

CITY OF SEQUIM PLANNING COMMISSION STAFF REPORT

MARINER’S OUTLOOK III - PRELIMINARY SUBDIVISION

PLANNING FILE SUB 21-001

PUBLIC MEETING DATE: MARCH 15, 2022



<p>Owner/Applicant: North Andrew Unkefer, Mariners Investors LTD, c/o Multiprop, Inc, 6676 Gunpark Drive, Ste D, Boulder CO 80301.</p> <p>Project Lead: Tracy Gudgel, Zenovic and Associates, 301 East 6th Street, Suite 1, Port Angeles, WA 98362.</p> <p>Staff Contact: Tim Woolett, Senior Planner twoolett@sequimwa.gov 360-582-2476.</p>	<p>Property Location: The 28.12-acre project site consists of seven Assessor’s Parcels located west of West Sequim Bay Road with the majority of the property situated on the north and west sides of Mariner’s View Drive and a 0.74-acre portion of the property situated east of Mariner’s View Drive, all within Section 27, Township 30 N. Range 3 W., W.M. Clallam County, Washington; identified as Clallam County Assessor’s Parcels No. 033027-239050, 033027-249080, 033027-210050, 033027-210125, 033027-210130, 033027-210140, and 033027-210180.</p>	<p>Public Comment: The project was noticed per Title 20 of the SMC. As of the published date of this report, Comments received from the public have been included as [Exhibit 8].</p> <p>Recommendation: Approval as conditioned.</p> <p>Action: The Planning Commission hereby recommends: Approval to the City Council, of the Mariner’s Outlook III Preliminary Subdivision application (file No. SUB 21-001).</p>
--	--	---

1. PROJECT SUMMARY

1. a. Project Description: A proposed preliminary subdivision application to develop 82 single family residential lots 28.12 acres of property currently zoned “Single Family Residential” (R 4-8). The project is proposed to be developed in four phases: Phase 1, Lots 1-25; Phase 2, Lots 26-52; Phase 3, Lots 53-68; and Phase 4, Lots 69-82. The development will include the installation of public streets and utilities to City of Sequim standards that will serve the proposed residential lots. Access to the proposed

subdivision will be from two points of access off West Sequim Bay Road, one of which being the existing Mariner's View Drive.

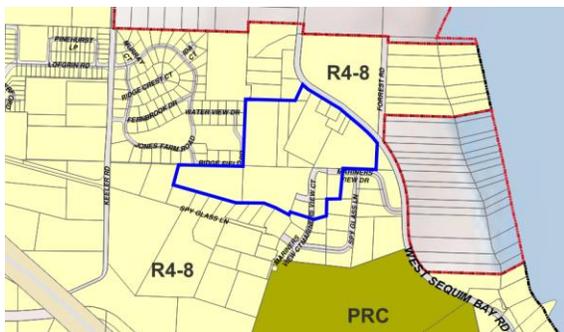
1. b Previous Actions: The property has been subject to the following previous action:

- **August 27, 2021:** Major Preliminary Subdivision application submitted to the City for review.
- **September 24, 2021:** Notice of complete application issued.
- **November 12, 2019:** Notice to suspend process pending receipt of additional information.
- **February 7, 2022:** Notice of complete application and resumption of process following submittal of additional information.
- **February 28, 2022:** SEPA Mitigated Determination of Non-significance (MDNS) issued.
- **February 28, 2022:** Notice of SEPA MDNS, public meeting and public hearing issued.

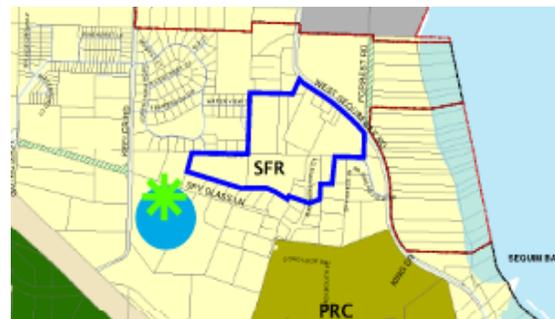
1. c Project Context:

The project is located in the R4-8 zoning district (4 to 8 dwelling units per acre). The City of Sequim Future Land Use Map (FLUM) designates the land single-family residential, which is consistent with the zoning designation for the site [Figure 1]. Zoning in the vicinity of the subject property consists of residential zoned lots in both incorporated and unincorporated areas. The total project area is approximately 28.12 acres, of which will be 19.81 acres of total lot area, 3.22 acres of open space area, and 5.1 acres of city right-of-way area. The net residential density will be 4.14 units per acre which is consistent with the R4-8 zone's minimum requirement of 4 units per net acre.

