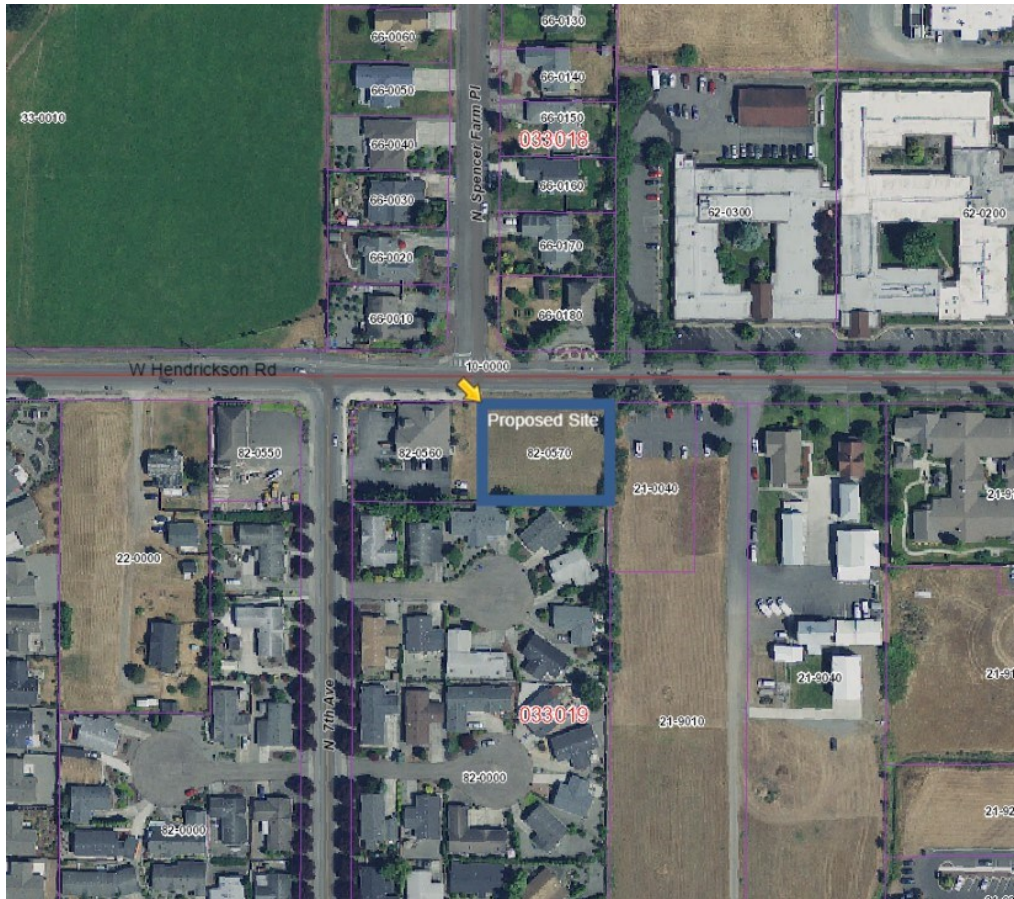


**CITY OF SEQUIM HEARING EXAMINER
STAFF REPORT
HENDRICKSON PARK PLAT ALTERATION
PLANNING FILE SUB 22-001
PUBLIC MEETING DATE: JUNE 23, 2022**



<p>Owner/Applicant: Caleb Grubb, Pointer Properties, 234 W Hammond St, Sequim, WA 98382.</p> <p>Project Lead: Same as applicant.</p> <p>Staff Contact: Travis Simmons, Assistant Planner tsimmons@sequimwa.gov 360-683-4908.</p>	<p>Property Location: The 0.42-acre project site is positioned in the NE corner of the Phase One of Hendrickson Park, a Planned Unit Development. The subject property is all within Section 19, Township 30 N. Range 3 W., W.M. Clallam County, Washington; identified as Clallam County Assessor’s Parcels No. 033019-820570.</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.</p> <p>Recommendation: Approval</p> <p>Action: The Hearing Examiner hereby recommends: Approval, of the Hendrickson Park Plat Alteration application (file No. SUB 22-001).</p>
--	--	--

1. PROJECT SUMMARY

1. a. Project Description: A proposed final plat alteration to remove a note on approved Revised Plat of Phase One of Hendrickson Park, A Planned Unit Development that was approved on August 28, 1996.

