

CITY OF SEQUIM
FINDINGS, ANALYSIS, CONCLUSIONS, AND DECISION
PRELIMINARY SHORT SUBDIVISION APPLICATION NO. SHP21-005

DATE: March 9, 2022

APPLICANT: KEITH LARKIN

REPRESENTATIVE: SCOTT HEADRICK, P.E.; ZENOVIC AND ASSOCIATES

PROPOSAL

Proposed Development: A proposed short subdivision of approximately 2.14 acres of R 4-8 zoned property into four residential lots. Proposed Lots 1 through 4 would be approximately 1.18, 0.32, 0.27, and 0.31 acres respectively. The proposed lots B, C, and D would be served by common driveway off of Talon Court. **For the purposes of this report proposed Lots A through D will be referenced as Lots 1 through 4 respectively.**

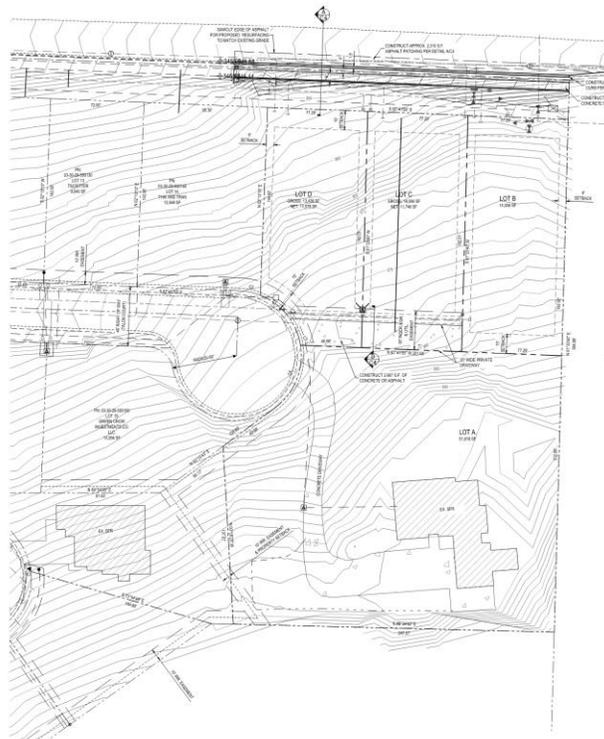


Figure 1.

FINDINGS

1. Project History:

The subject property was created with the filing of the final plat following the Clallam County Commissioners final approval of the Eagle Crest Subdivision on July 1, 2008. The Eagle Crest Subdivision and property abutting its south boundary were annexed into the City of Sequim in 2009. This preliminary short (minor) subdivision application was received on December 18, 2019, and determined complete on December 20, 2019. Public Notice was published on December 29, 2019 in the Peninsula Daily News and mailed to property owners within 300 feet of the subject property, and posted on the property in as required by Chapter 20.01, SMC. Public comments received in response to the notice of application are hereby incorporated by reference. To address concerns raised through public comments, the city requested and subsequently received the applicant's written consent to extend the review period in order to provide time to address the public concerns.

2. Site Description:

- a. Location: The subject property is located at 41 Talon Court, described as "Lot 16 of Eagle Crest, as per Plat recorded in Volume 15 of Plats at Page 50, records of Clallam County, Washington; Situate in the County of Clallam, State of Washington." The property is identified as Clallam County Assessor's tax parcel number 033029-550167.
- b. Size and Description: The subject property is currently configured as a single platted 2.14-acre lot having a north-south orientation lengthwise being approximately 247 feet east to west along its south property line and approximately 231 feet east to west along its north property line. The property is approximately 395 feet in length measuring from north to south and is situated such that it abuts the south side of Miller Road and connects with Talon Court, which terminates at its west boundary approximately mid-way between the north and south property lines. (*Reference attached preliminary short plat [map], Attachment A*). The northern portion of the site slopes down from south to north toward Miller Road at an average grade of 12 percent, which was likely created during the construction of Miller Road. The property is currently well vegetated primarily with low grasses and shrubs. There were no indications of instability noted in the steep slope adjacent to Miller Road along the property's frontage (*ref. 10/11/21 geotechnical summary by Zenovic and Associates*).
- d. Comprehensive Plan/Zoning Designation: The property is currently zoned "Single Family Residential" (R4-8), which is consistent with the Comprehensive Plan's "Single Family Residential" (SFR) Future Land Use Map designation (reference Official Comprehensive Land Use Map on file with the City of Sequim).
- e. Existing Development: The site is currently developed with a single-family residence on the southern portion of the property. The remainder of the property is vacant.
- f. Flood Zone: The subject property is not within the 100-year floodplain.
- g. Critical Areas: There are no known or mapped critical areas at this site.

