction for the purpose of inspecting and testing to verify conformance to the approved Site Construction Plans, Specifications (current version of the WSDOT Standard Specifications), and City Standards. Inspections will be ongoing through the duration of the project. Testing frequencies will be at a minimum the frequency included in the Specifications. (General Condition)
36. All materials to be permanently incorporated into the project components that are to be dedicated to the City require approval by the City. (General Condition)
37. Upon completion of construction and prior to acceptance, the approved construction drawings shall be corrected to reflect "As-Built" conditions by the Engineer of Record and shall be returned to the City. The record drawing submittal shall include a .pdf file on electronic media and the required signatures.

For drawings created in electronic form, the submittal shall also include an AutoCAD file version 14.0 or higher of the "As-Built" drawings on electronic media. The file shall be in Washington State Plane (North Zone) coordinate system, NAD 83 datum, NAVD 88, in U.S. feet. (General Condition)

38. Follow the requirements of the City of Sequim's Inadvertent Discovery Plan (IDP).
39. Transportation and Parks Impact fees and Sewer and Water General Facilities Charges (GFC) will be collected at the time of building permit issuance for each lot. The applicant is eligible to receive a credit for Transportation Impact Fees in accordance with SMC 22.04.050 for the construction of South 7th Avenue and associated infrastructure including but not limited to street improvements, curb and gutter, landscaping, sidewalk, stormwater facilities, and pedestrian scale lighting. (General Condition)
40. Street lighting design shall be submitted to the City of Sequim Planning and Public Works Departments and shall be in conformance with examples identified in the City of Sequim Streetscape Manual. Street lighting shall include: Dark-sky compliant, 12' Nevada style pedestrian scale lights consistent with the City of Sequim standard street light are required along frontage improvements to 7th Avenue and internal streets serving the development.
41. All plans submitted for final approval shall be titled:

*CITY OF SEQUIM, MAJOR PRELIMINARY SUBDIVISION (SUB 15-001)
FOR:
Legacy Ridge
IN SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M.
CITY OF SEQUIM, CLALLAM COUNTY*

DCD Comments

42. Provide a letter of approval from Highland Irrigation District in support of the design and easements shown on the Preliminary Plat (DCD Comment 24).
43. Provide landscaping plans for mitigation areas consistent with Section 9 of the Critical Areas Report. (Comment 2, Section C, Comment June 2018).
44. Root Guards are required for street trees planted in the public right-of-way or adjacent sidewalk.

The City maintains the authority to reasonably amend any conditions to ensure that all improvements serve to achieve consistency with the Sequim Capital Improvement Program.