The applicant proposes removing the following plat note, “Parcels ‘A’ ‘B-1’ AND ‘B-2’ shall be restricted to professional offices, or medical/dental clinics, as provided at chapter 18.24.030 of the Sequim Municipal Code”. The removal of this plat note will remove the use restriction currently in place and allow the subject parcels to be developed in accordance with the Lifestyle District (LD) Zoning regulations as outlined in SMC 18.20.130.

1. b Application Process:

- April 29, 2022: Plat Alteration application submitted to the City for review.
- April 29, 2022: Notice of complete application issued.
- May 11, 2022: Notice of application issued and public comment period opened.
- May 18, 2022: SEPA Mitigated Determination of Non-significance (MDNS) issued.
- June 10, 2022: Sent notice for public hearing.

1. c Project Context:

The project is located in the LD zoning district. The City of Sequim Future Land Use Map (FLUM) designates the land Lifestyle District, which is consistent with the zoning designation for the site [Figure 1]. Zoning in the vicinity of the subject property consists of residential and commercial zoned lots in incorporated areas. The total project area is approximately 0.42 acres.

Except for this lot, the plat in which the subject property belongs to is completely developed. The project site is bordered by single family residences to the south, by a commercial building to the west, a developed parking lot to the east and West Hendrickson Road to the north.

FIGURE 1
ZONING / COMP. PLAN DESIGNATION

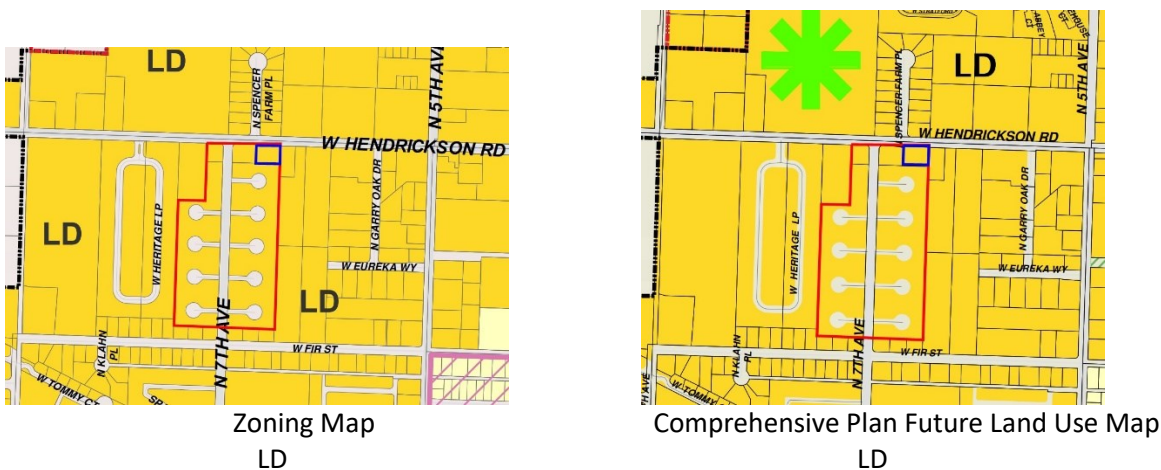
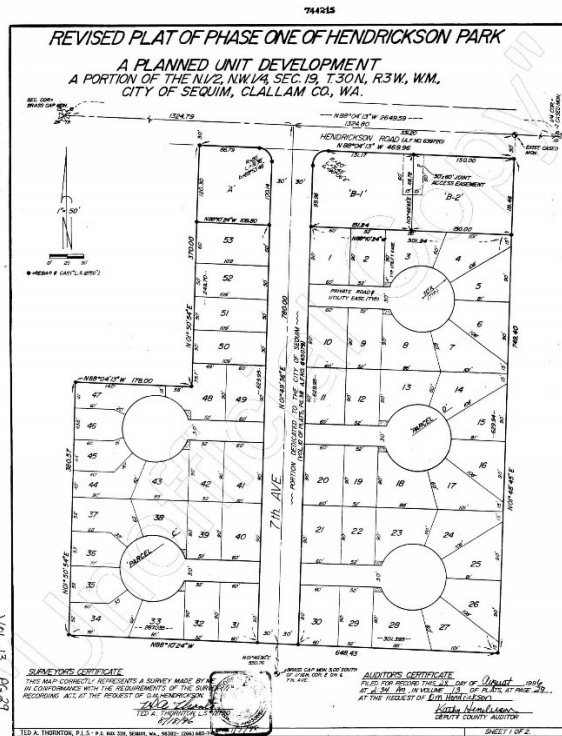


