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**BOUNDARY LINE ADJUSTMENT  
(BLA20-005)  
*Olympic Medical Center  
Boundary Line Adjustment (2 lots)***

**FINDINGS (F) CONCLUSIONS (C)  
Notice of Decision (NOD) and Determination of Completeness (DOC)  
February 9, 2021**

**PROJECT DESCRIPTION:** A proposed Boundary Line Adjustment between two (2) parcels referenced as follows:

033018-430120 “Parcel A” of the proposed Boundary Line Adjustment, being Parcel C of the Public Hospital District Survey filed with the Clallam County Auditor under Volume 48, Page 60, Record of Surveys, Auditor’s File No. 2002-1076712, situated within the SE ¼ of Section 18, Township 30 North, Range 03 West, W.M., all within the incorporated city limits of Sequim, Washington.

033014-439110075 “Parcel B” of the proposed Boundary Line Adjustment, being Parcel C of the Boundary Line Adjustment/Lot Merger for PC Investments, Inc, filed with the Clallam County Auditor under Volume 48, Page 81, Record of Surveys, Auditor’s File No. 2002-1078600 situated within the SE ¼ of Section 18, Township 30 North, Range 03 West, W.M., within the incorporated city limits of Sequim, Washington.

Proposal Description: The applicant, Olympic Medical Center, is requesting approval to adjust the common boundary between two (2) parcels (referenced above) as provided on the submitted boundary line adjustment application and described herein. Parcel A and Parcel B are both currently undeveloped.

**Application Received:** December 16, 2020.

**Application Determination of Completeness (DOC):** December 18, 2020.

**Existing Lot Area Calculations:**

“Parcel A” = 3.91 acres.

“Parcel B” = 4.83 acres.

**Area After Adjustment Lot Calculations:**

“Parcel A” = 5.96 acres.

“Parcel B” = 2.78 acres.

**Location / Legal Description:** The two parcels are within the southeast quarter of Section 18, Township 30 North, Range 03 West, W.M., as described above.

**Findings of Fact:**

- No additional lot, tract, parcel, site, or division will be created.
- No lot, tract, parcel, site or division which does not meet the building lot criteria for dimensions and area within a zoning district is created.
- No lot line or boundary line subject to adjustment is realigned equal to or more than 90 degrees from its pre-existing configuration is created.

The adjusted common boundary between Parcels A and B will be 86.54 degrees from its pre-existing configuration. Therefore, the proposal satisfies this criterion for boundary line adjustment approval.

- The total area involved in the lot line adjustment is no greater than one-half of the area of the largest lot to be adjusted. Parcel B, the largest lot to be adjusted, before the adjustment is 4.83 acres and will be reduced to 2.78 acres after the adjustment (approximately 42 percent reduction).
- The cumulative effect of the proposed boundary and/or lot line adjustment and all previous boundary and lot line adjustments involving any of the subject properties would not serve to erode the purpose of this title and Chapter 58.17 RCW.

Parcel A and Parcel B are located within the “Lifestyle District” (LD) zone, and the Lifestyle District (DD) Comprehensive Plan Land Use Designation. No environmental impacts, zoning, or land use conflicts will result from this boundary line adjustment.

- The health, safety and welfare of the public will not be impacted by this action.

**Conclusions:**

The boundary line adjustment is consistent with the Comprehensive Plan. The boundary line adjustment is a qualified exemption under the Revised Code of Washington.

**Approval:**

Whereas, the proposal is in conformance with the zoning and regulatory requirements of the City of Sequim and the Revised Code of Washington, BLA20-005, as described above is **approved** subject to the following conditions:

**Conditions:**

1. A mylar record of survey, prepared by a licensed surveyor, signed by the Community Development Director and titled “*BOUNDARY LINE ADJUSTMENT BLA20-005 Olympic Medical Center.*”, along with new legal descriptions for the subject lots shall be recorded with the Clallam County Auditor **within ninety (90) days** from the date of this approval. **If the new survey is not recorded within 90 days, the approval shall become null and void.**
2. Three copies of the recorded survey and documents shall be submitted to the City of Sequim Department of Community Development.
3. The final map shall include the statement that the adjustment has been made with the free consent and in accordance with the desires of the owner.
4. Old lot lines shall be depicted in a dashed line.
5. The applicant shall submit lot closure calculations with the final map.



2/9/21

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Barry Berezowsky  
Community Development Manager  
Department of Community Development

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Date