FIGURE 1
ZONING / COMP. PLAN DESIGNATION

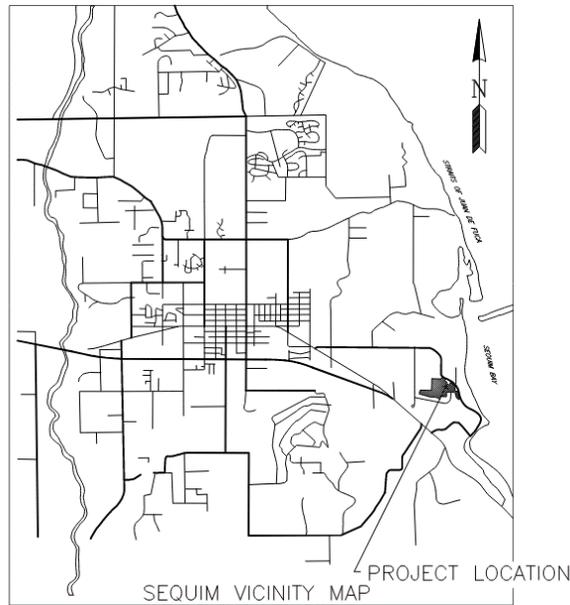


Zoning Map
R 4-8



Comprehensive Plan Future Land Use Map
SFR

FIGURE 2



The site consists of seven parcels covering an area of approximately 28.12 acres. Elevations throughout the site range from approximately 110 feet to 230 feet. The site generally slopes gently down to the east from approximately 3 degree (5 percent) to 6 degrees (10 percent). On the eastern edge of the site, the slope increases to approximately 7 degrees (13 percent) to 9 degrees (15 percent). A northern facing slope runs along the southern edge of the site which appears to range from approximately 10 degrees (18 percent) to 12 degrees (22 percent). The northwest corner of the site is situated on an east facing slope that ranges from 9 degrees (15 percent) to 11 degrees (20 percent).

The majority of the site is currently undeveloped and covered with tall grass with some trees scattered throughout the site. The project site is bordered by single family residences to the north, south and west, and West Sequim Bay Road to the east.

FIGURE 3
PRELIMINARY PLAT LAYOUT



1. d Supporting Studies:

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. Geotechnical Engineering Investigation, Proposed Mariner's Outlook-Phase I [*sic*], July 26, 2021; prepared by Zenovic and Associates
2. Mariner's Outlook Traffic Impact Analysis, October 19, 2018; prepared by Jake Traffic Engineering, Inc.
3. Preliminary Stormwater Control Plan for Mariner's Outlook-Phase III, August 3, 2021; prepared by Zenovic and Associates, Inc.
4. Non-Wetland Discovery and Documentation for Parcel No. 033027-21-0180 as Pre-Condition for Mariners Investors Proposed Major Subdivision; Prepared by W. David Loggy, Loggy Soil and Wetland Consulting, November, 2018.
5. Mariner's Outlook Phase 3-Cedar Ridge Sewer Lift Station Analysis, August 2, 2021; prepared by Scott Headrick, P.E., Zenovic and Associates.
6. Cultural Resource Assessment of the Proposed Mariner Outlook, Phase III, Residential Subdivision, Sequim, Clallam County, Washington; prepared by Garth L. Baldwin, M.A., RPA 16248; Simon I. Schultheis, B.A.; and James Schumacher, M.A.; February 24, 2022.

2. STAFF DISCUSSION/ANALYSIS:

SUBDIVISION FINDINGS AND CONCLUSIONS

2. a Zoning, Land Use, Density & Development Standards

Discussion: The project site's future land use designation as identified in the 2015-2035 Comprehensive Plan is Single-Family Residential (SFR/R4-8). The following zoning and development standards are established in SMC Chapters 18.44 Bulk and Dimensional Requirements, 18.22 Development Standards, 18.20 Purposes of Districts, and 18.48 Off-Street Parking.

- Property Size: According to Clallam County records, the subject property is approximately 28.12 acres in area (gross). As indicated on the submitted plans [Exhibit 2], the proposed residential lot area is approximately 19.81 acres.
- Current Land Use: The subject property is currently undeveloped.
- R4-8 Single-Family Residential: The purpose of the R4-8 zoning district is to provide land for districts of detached, single-family homes within the city. The R4-8 zone provides for consistency and predictability in single-family neighborhoods. According to SMC 18.20.050, new subdivisions are required to produce a minimum of four dwelling units per net acre. The minimum number of units may be reduced based on the presence of critical areas.

SINGLE-FAMILY RESIDENCE – R4-8	Zone Intent: The R4-8 zoning district is to provide land for districts of detached, single-family homes within the city. The R4-8 zone provides for consistency and predictability in the character of single-family neighborhoods. New subdivisions shall provide a minimum of four dwelling units per net acre.							
	PERMITTED USES	Lot Size Standard	General Development Standards					Site Requirements
			Maximum Height	Minimum Front Yard	Minimum Side / Rear Yard	Maximum Lot Coverage	Required Parking	
	Residences (Detached)	Min. lot size – 5,400 sf Max. lot size – 14,500 sf *	25 feet, except 18 ft in Central Height District	15 feet	Side: 6' each side; or 12' one side only if zero-lot-line development. Rear: 15'	40% lots 10,000 sf and larger; increases by 0.4% for each 100 sf of lot area less than 10,000 sf	2 spaces / residence	Site plan review per SMC 18.22
Public Facilities and Services	None	25' or as determined by Conditional Use Permit	Major: As determined by Major CUP Minor: 20'	See SMC 18.48.050	Site plan review per SMC 18.22; Fencing per SMC 18.24.140			
Communication Facilities / Towers <small>(See SMC 18.61 for Wireless Communications)</small>	None	150 feet	2 times the height of a tower, antenna, dish; 50' for all other facilities	None	Fencing per SMC 18.24.140			
ACCESSORY USES AND STRUCTURES: See SMC 18.59 ACCESSORY DWELLING UNIT: See SMC 18.66 HOME OCCUPATION: See SMC 18.67								
CONDITIONAL USES: Major: Parks other than mini-parks; public schools; libraries; community centers; police and fire stations; power substations; Minor: Mini-parks, minor Public Facilities.								
18.20.050	NOTES: THESE TABLES ARE INTENDED TO REPLACE ZONING AND BULK AND DIMENSIONAL STANDARDS ONLY. REFERENCES TO OTHER SMC TITLES OR CHAPTERS ARE FOR ILLUSTRATIVE PURPOSES ONLY. SPECIFIC REQUIREMENTS MAY VARY AND DEPEND UPON THE PROJECT SUBMITTED. Regulation of building heights is related to these policies of the Sequim Comprehensive Plan: Land Use Chapter LU 3.2.4, 3.2.5, and 3.2.7. Also see SMC 18.08.020, Definitions, for method of measurement of building height. A subdivision may create one remainder lot large enough to be further subdivided in the future, based on the minimum lot size requirements of the applicable residential zone and the remainder lot shall not prevent a future subdivision from occurring that meets all of the city's lot dimensional requirements and density.							