3. Agency Comments:

- a. Public Works/City Engineer: The proposal forwarded its review to a third-party reviewer who submitted comments and conditions in their memo dated November 11, 2021.
- b. Jamestown S'Klallam Tribe submitted comments in their letter dated November 22, 2021.
- c. The Clallam County PUD submitted comments in their email received December 12, 2021.

4. Public Comments: Public comments were received from 4 parties listed below in response to the project's notice of application.

- a. Bob Finnie-comments received 12-5-21 and 12-16-21.
- b. Mel Green comments received 12-8-21.
- c. Mike and Teresa Borkan-comments received 12-9-21.

Many of the public comments were concerned with matters beyond the scope of this review such as the appearance of the neighborhood, speculation of guest parking along the streets, garbage pickup issues, and matters related to the American Eagle Homeowner’s Association CC&Rs. Public comments germane to the short subdivision approval criteria concerned lot configuration relative to rights-of-way and setbacks. These issues are addressed in the analysis for SMC 17.20.040.B. provided herein.

5. CRITERIA FOR APPROVAL. Review and preliminary determination for this short subdivision requires consistency with the following:
 1. The standards for land divisions in Chapter 17.20 SMC;
 2. The City of Sequim Comprehensive Plan;
 3. General Design Standards, Chapter 17.28 SMC;
 4. Street Design Standards, Chapter 17.32 SMC;
 5. Lot Design Standards, Chapter 17.40 SMC;
 6. Improvements, Chapter 17.48 SMC;
 7. Critical and Environmentally Sensitive Areas Protection Code, Chapter. 18.80 SMC;
 8. The Environmental Policy Code (SEPA), Chapter 16.04 SMC; and
 9. The Public Health, Safety, Welfare, Use and Interest, Chapter 58.17 RCW.

ANALYSIS

The following is an analysis of the project’s consistency with the criteria of approval cited above in their listed order.

1. **Conformance with Section 17.20.040 SMC**: The approval criteria for subdivisions and short subdivisions are provided in SMC 17.20.040 under which the city may not approve applications unless it is demonstrated by the subdivider that the criteria have been met. The following is an analysis of the proposal’s consistency with the criteria in SMC 17.20,040.

SMC 17.20.040(A): *Each lot resulting from the subdivision shall conform with the comprehensive plan and zoning regulations;*

Staff Comment: The Comprehensive Plan’s “*Single Family Residential*” Land Use Designation for the site is consistent with the current “*Single Family Residential*” (R 4-8) zoning designation (*reference Official Comprehensive Plan Future Land Use Map and the Official Zoning Map*). The proposal satisfies the density standards, and the proposed lot sizes and configuration are consistent with the standards for the R 4-8 zone. Each lot will be capable of development in conformance with the twenty-five-foot height limit, fifteen-foot front and rear yard setbacks, and six-foot side yard setbacks required for the R 4-8 zone. The total area of the subject property is approximately 2.14 acres according to Clallam County Assessor’s records; however, the sum of above referenced lot sizes is 88,951 square feet which is approximately 2.04 acres. The proposed lot sizes based on the preliminary short plat (map) are as follows:

- Lot 1: 51,619 square feet.
- Lot 2: 14,006 square feet.
- Lot 3: 11,748 square feet.
- Lot 4: 11,578 square feet.

The proposed lot sizes on the final short subdivision, if consistent with the preliminary short plat [map], would conform to the 5,400 square foot minimum lot size and the 14,500 square foot maximum lot size requirement for the R4-8 zone.

SMC 17.20.040(B): *Each lot shall adjoin a public street or a private street in the subdivision;*

Staff Comment: Each the three north lots in this proposed short subdivision will abut Miller Road, a public street right-of-way. Each of these three lots abutting Miller Road will access Talon Court via a proposed shared twenty-foot-wide hard surfaced driveway. One of the public comments received raised concern that the proposed lots abutting Miller Road do not adjoin Talon Court, the public street within the subdivision. Staff considered this matter in-depth and concluded that the proposal does not conflict with these standards. The Municipal Code, under lot design standards, requires that “Every lot shall *abut* a public or private street” [SMC 17.40.010.C.]. Under the Municipal Code’s subdivision Approval Criteria, it provides that “each lot will *adjoin* a public street or a private street in the subdivision” [SMC 17.20.040.B.]. In exploring the code’s distinction between the use of abut and adjoin, it was necessary to consider additional provisions of the code for divisions or property.

