

**PRELIMINARY SHORT SUBDIVISION APPROVAL
 DIEP SHORT PLAT**

DATE: September 13, 2021

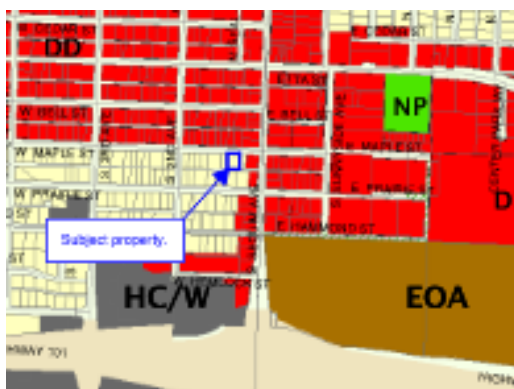
APPLICANT: Trung Diep

REPRESENTATIVE: Brian Cays – Olympic Peninsula Drafting and Surveying, Inc.

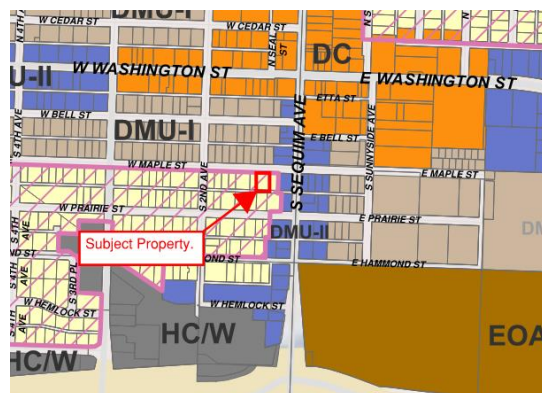
PROPOSAL: Short subdivision of approximately 0.27 acres (11,872 square feet) of property into two lots was deemed complete on June 22, 2021. The property is situated adjacent to the south side of the W. Maple Street right-of-way in the “Single Family Residential” (R4-8) zone. As submitted, proposed Lots A and B would be approximately 5,623 sq. ft., and 6,248 sq. ft. in area, respectively.

FILE REFERENCE: SHP21-003

PROPERTY LOCATION: Described as “Lots 4 and 5, Block 5, First Plat of the Townsite of Sequim, Clallam County, Washington, according to the Plat thereof, recorded in Volume 3 of Plats, Page 90; located at 135 W. Maple Street, Sequim, Washington” - Clallam County Assessor’s tax parcel number 033019-500504.



Comprehensive Plan Future Land Use Map



Zoning Map

Applicant submitted the application on May 25, 2021, which was deemed complete for further processing on June 22, 2021. The City has reviewed the above proposed short subdivision of property in the City of Sequim for compliance with the City of Sequim Comprehensive Plan and Municipal Code as provided by the findings herein. In consideration of comments from City staff, other agencies, and interested individuals, the following determination was made:

Minor Subdivision SHP21-003 is hereby:

_____ APPROVED.

_____ DENIED.

XXX APPROVED WITH CONDITIONS

This decision is based on the preliminary map, application, and other supporting materials including the City of Sequim Comprehensive Plan and the attached Findings, Conclusions and Special Conditions.

Preliminary [minor] subdivision approvals are valid for a period of five (5) years, per Section 17.20.080, SMC. Two, one-year extensions may be requested in writing prior to the expiration date, however, the City may change or add conditions in accordance with new development regulations, including zoning, as a result of permit approval extension. A final map must be approved by the City.

The administrative decision on this project may be appealed to the City of Sequim City Council within 21 calendar days of the date of the final decision per Section 20.01.240, SMC.



For: Barry Berezowsky, Director
Department of Community Development

September 24, 2021
Date

FINDINGS, CONCLUSIONS AND SPECIAL CONDITIONS
Trung Diep Minor [Short] Subdivision

FINDINGS

- 1) The subject property is zoned "Single Family Residential" (R 4-8) and designated as "Single Family Residential" (SFR) in the City's Comprehensive Plan land use designation.
- 2) The property is currently developed with a single-family residence and garage that is located along the east boundary of the property. The single-family residence is located on proposed Parcel B and the existing garage is located on proposed Parcel A

- 3) SMC 18.59.010A, in relevant part, provides as follows:

All accessory uses and structures shall meet the following requirements:

2. Be operated and maintained under the same ownership and use as the primary use or structure except as provided herein;
 3. Be located on the same lot as the related primary use;
 4. Not be erected prior to the occupancy of the primary use or structure; and
- 4) Both proposed lots will have access to a public street (W. Maple Street and abutting alley).
 - 5) There are no known or mapped critical areas on or within 300 feet of the subject property.