- **Lot size and Density:** The proposed lot sizes and density would be consistent with SMC 18.20.050. The proposed net residential density is 4.14 units per acre. Proposed lot sizes are addressed below.
- **Building Height:** The maximum building height allowance is 25 feet. The building permit review process will ensure that no building will exceed the 25-foot height limitation. Therefore, the proposed project complies with SMC 18.20.050.
- **Lot Size Range:** Lots within the R4-8 zone have lot size range of a minimum of 5,400 square feet and a maximum of 14,500 square feet. The proposed lots are all within the allowable lot size range; thus, the proposal would be consistent this requirement.
- **Parking:** Single-family residential units are required to have two on-site parking spaces per unit pursuant to SMC 18.48.050(B)(1). The project is proposing driveways to each lot which will also have the required minimum two on-site parking spaces. The availability of on-site parking will be verified with each building permit review, thus ensuring compliance with SMC 18.48.050(B)(1).
- **Lot Coverage (All Structures):** Forty percent for lots 10,000 square feet and larger; that allowance adjusts by 0.4% for each 100 square feet of lot area less than 10,000 square feet. Lot coverage will be reviewed with each building permit application to ensure the lot coverage requirements are met. The proposed project would comply with this requirement [SMC 18.20.050].
- **Signage:** Any subdivision/project signage would need to satisfy the requirements of SMC 18.58 (Sign Code). Any future signage will require separate review by the City's Building Department, at which time it will be reviewed for compliance with the City's sign regulations (SMC 18.58).

- **Buffers:** Based on the wetland determination supported by field data provided in the Non-“Wetland Discovery and Documentation” study by Loggy Soil and Wetland Consulting, there are no regulated wetlands on the site that would require buffers.
- **Open Space & Recreation:** Although the project proponents are proposing 3.22 acres of open space area, open space is not a requirement for residential subdivisions. However, individual lot owners will be required to pay park impact fees at the time of building permit. The fees generated from this project would provide funds for the City’s parks and recreational facility improvements, including, but not limited to, land acquisition, site improvements, necessary off-site improvements, construction, engineering, architectural, permitting, financing, and administrative expenses, applicable impact fees or mitigation costs, capital equipment pertaining to park and recreational facilities, and any other expenses that can be capitalized provided the expenses relate to the parks and recreational facility improvements [SMC 22.12.100 C.].

Staff Finding #1: Staff finds that (with conditions), the Mariner’s Outlook III Subdivision would satisfy the requirements of SMC, Chapter 18 (Zoning) [the bulk and dimensional requirements of SMC 18.20.050, Single-family residence – R4-8 Zone Table]. Setbacks, lot coverage and building height will be reviewed at the time of individual building permit applications for the future homes.

2.b. Environmentally Significant Lands:

The submitted geotechnical report provides that available geologic data indicates that a “Site Design Class D” as per Table 1613.2.5 of the International Building Code is appropriate for this site. All proposed single-family residential building permits are required to satisfy the standards for Site Design Class D at a minimum; therefore, the project would comply with the City of Sequim Critical and Environmentally Sensitive Area Protection regulations. Additional discussion regarding environmentally significant lands is provided above under Open Space and Buffers, and below under *Approval Criterion H* below.

Staff Finding #2: Staff finds that the requirements for single family residential building permit approval will ensure that the proposal would be consistent with SMC 18.80 – CRITICAL AND ENVIRONMENTALLY SENSITIVE AREAS PROTECTION as they apply to seismic hazard areas.

2.c. Preliminary Major Subdivision Plat Approval Process & Criteria:

Major Subdivisions are identified as Type C-2 process in Chapter 20.01.030, Table 2 (SMC), which requires a Planning Commission public meeting and a City Council public hearing. Chapter 17.20.040 of the Sequim Municipal Code (SMC) contains the criteria by which subdivisions are reviewed:

17.20.040 Approval criteria.

The city shall not approve applications for subdivisions unless it is demonstrated by the subdivider that each of the following criteria has been met or will be met:

- A. Each lot resulting from the subdivision shall conform with the comprehensive plan and zoning regulations;**

Staff discussion: The purpose of the R4-8 zoning district is to provide land for districts of detached, single-family homes within the city. The R4-8 zone provides for consistency and predictability in the

character of single-family neighborhoods. New subdivisions shall provide a minimum of four dwelling units per net acre [SMC 18.20.050]. As provided above under Zoning, Land Use, Density & Development Standards, the proposal would satisfy the standards of the current zoning regulations and the goals and policies of the Comprehensive Plan. The zoning regulations provide a minimum four (4) dwelling units per net acre requirement; however, the code does not provide a definition for "net acre". For the purposes of this review net acre shall be considered those areas for residential development outside of the 3.22 acres composed of open space and 5.10 acres for public rights-of-way. According to the plans [Exhibit 2], the proposed lots would be within the minimum 5,400 and maximum 14,500 square-foot lot size requirements for the underlying zone and would satisfy the density requirements of the zone.