FIGURE 2



The site of the proposed alteration consists of one parcel covering an area of approximately 0.42 acres. The site is a completely flat lot with no elevation changes.

2. STAFF DISCUSSION/ANALYSIS:

SUBDIVISION FINDINGS AND CONCLUSIONS

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

Discussion: The project site's current approved plat restricts the uses allowed to medical/dental and professional office spaces. However, the underlying zoning for future land use designation, as identified in the 2015-2035 Comprehensive Plan, is Multi-Use allowing for residential, medical, and commercial (LD).

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 0.42 acres in area (gross).
- **Current Land Use:** The subject property is currently undeveloped. The surrounding properties have been developed for residential and commercial uses.
- **LD – Lifestyle District:** Promote growth of lifestyle options for seniors in a neighborhood setting that provides a broad range of housing types, services, mobility options and healthcare facilities to support “living-in-place” through the many stages of senior life. SMC 18.20.130.

- Lot size and Density: No limitations on lot size for residential, health care, public facilities and services and communications facilities. Square footage restrictions on size of office, personal and professional businesses of 10,000gsf. Square footage restrictions on retail/service businesses of 6,000gsf.
- Building Height: Depends on use, ranges from 25’-65’ (see Chapter 18.20.130 SMC).
- Parking: Depends on use and facility (see Chapter 18.48 SMC).
- Lot Coverage (All Structures): As determined to meet stormwater management (Chapter 13.104 SMC), parking, and landscape requirements (Chapter 18.22 SMC and SMC 18.24.130).
- 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: None recorded on current plat.
- Open Space & Recreation: No requirements on current plat for this lot.

Staff Finding #1: *Staff finds that, the Hendrickson Park Plat Alteration is consistent with the requirements of SMC, Chapter 18 (Zoning) [the bulk and dimensional requirements of SMC 18.20.050, Lifestyle district - LD Zone Table]. Setbacks, lot coverage and building height will be reviewed at the time of individual building permit applications for the future buildings.*

2.b. Plat Alteration Process & Criteria:

Plat Alterations/Vacations are identified as Type C-2 process in Chapter 20.01.030, Procedural Framework Table (SMC), which is a Quasi-Judicial process reviewed by the Hearing Examiner. Chapter 17.25 of the Sequim Municipal Code (SMC) contains the criteria by which plat alterations are reviewed:

17.25.050(B) Criteria for approval.

Alteration Criteria. The alteration may be approved, approved with conditions or denied after a written determination, with findings and conclusions, is made whether the public use and interest will be served by the alteration. If any land within the alteration area is part of an assessment district, any outstanding assessments shall be equitably divided and levied against the remaining lots, parcels or tracts, or be levied equitably on the lots resulting from the alteration. If any land within the alteration contains a dedication to the general use of persons residing within the subdivision, such land may be altered and divided equitably between the adjacent properties. (Ord. 2016-010 § 2 (Exh. A))