In the Lot Design Standards of SMC 17.40.010.D., the code provides that double frontage lots should be avoided. Should the City require an extension of Talon Court such that each lot would *abut*, each of the three proposed lots would abut both Miller Road and Talon Court contrary to SMC 17.20.04.B1. However, the use of a combined driveway serving the three lots at their south boundary, the creation of double frontage lots would be avoided as provided in the lot design standards.

Moreover, SMC 17.32.150 prohibits direct access to a collector street, and Miller Road is a collector street. The code provides as follows, emphasis added:

.... Lots adjacent to collector streets shall be laid out so as to avoid direct access to the collector, if an access road can be provided. A waiver of direct access shall be required as a condition of approval. If the project proponent presents proof that direct access to such lots from collector streets is essential to facilitate the development of the subject property, and can provide a turnaround on the affected lots to prevent backing out onto collector streets, the city council or director of community development, where applicable, may permit direct access.

The project proponent has presented no proof nor requested direct access to Miller Road. Further, the City’s definition of “access road”, provides only that an “[a]ccess road” means a road that links homes and properties to the larger road system.”

SMC 17.20.040(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 Comment: This proposed short plat will not create new public streets or sidewalks. The applicant is required to install frontage improvements consistent with the City of Sequim’s street standards along its frontage on Miller Road prior to final short plat approval, as set forth in Condition 11 below.

SMC 17.20.040(D). *The subdivider has provided an easement for utilities transmission services, if necessary;*

Staff Comment: The final short 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.

SMC 17.20.040(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 Comment: Although there are no proposed internal streets, as a requirement of final short plat approval, Miller Road must be provided with frontage improvements to include, but not be limited to, road widening, concrete curb and gutter, sidewalk, extension of piped storm drainage for the roadway and landscaping [reference SAFEbuilt, Inc. comments performed on behalf of the Sequim Public Works Department dated November 11, 2021].

SMC 17.20.040(F). *A bond will be posted to ensure completion of those improvements required under these criteria but not yet installed or provided.*

Staff Comment: Pursuant to SMC 17.64.010(A), a final short plat will 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 will provide that the applicant will reimburse the city for any maintenance work which is required consistent with SMC 17.20 and SMC 17.64 upon failure of the applicant to perform such work after receiving due notice from the city. This guarantee will 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 short plat completion guarantee shall be applied for each specific improvement.

SMC 17.20.040(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 Comment: 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.

SMC 17.20.040(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 Comment: This proposed four (4) lot short subdivision is not a further subdivision of a lot platted under RCW 58.17 within the past five years, does not contain wetlands or tidelands, and is not abutting a shoreline; therefore, this proposed short subdivision is categorically exempt from environmental review pursuant to WAC 197-11-800(6)(d). and is not subject to the provisions of SMC 18.80., Critical and Environmentally Sensitive Areas Protection.

SMC 17.20.040(I). *No development may occur which causes a flooding hazard, and until any development occurring within an identified floodplain has been properly mitigated.*

Staff Comment: The project site is not located within a mapped floodplain. Stormwater runoff from this this proposed short subdivision will be controlled by an engineered stormwater system that limits the volume of stormwater discharge to its predevelopment rate, eliminating additional burden on any existing off-site stormwater systems. With an engineered stormwater system as described above, this proposal would not result in adverse impacts due to flooding.

SMC 17.20.040(J). *The public interest will be served by the proposal.*

Staff Comment: The subdivision of land into lots is governed in Washington State by Chapter 58.17 RCW and by city and county ordinances adopted under that chapter's authority. The written findings herein and conditional approval of this proposal affirms that where applicable "appropriate provisions are made for, but

not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and that the public interest will be served by the subdivision and dedication" [RCW 58.17.110(1)].

SMC 17.20.040(K). All the requirements of Chapter 58.17 RCW have been met.

Staff Comment: The procedures and standards of the City of Sequim's land division ordinance (Title 17 SMC) are consistent with RCW 58.17. As conditioned to satisfy the requirements of Title 17 SMC, 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.