Conclusion: The proposed subdivision configuration would be in conformance with the zoning standards (Title 18, SMC) and the applicable provisions for areas designated by the Comprehensive plan for Single Family Residential development and would therefore satisfy this criterion for approval.

B. Each lot shall adjoin a public street or a private street in the subdivision;

Staff discussion: This proposed subdivision will adjoin West Sequim Bay Road and Mariner's View Drive, a public street right-of-way.

The project proposal provides two points of vehicular access to the subdivision, one connection via Mariner's View Drive, and one future connection to West Sequim Bay Road identified on the preliminary subdivision map as Keel Road shown in proposed Phase 2. Subdivisions are required to have two points of access pursuant to SMC 17.32.110 stating that *"Each subdivision must have at least two points of access... For subdivisions with more than four and up to 30 lots, the two points of access may be combined if separated by a minimum 10-foot-wide landscape area and encompass two 20-foot-wide drive lanes."*

Phase 1 would provide 25 lots; thus, a second point of access or combined access would be required. SMC 17.32.110 also provides that *"After considering fire district safety recommendations, one point of access may be approved for subdivisions of less than 10 lots where insufficient land area is available for two access points."* Upon discussing with the Building Department regarding fire safety concerns, there are no fire safety concerns with a single point of access for less than 10 lots and that the Fire District would prefer to avoid the combined access point. Therefore, with the requirement for limiting Phase 1 to no more than 9 lots or building permits issued, a single point of access would be sufficient until such time as Phase 2 develops.

Upon development of Phase 2, the second connection to West Sequim Bay Road (Keel Road) will be required. A project proponent is not compelled to develop all phases of a phased development, nor are they in control of outside forces that may dictate the feasibility of completing the subdivision. Additionally, if all phases are not developed within five years of preliminary approval the approval will expire and the site will remain as last improved. Therefore, each phase must be improved as though it is the final phase prior to its final plat approval.

Conclusion: With the limitation of 9 lots or units on Phase 1 and the requirement to connect West Sequim Bay Road prior to final plat approval of the next Phase, the proposal would satisfy this criterion for approval.

- C. Curb, gutter, sidewalk, trail connections, transit stops, streets, storm drainage, sanitary sewer lines, water lines and other utilities as required shall be installed at the expense of the applicant and meet city specifications and applicable ordinances and the city engineer has certified or approved the proposed plans;**

Staff discussion: The City Engineer reviewed the proposal and provided comments related to traffic impacts, street configurations, impact fees, water, sewer, stormwater utilities and permitting requirements [*Exhibit 7.d*]. As proposed, a new internal public road system would connect with West Sequim Bay Road.

Prior to improvements for final plat approval, a site construction plan for said improvements will be required to be submitted for review and approval by the City Engineer. The plan shall include all applicable designs for the curb, gutter, sidewalks, streets, storm drainage, sanitary sewer lines, water lines, streetlights and all other required utilities which shall be installed at the expense of the applicant, unless a bond is posted to ensure completion pursuant to SMC 17.64. The applicant will also be required to provide for the necessary utility easements and the dedication of streets and other infrastructure to the City upon recording the plat.

Conclusion: As provided above, the proposed development would satisfy this criterion for approval.

- D. The subdivider has provided an easement for utilities transmission services, if necessary;**

Staff discussion: The final plat/site construction review process will ensure that all necessary utility easements will be established and shown on the face of the final plat prior to recording of the map. It will be the applicant's responsibility to demonstrate that all necessary utility transmission easements have been obtained, consistent with City standards.

Conclusion: The final plat review process will ensure that this criterion will be met.

- E. Private property necessary for public use for streets will be dedicated by a deed of dedication acceptable to the city or by preparing a plat to be recorded;**

Staff discussion: All areas to be used by the public are required to be dedicated, conveyed to, and accepted by the city, and all easements which are required as conditions of approval and are granted in a form acceptable to the city.

Conclusion: The final plat review process will ensure that this criterion will be met.

- F. A bond will be posted to ensure completion of those improvements required under these criteria but not yet installed or provided;**

Staff discussion: Pursuant to SMC 17.64.010(A), a final plat and/or final binding site plan shall not be considered for approval unless the applicant has guaranteed to complete all required improvements within a reasonable period consistent with approved working drawings and specifications and has

guaranteed to maintain the improvements until they are accepted by the city. The guarantee of completion and maintenance shall provide that the applicant will reimburse the city for any maintenance work which is required consistent with this chapter upon failure of the applicant to perform such work after receiving due notice from the city. This guarantee shall be by at least one of the three methods established in SMC 17.64.020 and shall be in addition to requirements of SMC 17.64.010 B. Only one method of plat completion guarantee shall be applied for each specific improvement.

Conclusion: The site construction and final plat review process will ensure that this criterion is met through application of the requirements set forth in Chapter 17.64 SMC.