Staff discussion: The purpose of the LD zoning district is to *Promote growth of lifestyle options for seniors in a neighborhood setting that provides a broad range of housing types, services, mobility options and healthcare facilities to support “living-in-place” through the many stages of senior life.,* the proposal would satisfy the standards of the current zoning regulations and the goals and policies of the Comprehensive Plan. The zoning regulations allow for *residences – detached and attached, health care, offices – personal and professional, retail/service, public facilities and services, and communication facilities/towers.*

Staff Finding #2: *Staff finds that Hendrickson Park Plat Alteration would meet the approval requirements in SMC 17.25.050(B) Criteria for Approval.*

2.c. Consistency with the Comprehensive Plan:

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

- LU policy 3.3.1: Focus market-rate multi-family development to locate with-in Downtown and in the existing Lifestyle District.
- 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.
- 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 #3: *Staff finds that the Hendrickson Park Plat Alteration would be consistent with the City's Comprehensive Land Use Plan.*

2.d. State Environmental Policy Act (SEPA)

- A SEPA DNS was issued on May 18, 2022. The Environmental Determination is included as an attachment. This application does not pose a probable significant adverse environmental impact.

Conclusion:

The proposed plat alteration would be in conformance with the zoning standards (Title 18, SMC) and the applicable provisions for areas designated by the Comprehensive plan for Lifestyle district development and would therefore satisfy this criterion for approval. This land is not part of an assessment district and does not contain any dedications to the general use of persons residing within the subdivision. Staff believes that this alteration will serve the public use and interest by allowing it to be developed to the underlying zoning requirements.

Department of Community Development Comments

1. If approval is granted, the applicant must have the plat officially recorded per, *SMC 17.25.070 Recording*
After approval of the alteration or vacation, the city shall order the applicant to produce a revised drawing of the approved alteration or vacation of the short plat, final plat or binding site plan. The council shall authorize the mayor to sign the approved short plat or final plat, and then the city shall file it with the county auditor at the applicant's cost, to become the lawful plat of the property (or to vacate the previously approved plat). The director of the department of community development shall sign the approved binding site plan and arrange for filing with the county auditor at the applicant's cost. (Ord. 2016-010 § 2 (Exh. A); Ord. 2011-017 § 2)
2. Approval of the proposed plat alteration does not allow for construction or development. If approval is granted, the applicant would need to submit future plans to the City to obtain necessary permits for development.

Appendix:

Permit Process

- Type C-2 process (Quasi-judicial)
- Application received April 29, 2022.
- Notice of complete application issued April 29, 2022.
- Notice of Application issued May 11, 2022.
- SEPA Determination of Non-significance (DNS) issued May 18, 2022.
- Notice of Application, SEPA MDNS, and tentative public hearing issued May 11, 2022.
- Hearing Examiner Public Hearing scheduled for June 23, 2022.
- Notice of Decision from Hearing Examiner within 10 business days of public hearing.
- Appeal to Superior Court: Within 21 days of decision.

Exhibits

1. Plat Alteration Application
2. Notice of complete application
3. SEPA Threshold Determination
4. SEPA Checklist
5. Agency Comments:
 - a. Jamestown S'Klallam Tribe comments dated 10/18/21.
6. Public comments:
 - a. Doug Wright 5/15/22
 - b. Ron Behrens 5/18/22
 - c. Denny Anderson 5/20/22
 - d. Kathy Robinson 5/20/22
 - e. Martina Boeker 5/20/22
 - f. Michele Helms 5/20/22
 - g. Patsy Lovelady 5/20/22
 - h. Anne Milligan 5/23/22
 - i. Charlie Beall 5/23/22
 - j. Lindy MacLaine 5/23/22
 - k. Mark Bragdon 5/24/22
 - l. Dwight Zimpel 5/25/22
 - m. Sharon Owens 5/25/22
 - n. Lorri Gilchrist 5/28/22
 - o. Leroy Peterson 6/2/22
7. Legal Notices/Affidavits; Notice of Application, and Public Hearing (affidavit of mailing and publication confirmation).
8. Staff Report

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