SMC 17.20.040(L). The proposed project phasing schedule, if applicable, meets the requirements contained in SMC 17.20.090.

Staff Comment: This proposed four (4) lot short subdivision will not be developed in phases.

SMC 17.20.040(M). Only irrigation districts organized under Chapter 87.03 RCW may require improvements and only in accordance with RCW 58.17.310.

Staff Comment: There are no mapped irrigation ditches abutting or traversing the subject property.

2. **Conformance with the Comprehensive Plan:** The Comprehensive Plan's "Single Family Residential" Land Use Designation for the site is consistent with the current "Single Family Residential" (R 4-8) zoning designation (reference Official Comprehensive Plan Future Land Use Map). The proposed residential use and lot sizes and configuration are consistent with the standards for the R 4-8 zone and the applicable goals and policies of the Comprehensive Plan.
3. **General Design Standards, Chapter 17.28 SMC:** The proposed four lot short subdivision meets the lot size requirements of the R 4-8 zone and poses no significant adverse environmental impacts. The use of a shared improved driveway will allow safe and efficient access while avoiding unnecessary alterations to the sites topographical features and increases to impervious surfaces that would occur from an extension of the Talon Court right-of-way. Future development of the proposed new lots would be subject to the development standards in the City's zoning code under SMC 18.22.040 where it provides that "...development shall be designed in a manner which maintains existing natural features and grade, significant trees and/or other landscape features, and restores features damaged during development..."

The natural features of the site do not limit or otherwise preclude conformance with the minimum setback requirements or other applicable development standards for the underlying zones that relate to development of the subject property.

4. **Street Design Standards, Chapter 17.32 SMC:** This proposed shore subdivision does not propose any new streets. The subject property abuts Miller Road along its north boundary where additional right-of-way may be required to accomplish a sixty-foot right-of-way width. Additionally, half width frontage improvements to minimum city street standards is required prior to final short plat approval.
5. **Lot Design Standards, Chapter 17.40 SMC:**

The three north lots abutting Miller Road are rectangular shaped with the side lot lines being at right angles to the Miller Road right-of-way. The north, east, and south property lines of the proposed remainder lot are at near right angle. The only irregularity is located where the lot abuts the cul-de-sac of Talon Court and the adjacent property to the west. The irregularities of the proposed remainder lot are a pre-existing condition

and not a result of this proposed short subdivision. Therefore, insofar as practical, side lot lines will be at right angles to street lines or radial to curved street lines [SMC 17.40.010.A].

The proposed lot sizes will meet the minimum area requirements of the R 4-8 zoning classification and will be ideally suited for single family residential development [SMC 17.40.010.B].

The three north lots will abut the Miller Road right-of-way and the remnant lot to the north will abut the Talon Court right-of-way; therefore, every lot will abut a public street [SMC 17.40.010.C].

The proposed north lots will be no less than seventy-seven feet wide and the remnant lot to the south will be approximately 200 feet at its narrowest point; therefore, all proposed lots will conform to the requirements of the zoning code [SMC 17.40.010.D].

There are no proposed corner lots. The south boundary of the three north lots will be access via a shared surfaced driveway, thus avoiding double frontage lots. Therefore, none of the proposed lots will have frontage on two streets [SMC 17.40.010.E].

None of the proposed lots will abut two or more parallel streets. All proposed lots will access Talon Court only [SMC 17.40.010.F].

There are no proposed intersection or lots at intersections [SMC 17.40.010.G].

There are no proposed lots corner lots. f [SMC 17.40.010.H].

6. **Improvements, Chapter 17.48 SMC:** Prior to improvements for final short plat approval, a site construction permit for said improvements will be required to be submitted as an application 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 will 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 street right-of-way along the property's Miller Road frontage and any other infrastructure to the City upon recording the plat.
7. **Critical and Environmentally Sensitive Areas Protection Code, Chapter. 18.80 SMC:** There are no known or mapped critical areas associated with this property.
8. **The Environmental Policy Code (SEPA), Chapter 16.04 SMC:** This proposed four (4) lot short subdivision is not a further division of a of a lot short platted lot within the past five years under RCW 58.17, does not contain wetlands or tidelands, and is not abutting a shoreline; therefore, this proposed short subdivision is categorically exempt from environmental review pursuant to WAC 197-11-800(6)(d).
9. **The Public Health, Safety, Welfare, Use and Interest, Chapter 58.17 RCW:** The above findings demonstrate the proposal's meeting the requirements for the public health, safety, welfare, use, and interest; therefore, meeting the requirements of Chapter 58.17 RCW.