G. Adequate public facilities will be provided, as required by the adopted capital facilities plan. These facilities may include, but not necessarily be limited to, parks, playgrounds, schools, open spaces, transit stops, and trails and trail connections;

Staff discussion: The project is not required to provide any new public facilities such as parks, trails and playgrounds, but will be required to pay park & traffic impact fees (SMC 22.12.110 and SMC 22.04.110) as the individual lots are developed.

Conclusion: This criterion would be satisfied with the single family residential development of the individual lots within this subdivision.

H. All requirements of the environmentally sensitive areas and wetlands sections of the SMC and the State Environmental Policy Act (SEPA) have been met;

Staff discussion: DCD forwarded the proposal and environmental review documents to the City of Sequim Public Works/Engineering Department, Washington State Department of Ecology, Department of Archaeology and Historic Preservation (DAHP), the Jamestown S’Klallam Tribe, State Department of Fish and Wildlife, and Clallam County for review. In response, comments were received from the Department of Archaeology and Historic Preservation recommending that a professional archaeological survey of the project area be conducted prior to ground disturbing activities. They also recommended consultation with the concerned Tribes’ cultural committees and staff regarding cultural resource issues.

At the recommendation of DHP, the project applicants hired Drayton Archaeology who surveyed the property and prepared and submitted the *“Cultural Resource Assessment of the Proposed Mariner Outlook, Phase III, Residential Subdivision, Sequim, Clallam County, Washington”*; prepared by Garth L. Baldwin, M.A., RPA 16248; Simon I. Schultheis, B.A.; and James Schumacher, M.A.; February 24, 2022 [Exhibit 6]. The results of the survey found that there were no apparent cultural resources at the project site, but did provide recommended protocols for inadvertent discover which have been added as conditions of this approval.

Other than the portion of site mapped with seismic qualities, there are no other known or mapped critical areas on the subject property.

Conclusion: The mitigation conditions of the SEPA MDNS, conditions of this approval, and compliance with all other applicable regulations will ensure compliance with this criterion.

I. No development may occur which causes a flooding hazard, and until any development occurring within an identified floodplain has been properly mitigated;

Staff discussion: The project site is not located within a mapped floodplain.

Conclusion: The proposed project would satisfy this criterion for approval.

J. The public interest will be served by the proposal;

Staff discussion: As proposed, this project would create 82 single family residential lots with dedicated internal City Streets and improved connections to the existing city road system. The conditional approval of this proposal to satisfy the City's subdivision approval standards would result in consistency with the criterion for preliminary subdivision approval.

Conclusion: This criterion will be satisfied as conditioned herein.

K. All the requirements of Chapter 58.17 RCW have been met; and

Staff discussion: As conditioned, this proposal would be consistent with the applicable Zoning (Title 18), 2015-2035 Comprehensive Plan, Environmental Protection standards (SMC 18.80), and Chapter 58.17, Revised Code of Washington.

Conclusion: As conditionally approved, this proposal would satisfy this criterion for approval.

L. The proposed project phasing schedule, if applicable, meets the requirements contained in SMC 17.20.090.

Staff discussion: The submitted preliminary subdivision [map] shows that the project will be developed in four phases. Pursuant to SMC 17.20.090. "Preliminary plats that have been approved for phased development consistent with the requirements of Chapter 17.26 SMC shall submit a proposed final plat (or request for extension in appropriate form) for the development within five (5) years of the date of preliminary plat approval." This preliminary subdivision approval will expire after five years.

Conclusion: The proposed project would satisfy this criterion for approval.

Staff Finding #3: Staff finds that Mariner's Outlook III Preliminary Major Subdivision would meet the approval requirements in SMC 17.20.040 (Subdivisions).

2.d. Consistency with the Comprehensive Plan:

The following Comprehensive Plan provisions are applicable to the current proposal:

- 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.

Staff Finding #4: Staff finds that the Mariner’s Outlook III Preliminary Major Subdivision would be consistent with the City’s Comprehensive Land Use Plan.

2.e. State Environmental Policy Act (SEPA)

- A SEPA MDNS was issued on February 28, 2022. The Environmental Determination is included as an attachment in [**Exhibit 6**]. SEPA requirements have been met by the City and would need to be satisfied through implementation of the MDNS mitigation, which are integrated as conditions of approval.

2.f. Project Process & Procedures:

- Type C-2 process (Quasi-judicial)
- Application received August 27, 2021.
- Notice of complete application issued September 24, 2021.
- November 12, 2021: Notice to suspend process effective November 4, 2021, pending receipt of additional information.
- Notice of complete application and resumption of process following submittal of additional information issued February 7, 2022.
- SEPA Mitigated Determination of Non-significance (MDNS) issued February 28, 2022.
- Notice of SEPA MDNS, public meeting and public hearing issued February 28, 2022.
- Planning Commission Public Meeting scheduled for March 15, 2022;
- City Council Public Hearing scheduled for March 28, 2022.
- Appeal to Superior Court: Within 21 days of Council decision.

1. Exhibits:

- 1 Preliminary Major Subdivision Application received August 27, 2021.
2. Preliminary subdivision plans received June 2, 2021.