- 6) The proposed lots will be served by City water and City sewer.
- 7) The project is not in a flood hazard zone.
- 8) There is no proposed phasing for the project.
- 9) When the lots are developed, stormwater will be managed on site in compliance with SMC Chapter 13.108 as now exacted or amended and the 2012 Stormwater Management Manual for Western Washington (SWMMWW), as amended in 2014.
- 10) The preliminary minor subdivision application was received on May 25, 2021, and determined complete for further processing on June 22, 2021. Public Notice was mailed to property owners in the vicinity on July 15, 2021, publicized in the Peninsula Daily News on July 16, 2021, and posted on the property on July 16, 2021, as required by Chapter 20.01 SMC. The City of Sequim Public Works and Engineering Department responded to the request in their comments provided as an attachment to this decision.
- 7) This proposed two (2) lot short subdivision is not a further subdivision of a lot platted within the last five years under RCW 58.17, does not contain wetlands or tidelands, and is not abutting a shoreline.

CONCLUSIONS

- 1) The proposed minor subdivision is in conformance with the "Single Family Residential" (SFR) Comprehensive Plan designation and the "Single Family Residential" (R 4-8) zoning district.
- 2) The proposed residential lot sizes would be approximately as follows:
"Lot 1" (Parcel A): 5,623.72 Square Feet (0.13 acres).
"Lot 2" (Parcel B): 6,248.75 Square Feet (0.14 acres).
- 3) The requirements of RCW 58.17 have been met.
- 4) The public interest will be served by the proposal.
- 5) This proposed short subdivision is categorically exempt from environmental review pursuant to WAC 197-11-800(6)(d).
- 6) SMC 18.59.010(A)(4) prohibits the presence of a garage (accessory structure) on a lot without a primary residential use. Approval of a short plat cannot result in the creation of a legal non-conformity as per RCW 58.17.195.

CONDITIONS OF APPROVAL: SHP21-003

- 1) This preliminary short subdivision approval shall expire within five (5) years unless a proposed final short plat, in proper form, is submitted to the City Department of Community Development. Up to two one-year extensions may be granted.

- 2) Before final short plat approval, the existing garage on proposed Lot 1 must be removed or otherwise converted to an allowed primary use.
- 3) Parcels A and B on the preliminary short plat shall be labeled on the final short plat as Lots 1 and 2 respectively.
- 4) A final map shall be submitted, reviewed, and approved by the City prior to recording with the Clallam County Auditor's office. Upon recording, the applicant shall submit three copies of the recorded final plat to the Department of Community Development.
- 5) All dedications of land and/or easements shall be clearly and precisely indicated on the face of the final plat.
- 6) Unless otherwise waived or modified by the Public Works Director, the applicant shall satisfy the conditions of the Public Works Department as provided in their comments provided as an attachment to this decision.
 1. Before construction, construction plans consistent with City of Sequim standards, including as applicable, stormwater plans, clearing and grading, site utility/infrastructure improvements, road improvements, landscaping and other plans and/or information required by the Community Development or Public Works Departments must be submitted for review and approval. All design and construction must comply with the Sequim Municipal Code and the Sequim Street Standards.
- 7) The face of final short plat [map] shall include the following notes:
 - a. **Development of the individual lots in this short plat will be subject to any requirements for installation of infrastructure improvements including, but not necessarily limited to curb, gutter, sidewalk, trail connections, transit stops, streets, storm drainage, sanitary sewer lines, water lines and other utilities at the expense of the landowner.**
 - b. **City approval of this minor subdivision does not automatically dedicate the use of water, sewer, stormwater, solid waste disposal or other utilities of the city, unless specifically provided for in the preliminary plat approvals, or in an approved development agreement. Potential purchasers of the property should be advised to contact the city for information regarding assessments and fees for utility services.**
 - c. **It shall be noted on the face of the final short plat: "All building downspouts and drains from all impervious surfaces such as patios and driveways shall be connected to an on-site stormwater infiltration drainage system". Any application for building permit shall comply with the requirements of the Department of Ecology Stormwater Management Manual for Western Washington, 2014 as adopted or amended by SMC 13.108. All connections of the drains shall be constructed with as-builts submitted and approved by the city prior to final building inspection and approval/occupancy.**

8) All plans submitted for final approval shall be titled:

**CITY OF SEQUIM FINAL MINOR SUBDIVISION SHP21-003 FOR:
TRUNG DIEP
IN SECTION 19, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M.
CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON**

APPEALS: This decision may be appealed by filing an appeal consistent with SMC 20.01.240 within twenty-one (21) days after the decision to the Dept. of Community Development, located at 152 W. Cedar St. All appeals of this decision must be filed by 4:00 P.M. on October 15, 2021. THERE IS A \$600.00 FEE TO APPEAL THIS DETERMINATION.

If a Type A-2 decision is appealed, an open record public hearing will be held before the Hearing Examiner consistent with the requirements of SMC 20.01.200.

If you have any questions or need additional information, please contact Tim Woolett at 360-582-2476 or at twoolett@sequimwa.gov.

Attached:

Preliminary Short Subdivision Map
Public Works Comments