CONCLUSIONS

1. The proposal is an application for preliminary short subdivision of approximately 2.14 acres of property into four single-family residential lots in the City of Sequim's Single Family Residential Zone (R 4-8).
2. The proposed preliminary short subdivision has been reviewed by the City of Sequim in conformance with the procedures set forth in Chapter 20.01 SMC for a Type A-2 permit. Public Notice was issued by U.S. Mail to

property owners within 300 feet of the subject property, posted on the property, and published in the Peninsula Daily News in accordance with the notice requirements of Chapter 20.01.140 SMC.

3. The proposed preliminary short subdivision has been reviewed for and, as conditioned, found to be consistent with the applicable goals and policies of the City of Sequim Comprehensive Plan and the applicable standards of Title 18 SMC, the City's Zoning Code.
4. The proposed preliminary short subdivision has been reviewed for and, as conditioned, found to be consistent with the standards for the R 4-8 zone in Section 18.20.050 SMC, the approval criteria for short subdivision in SMC 17.20.040, and all other applicable requirements for land divisions in Title 17 SMC.
5. The proposed preliminary short subdivision is not on property located within any known critical areas, is not on property within 200 feet of a shoreline of the state, and is not within a floodway or floodplain.
6. The proposed preliminary short subdivision is not a further division of a lot short platted within the last five years pursuant to RCW 58.17, does not contain wetlands or tidelands, and is not abutting a shoreline; therefore, this proposed short subdivision is categorically exempt from environmental review pursuant to WAC 197-11-800(6)(d).
11. The proposed preliminary short subdivision, as conditioned, has been found to meet the requirements for the public health, safety, welfare, use and interest as set forth in Chapter 58.17 RCW.

DECISION

Following review of the subject short subdivision application for conformity with the Sequim Municipal Code, and other applicable ordinances, laws and policies, application number SHP21-005 is hereby granted Preliminary APPROVAL **subject to the** improvement and final short plat requirements as specified in Title 17 SMC, and the following conditions for final approval:

1. Within five years following this preliminary short subdivision approval, or as otherwise stipulated in RCW 58.17.140, a final short plat must be submitted to the City for review and approval. The final short plat must be in substantial conformance with the submitted preliminary short plat as modified through preliminary approval (*attached*).
2. All lots on the final short plat must conform to the lot size requirements for the R- 4-8 zone with the exception of the remainder lot which is capable of re-division. Each of the proposed Lots A through D shown on the preliminary plans will be numbered Lots 1 through 4 respectively on the final short plat.
3. Development of the lots must comply with SMC 18.20.050, or as subsequently amended, for setbacks, building lot coverage, and building height.
4. A final short plat must be approved by the city prior to recording. After recordation of the final map with the Clallam County Auditor, one copy and an electronic version of the recorded final short plat must be provided to the City of Sequim's Department of Community Development.
5. The responsibility for the maintenance and operation of any common facilities including, but not limited to private drainage facilities, the private shared driveway, and landscape areas of buffers, must be determined prior to final short 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 must be noted on the final short plat.

6. If said common facilities are to be owned and managed by a lot owners' association, said lot owner's association must 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 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.
7. If a Homeowners Association is formed, the final plat must 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 short plat. The Association by-laws must be submitted and approved by the City prior to final plat approval. The by-laws required for this section must 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.
8. The proposed short subdivision is within a subdivision currently subject to the American Eagle Homeowner's Association. The Developer's choice between a forming new lot owner's association or remaining in the American Eagle Homeowner's Association is a civil matter between the two parties. In either case, the provisions for maintenance of any new common facilities within the subject short plat shall be provided for city review and approval, and subsequently recorded with the final short plat.
9. 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.
10. Unless otherwise waived or modified, all following requirements set forth by the City Engineer and those in the SafeBuilt comments dated November 11, 2021, must be satisfied prior to final short plat approval.