3. Notice of complete application issued September 24, 2021.
4. Notice of Incomplete Application issued November 12, 2021.
5. Notice of Complete Application issued February 9, 2022.
- 6 SEPA Threshold Determination & SEPA Environmental Checklist.
- 7 Agency Comments:
 - a. Jamestown S'Klallam Tribe comments dated 10-18-21.
 - b. Clallam County PUD#1 comments dated 10-19-21.
 - c. Department of Archaeology and Historic Preservation comments dated 10-13-21.
 - d. City of Sequim Public Works and Engineering comments dated February 18, 2022.
 - e. Clallam County Fire District 3 SEPA comments received 10-26-21.
 - f. Jefferson Transit SEPA comments received 3-3-22.
 - g. State Department of Ecology Comments received 3-15-22.
- 8 Public comments:
 - a. Allan Tyson comments received 10-13-21.
 - b. Bill Peterson comments received 10-12-21.
 - c. Bill Peterson comments-unsigned attachment 10-12-21.
 - d. Bruce and Carol von Borstel comments dated 10-25-21.
 - e. Bruce and Carol von Borstel received dated 10-18-21.
 - f. Christine Anderson comments dated 10-13-21.
 - g. Christine Anderson comments received 10-13-21.
 - h. Craig H Smith comments received 11-15-21.
 - i. Dave Munro comments received 10-15-21.
 - j. Dave Munro comments¹ received 10-13-21.
 - k. David and Laurie Van Cleve comments received 10-27-21.
 - l. David Ebert comments received 10-15-21.
 - m. David Thompson comments received 10-25-21.
 - n. Donna comments received 10-18-21.
 - o. Donna MacLean comments received 10-18-21.
 - p. Gib and Cheryl Siard comments 10-27-21.
 - q. Jean Cummings comments received 10-26-21.
 - r. Jeff and Karen Considine comments received 10-19-21.
 - s. Ken and Janet Wahl comments received 10-9-21.
 - t. Lee and Sharon Pysden comments received 10-21-21.
 - u. Barb Butler comments received 1-9-22.
 - v. Dan Butler comments received 3-8-22.
 - w. Bill Peterson comments received 3-15-22.
 - x. Ken and Janet Wahl comments dated 10-14-21.
- 9 Neighborhood Meeting notes and sign in sheet.
- 10 Legal Notices/Affidavits; Notice of Application, SEPA Threshold Determination, Public Meeting and Public Hearing (affidavit of mailing and publication confirmation).
12. Geotechnical Engineering Investigation, Proposed Mariner's Outlook-Phase I [*sic*], July 26, 2021; prepared by Zenovic and Associates
13. Mariner's Outlook Traffic Impact Analysis, October 19, 2018; prepared by Jake Traffic Engineering, Inc.
14. Preliminary Stormwater Control Plan for Mariner's Outlook-Phase III, August 3, 2021; prepared by Zenovic and Associates, Inc.

15. Non-Wetland Discovery and Documentation for Parcel No. 033027-21-0180 as Pre-Condition for Mariners Investors Proposed Major Subdivision; Prepared by W. David Loggy, Loggy Soil and Wetland Consulting, November, 2018.
16. Mariner's Outlook Phase 3-Cedar Ridge Sewer Lift Station Analysis, August 2, 2021; prepared by Scott Headrick, P.E., Zenovic and Associates.
17. Cultural Resource Assessment of the Proposed Mariner Outlook, Phase III, Residential Subdivision, Sequim, Clallam County, Washington; prepared by Garth L. Baldwin, M.A., RPA 16248; Simon I. Schultheis, B.A.; and James Schumacher, M.A.; February 24, 2022.
18. Applicant's Engineer (Zenovic and Associates) response to Phase 1 single Access issue received 3-14-22.

Any documents, ordinance, statute, law or reference to case law, or other article referenced herein shall be incorporated by reference into this record.

Mariner's Outlook III Preliminary Major Subdivision
Planning File SUB 21-001
SEPA MITIGATION and CONDITIONS OF APPROVAL

1. EARTH

To ensure against any potential for adverse environmental impacts from importing non-native material to the site the source and type of material shall be approved by the city engineer prior to excavation at the source site and delivery to the project site.

2. AIR

To mitigate the potential for adverse impacts to air quality due to dust emissions during construction, the proponent shall employ the use of watering all dust generating surfaces a minimum of three times daily or more as needed during construction phase of the project. Alternative non-chemical methods may be considered for approval by the City of Sequim.

4.3. HISTORICAL AND CULTURAL RESOURCES

To mitigate the potential for adverse environmental impacts to cultural resources, the proponent shall work with the Jamestown S'Klallam Tribe and the Washington State DAHP to determine the need for a cultural survey prior to site disturbing work. In any case, as required by the Sequim Municipal Code, the project proponent and/or their contractors shall stop work and immediately notify the City of Sequim, the Jamestown S'Klallam Tribe, and the Washington State Office of Archaeology and Historic Preservation if any historical or archaeological artifacts are uncovered during development

4. PLANTS

To mitigate the potential for adverse environmental impacts to Garry Oak trees, the proponent shall avoid the removal of Garry Oak trees greater than eight inches in diameter where reasonable and practicable. Should removal be unavoidable, the proponent shall replace each Garry Oak greater than eight inches in diameter with new Garry Oaks at a 3:1

replacement ratio. The survivability of the new trees must be guaranteed for a period of 24 months.

5. 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.