Roadways

11. Miller Road must be provided with frontage improvements to include, but not be limited to, road widening, concrete curb and gutter, sidewalk, extension of piped storm drainage for the roadway and landscaping. Miller Road is a collector street, with 11' travel lanes each way, 8' parking lanes both sides, 6' sidewalks both sides, 4' landscaping on both sides, and 1' back of walk both sides for a total 60' wide right of way. This project will be responsible for one half of these improvements along the frontage, from the centerline. An alternative frontage improvement section would be to construct a 10' shared use path in lieu of 8' parking and 4' sidewalk [*SafeBuilt comments dated November 11, 2021*].
12. The common driveway will be developed to the standard provided on Sheet C4 of the submitted plans [*Attachment A*] including two 10-foot lanes each with 2 percent slope, 8-inch minimum compacted depth ballast, 2-inch compacted depth crushed surfacing top course, and 2-inch minimum compacted depth asphalt concrete pavement. It must be noted on the face of the final short plat that the private driveway must be dedicated to all lot owners, heirs, successors, and assigns.
13. Pursuant to SMC 17.64.010(A), a final short plat will 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 will provide that the applicant will reimburse the city for any maintenance work which is required consistent with SMC 17.20 and SMC 17.64

upon failure of the applicant to perform such work after receiving due notice from the city. This guarantee will 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 short plat completion guarantee shall be applied for each specific improvement.

Stormwater

14. Stormwater runoff from existing and proposed impervious areas within the short plat shall be infiltrated on site, within the short plat boundary. Any stormwater drainage system shall be designed by a civil engineer or geotechnical engineer and the design shall be approved by the City.
15. No utilities shall cross under, over, or through storm drainage infiltration facilities.
16. It must be noted on the face of the final short plat that *“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 City of Sequim’s latest adopted version of the Department of Ecology Stormwater Management Manual for Western Washington. All connections of the drains shall be constructed and approved prior to final building inspection approval.”*
- 17 It must be noted on the face of the final short plat that Information regarding stormwater management is available in the approved operations and maintenance manual prepared for the Larkin short plat.

Potable Water

18. Prior to final short plat approval, the Developer must provide a design for City potable water service consistent with Sequim’s adopted Water System Plan Water (capital facility plan) and utility standards per SMC 17.20.040(C) and 17.48. Water meters must be located at the head of the Talon Court Cul-De-Sac, not along the Miller Road. Water service shall be connected to the City’s water main and extended to the property, terminating with a meter set inside of a meter box as approved by the City Engineer. The water main construction and the connection shall be consistent with the City of Sequim engineering standards for water utility installation as approved by the City Engineer. A General Facilities Charge (GFC) and meter fee shall be paid for each connection to the City water system and based on the current fee schedule as of date of building permit issuance. Note: This condition is subject to change pending the outcome of city discussions with the Clallam County PUD per their comments dated 12-9-21.

Sanitary Sewer

19. Prior to final short plat approval, the Developer must provide a design for City sewer service consistent with Sequim’s adopted sewer System Plan and utility standards per SMC 17.20.040(C) and 17.48. Shared service laterals connecting to the main in Miller Rd or to the main in Talon Court may be provided. Developer shall pay a City of Sequim General Facility Charge (GFC) and a side sewer permit fee for each lot that must be connected to City sewer system or any additions or alteration to existing side sewer connections. General facility charge will be based on current fee schedule as of date of building permit issuance. Side sewer permit and inspection fees shall be based on the fee schedule in effect at the time of approval.

Other Utilities

20. In accordance with SMC 17.48.050, prior to final short plat approval, where telephone, electric and cablevision utilities are not existing in a proposed subdivision and additional utility construction is required, all new utility construction must be located underground. Underground utilities shall be placed in such a manner and at a depth which permits the planting of trees. Underground utility conduit(s) (i.e., electric, phone, cable) must be extended to the undeveloped property and terminating above ground with “sweeps” as directed by the appropriate utility entity.
21. Prior to final short plat approval, any utility line installed within the city, or connection to existing facilities within the city, the developer must, as soon as practicable after installation is complete, and before

acceptance of any utility line, furnish the city with a printed and an AutoCAD computer disk (or other format acceptable to the city engineer) copy of As-Built drawings that shows the exact location of such utility lines. Such drawings must be verified as accurate by the utility service provider.

Grading/Erosion and Sedimentation Control

22. All temporary erosion and sediment control (TESC) shall comply with the 2012 State of Washington Department of Ecology Stormwater Management Manual for Western Washington, updated 2014, and SMC 13.104.
23. Dust generated during construction activities must be controlled by wetting the dust sources in areas of exposed soils and washing truck wheels before trucks leave the site. Mud and dirt shall not be tracked onto public rights-of-way.
24. Construction activities must not impact any off-site properties.