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 substantial conformance with the revised Preliminary Plat drawings received August 27, 2021 (as conditioned, herein) and attached as [Exhibit 2], and the SEPA Mitigation as approved by the Sequim City Council.
3. Until such time as Phase 2 develops the development of Phase 1 shall be limited to no more than nine lots with the proposed single point of access. Should the applicant provide two points of access or a combined access pursuant to SMC 17.32.110, twenty-five (25) lots within Phase 1 would be allowed.
4. Prior to final plat approval of Phase 2, the second connection to West Sequim Bay Road is required in order to satisfy SMC 17.32.110.
5. All lots shall be between 5,400 and 14,500 square feet in area on the final plat.
6. Development of the lots shall comply with SMC 18.20.050, or as subsequently amended, for setbacks, building lot coverage, and building height.
7. A final plat must be approved by the city prior to recording. An electronic version of the final plat shall be submitted to the City of Sequim DCD.
8. After recordation of the final map with the Clallam County Auditor, one copy of the recorded final plat shall be provided to the City of Sequim's Department of Community Development.
9. 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, must 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.
10. 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.
11. If a Homeowners 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.
 12. 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.
 13. The applicant shall coordinate with the U.S. Postal service for the provision of mailboxes.
 14. 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 landscape plan is subject to review and approval by the City's Department of Community Development and the Public Works and Engineering Departments.
 15. Reasonable landscaping should be provided at the site entrances and in any public areas. The type and amount of landscaping shall be allowed to vary consistent with the type of development and the requirements of the zoning district.
 16. 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.
 17. Maintenance of all landscape areas shall comply with Section 18.22 of the SMC.
 18. 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 the final plat for each phase.

19. All fire hydrants must have two (2) 2-1/2" NST ports and one (1) 5" Storz fitting steamer port or as otherwise approved by the Fire Marshal.
20. 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.
21. All mitigation measures in the Final MDNS shall be conditions for the Mariner's Outlook III Preliminary Major Subdivision (SUB 21-001).
22. All proposed single-family residential building permits shall satisfy the standards for Site Design Class D at a minimum.
23. Bonding in accordance with SMC 17.64.010 A. shall be posted to ensure completion of any improvements required under this approval, but not yet installed or provided.
24. The proponent must follow the Inadvertent Discovery Protocols set forth in the Drayton Archaeology "*Cultural Resource Assessment of the Proposed Mariner Outlook, Phase III, Residential Subdivision, Sequim, Clallam County, Washington*"; prepared by Garth L. Baldwin, M.A., RPA 16248; Simon I. Schultheis, B.A.; and James Schumacher, M.A.; February 24, 2022 [*Exhibit 17*]. This condition is supplemental to SEPA Mitigation measure #5.
25. The proponent must satisfy the conditions of the Clallam County P.U.D. #1 in their comments received October 19, 2022 [*Exhibit 7.b*].
26. Unless otherwise waived or modified by the City Engineer, the proponent shall satisfy the conditions set forth by the Public Works Department in their comments dated January 13, 2022 [*Exhibit 7.d*], as modified through the final plat submittal and site construction plan process as follows:

PUBLIC WORKS/ENGINEERING DEPARTMENT CONDITIONS

(Cited comments are provided in *Exhibit 7.d*)

The following Conditions must be satisfactorily addressed in the Site Construction Permit application process before Public Works can recommend approval of the Site Construction Permit Application:

Preliminary Plat Submittal General Comments:

1. Clarify line types, future vs. existing and provide a detailed legend of all aspects. (These plans aren't printed in color so varying line weights can be hard to differentiate).
2. Show topography for 200' beyond parcel boundaries
3. Add Street Names and stationing all sheets
4. Show phasing lines, including on the first page
5. Show existing overhead power and all other utilities at West Sequim Bay Road and Keel Road
6. Need to show the remaining portion of existing dry sewer line, including where it enters site at all locations
7. Date when stamp was signed
8. Provide an updated phasing narrative

External Roadway Improvements and Shared Use Path:

9. The applicant may submit a proposal for a 10' shared use path in lieu of the improvements required along the West Sequim Bay Road Frontage. The shared use path is to use a direct route through the subdivision and must meet ADA and City standards.
10. Shared use path must be located within City of Sequim ROW or easement dedicated to the City of Sequim.

Subdivision Access:

11. Emergency access from Anchor Lane to Water View Drive appears to be a 30% slope for the 30' between the two roads. This slope must be under 10% for fire access and to meet City Road standards.
 - a. All roadways are to be under 10% slope per City Road Standards.
 - b. Clallam County Fire District #3 pre-application comment dated August 30, 2018.
 - d. *Maximum grade is 10%, unless approved by the Fire Chief. (D103.2).*
12. Lots 53-55 to have a 20' Alley easement for ingress egress and utilities per V12 P78.
13. Show Mariners View Court and its connection to Mariners View Drive.
14. Drainage easements shown need to be well defined and clearly show the boundaries.
15. Cutter Way access is shown as "Right-of-way for ingress, egress, utilities and irrigation to be dedicated to the City of Sequim" per V28 P88 and V28 P86 and is shown as "Open space" on the plans with the new Cutter Way intersection approximately 70' to the north. Cutter Way doesn't align with existing ROW. Developer must clearly show ROW area to be vacated by the City and the new ROW to be dedicated to the City that aligns with the actual location of Cutter Way before final plat approval will be granted.