Land Use and Zoning

25. Development of the lots within this short subdivision must be in accordance with all of the requirements of SMC 18.22, the City's Development Standards.
26. All of residences within this short subdivision must provide a minimum of two off-street parking spaces.

Public Facilities

27. A Parks Impact Fee will be assessed at the time of building permit issuance and paid prior to certificate of occupancy for any new single-family residences.
28. A Transportation Impact Fee will be assessed at the time of building permit issuance and paid prior to certificate of occupancy for any new single-family residences.

General

29. The applicant must provide verification that the concerns of the Jamestown S'Klallam Tribe in their comments dated 11-22-21 (attached) have been addressed.
30. All permit requests will be reviewed for compliance with applicable codes, ordinances, laws, rules and regulations prior to issuance of approval.
31. Current City of Sequim standard plan general notes, roadway notes, drainage notes, and erosion and sediment control notes must be shown on the engineering plans submitted for approval.
32. In accordance with RCW 58.17.280, the project proponent will obtain from the City a specific address for each new lot (the existing home currently has an address).
33. In the event that the US Postal Service will provide mail delivery to any of the proposed lots, mailboxes shall be provided by the Developer prior to final short plat approval. Location and construction standards shall be approved by US Postal Service and the City if located on city right-of-way or easements.
34. Utilities will be provided to each lot in accordance with the City of Sequim current Engineering Standards at the time of application. All new utility installation serving the short plat shall be underground.
35. An easement shall be provided and graphically illustrated on the final short plat for any utilities not within a public right-of-way and over property other than which the utility serves.
36. Prior to final short plat approval, the applicant must provide the city with a waiver of direct access to Miller Road. This waiver must be stated on the face of the plat pursuant to SMC 17.32.150.

37. It must be noted on the final short plat that the land within this four-lot short subdivision may not be further divided in any manner within a period of five years without the filing of a final plat pursuant to RCW 58.17.060.

38. All plans submitted for final approval must be titled:

*CITY OF SEQUIM, PRELIMINARY SHORT SUBDIVISION (SUB 21-005)
FOR:
Larkin Short Plat
IN SECTION 30, TOWNSHIP 29 NORTH, RANGE 3 WEST, W.M.
CITY OF SEQUIM, CLALLAM COUNTY*

39. The above requirements and/or decision are subject to change if proposed lot sizes or any other information provided by the applicant, or their authorized representative proves inaccurate.

40. A final short plat that meets the requirements of SMC 17.21, RCW 58.17, and of this decision shall be submitted to the City for processing and approval within five years of the date of this preliminary short subdivision approval. The final short plat may be presented to the City at any time during the period of preliminary approval. The preliminary approval shall be null and void unless a final short plat is approved and recorded during the original five-year approval period.

SIGNED THIS 9th DAY OF March, 2022.



Barry Berezowsky, Director
City of Sequim Department of Community Development

APPEALS

THE APPLICANT FOR A PROJECT PERMIT, OWNER OF PROPERTY TO WHICH A PROJECT PERMIT DECISION IS DIRECTED, AND/OR ANY OTHER PERSON AGGRIEVED OR ADVERSELY AFFECTED BY THE DECISION ON A TYPE A-1 OR A-2 PERMIT MAY APPEAL A FINAL DECISION BY FILING AN APPEAL CONSISTENT WITH SMC 20.01.240. SAID APPEAL MUST BE FILED WITHIN TWENTY-ONE (21) CALENDAR DAYS FOLLOWING THE DATE OF ISSUANCE OF THE NOTICE OF DECISION. APPEALS AND THE APPEAL FEE, SHALL BE DELIVERED TO DEPARTMENT OF COMMUNITY DEVELOPMENT AS PRESCRIBED BY SUBSECTION 20.01.240.F., BY MAIL OR PERSONAL DELIVERY, AND MUST BE RECEIVED BY 4:00 P.M. ON THE LAST BUSINESS DAY OF THE APPEAL PERIOD, WITH THE REQUIRED APPEAL FEE. THE DECISION OR ACTION BY THE ADMINISTRATOR ON TYPE A-1 OR A-2 PERMITS SHALL BE FINAL ON THE DATE ISSUED UNLESS AN APPEAL IS FILED IN ACCORDANCE WITH SMC 20.01.240 - APPEALS.

Attachments: Preliminary short subdivision map.
Agency Comments

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