Internal Roadways:

16. Internal Roadways shall meet "Local" and "Neighborhood" street standards per the City Standard Drawings Figure 4-00, 4-01 and 4-02 and 4-06. All roadway improvements shall meet standards in City Standard Drawings for "Light Standard" per Figure 4-28A and 4-28B, typical pavement section Figure 4-16, and "Standard Utility Location" per Figure 4-15. The roadways shall all be public and be improved to the following standards:
 - a. Keel Road: Local
 - b. Cutter Way, Local from 1+00 to Keel Road at approximately 15+50
 - c. Cutter Way, Neighborhood from approximately 15+50 to 22+
 - d. Mariners View Drive: Local
 - e. Anchor Lane: Neighborhood, but must be 26' wide per Clallam County Fire District #3 pre-application comments dated August 30, 2018
 - c. *Where a fire hydrant is located on a fire apparatus road, the road width shall be 26 feet. (D103.1)*
 - f. Mariners View Court: Local

Grading and Lot Layout:

17. Per SMC per SMC17.40.010 "All lot corners at intersections of dedicated public rights-of-way shall have a minimum radius of 25 feet or shall be concentric with the curb radius."

General Utilities:

17. Intersection of Mariners View Dr. and Mariners View Ct. (near lot 68) there is 6 pipes within the road right of way. There are 2 water lines, 2 sewer lines, stormwater, and irrigation. The design shall meet the City Standard Drawing Figure 4-15 Standard Utility Location.
18. See City Standard Drawing Figure 4-15 Standard Utility Location, attached, for pipe location and separation. All pipes must have 10-foot horizontal separation. Water Pipes shall be located on the North and East side of streets. Sewer must be constructed on the South and West side of streets.
19. Easement between lots 31 & 32 should be a general utility easement (See comment 4a in Sewer Main).
20. Fire hydrants shall be located every 600-feet per SMC 17.48.040 and location to be review by Clallam County Fire District 3.

Sewer Main:

21. The Cedar Ridge lift station was designed as a temporary lift station and was sized as such. The Preliminary Cedar Ridge Sewer Lift Station Analysis dated August 2, 2021, from Zenovic & Assoc: states there is an additional 31 hookup capacity. Analysis is subject to third party review (at applicant's sole expense) and existing sewer system plans and commitments.
22. The proposed phase 2 lift station shall be placed at Forest Road in a location approved by the City of Sequim and be sized per the sewer system master plan.
23. The developer shall be allowed to pump from Forest Road lift station to the Cedar Ridge lift station if sewer improvements have not yet been completed and operational in West Sequim Bay Road.
24. Provisions to Cedar Ridge lift station shall be put in place during phase 2 of Mariners Outlook III as follows:
 - a. An easement and pipe shall be installed between lots 31 & 32 to allow for all flow that goes into Cedar Ridge lift station to then gravity flow to Forest Road through Mariners Outlook. (The stormwater drainage line needs offset a minimum of 5-feet from center of easement to account for 10-foot separation between the 2 lines in the 20-foot easement)
 - b. If sewer improvements are not completed in West Sequim Bay Road, then a capacity increase for Cedar Ridge Lift station is subject to installation.
 - c. If sewer improvements are completed and operational in West Sequim Bay Road, then the pipe shall be connected to an approved bypass of Cedar Ridge lift station and gravity flow all sewer to the Forest Road lift station. In lieu of placing the force main from Forest Road lift station to Cedar Ridge lift station, the developer shall negotiate with and fairly compensate the city for the costs of force main construction that would have been built by the developer if the improvements in West Sequim Bay Road were not complete.
25. For sewer main locations, follow the Standard Utility Locations Figure 4-15 in the City Standard Drawing. The area of Mariners View Drive and Mariners View Court will need revisions to meet this requirement, which must be addressed in the site construction permit.
26. Show SS Profile for SSMH-18 to SSMH-20, show entire service line from Keel Road.
27. Show SS Profile for SSMH-09 to SSMH-02, show entire service line from Cutter Way to Mariners View Court to Mariners View Drive to Lift station.
28. Widen Mariners View Drive Profiles to 60' right-of-way.

29. All force mains that shall be dedicated to the City are required to be 4” minimum and C900 material, unless otherwise approved.
30. The force main that is located in Keel Road shall be placed outside the City right-of-way and will be a private system not to be maintained by the city.

Water Main:

31. For water main locations, please follow the Standard Utility Locations Figure 4-15 in the City Standard Drawing. Maintain 10-foot horizontal spacing between all utility lines.
32. City and Marina potable water conditions:
 - a. If the city has not taken ownership of the Resort Marina Water system, plans shall proceed with proper separation of the two potable water system lines.
 - b. If the city has taken ownership of the Resort Marina Water system, then the developer at that point shall connect to the cities newly acquired line such that only one potable water system line is located within the City’s Street.

General Stormwater:

33. All site construction shall be conducted in compliance with the City’s currently adopted storm water manual.
34. Applicant and City agree that plans for preliminary plat approval are conceptual, and a more precise stormwater design will be submitted for approval in the site construction permit process and will meet Sequim Municipal Code Section 13.104. Design to include but not limited to detention basin sizing and design, line locations, setbacks, infiltration, maintenance, HOA ownership, phasing, hydrology and hydraulic design and testing, offsite conveyance, hard surface limits, and establishing seasonal high groundwater.
35. All lots must have connection to stormwater system and flow to detention ponds unless adequate infiltration or combination is approved by the City.

Irrigation Line:

36. Provide documentation from irrigation district approving size, line type, and realignment of new irrigation system before approval of a site construction permit will be granted.

*CITY OF SEQUIM, PRELIMINARY MAJOR SUBDIVISION (SUB 21-001)
FOR:
Mariner’s Outlook III
IN SECTION 27, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M.
CITY OF SEQUIM, CLALLAM COUNTY*

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.