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DECISION & ORDER
CITY OF SEQUIM CITY COUNCIL
FOR
BELL ESTATES SUBDIVISION: EXTENDING PRELIMINARY PLAT EXPIRATION TIMELINE
JUNE 7, 2022
SUB – 17-001

PROPERTY OWNER/APPLICANT: Barnett NW Enterprises LLC and JWJ Group LLC.

PROJECT LEAD: John Johnson, Barnett NW Enterprises LLC

PLANNER: Steven Lachnicht, Community Development Director

PROJECT DESCRIPTION: This is a request for a one-year extension of the Bell Estates Subdivision Preliminary Plat timeline, a major subdivision application that was approved on June 26, 2017 for 103 single-family residential lots for homes on approximately 25.66 acres.

PROPERTY LOCATION: Site fronts Brownfield Road located approx. 3,500 ft east of South Sequim Rd within the NE ¼ of Section 29, Township 30 North, Range 3 West, Clallam Co (Tax Parcels 033209-120055 and 033209-120045)

DATE OF HEARING / DECISION: May 9, 2022.

SUMMARY OF DECISION: Approval of the requested one-year extension of the Bell Estates Preliminary Plat (SUB 17-001 & SEP 17-002).

FINDINGS:

Finding #1: The City Council held a public meeting on May 9, 2022, where the City Council heard staff's presentation, remarks from the applicant, testimony from the public, and the City Engineer.

Finding #2: On June 26, 2017, the City Council approved the Bell Hill Estates Preliminary Plat (SUB 7-001 & SEP 17-002).

Finding #3: The extension request was duly noticed, per the Sequim Municipal Code (SMC) by posting the property, publishing in the Peninsula Daily News, and mailing notice to property owners within 300 feet of the project area. The City received no public comment on this matter.

Finding #4: The project is located in the "Single Family Residential" (R 4-8) zone, which is consistent with the Comprehensive Plan's "Single Family Residential" (SFR) designation for the site.

Finding #5: The project is consistent with the City of Sequim Comprehensive Plan policies.

Finding #6: The project, as designed, was found to meet the City's Zoning, Land Use, Density and Development Standards at the time of the original approval.

Finding #7: According to Sequim Municipal Code (SMC) 17.20.080.A: The preliminary plat approval shall expire after five years unless a proposed final plat, in proper form, and meeting all final plat requirements, is submitted to the city department of community development; provided, however, that an extension of time, not to exceed one year, may be granted by the city council upon the recommendation of the director of the department of community development. Only two such extensions shall be granted. However, any extension of time may require additional review and shall require application of all applicable land use regulations including zoning adopted subsequent to the vesting date of the application as additional conditions of approval.

Finding #8: At the hearing, the applicant was informed of the requirement to comply with all applicable land use regulations including zoning adopted subsequent to the vesting date of the application as additional conditions of approval.

Finding #9: The City adopted Ordinance 2021-003 on January 11, 2021. The ordinance established street engineering standards that are now applicable to the project.

Finding #10: The project was subject to review under the State Environmental Policy Act (SEPA) and was issued a Mitigated Determination of Non-significance (MDNS) on April 20, 2017.

Finding #11: After the hearing the City Council moved to approve the plat extension conditioned upon compliance with City zoning and development regulations adopted as of May 9, 2022.

CONCLUSIONS:


- Conclusion #1: This is a request for a one-year extension of the Bell Estates Subdivision Preliminary Plat timeline meets the requirements of SMC, Chapter because:
 - The approved preliminary plat as conditioned is compliant with all applicable development codes at the time of the extension request.
 - There has been no material change of circumstances applicable to the property since project permit approval.
 - The property owner has provided good cause for the delay and demonstrated the likelihood that the project will be started within the additional year.
 - The DCD director has not granted any previous time extensions for the project.
- Conclusion #2: The applicant will comply with applicable land use regulations in effect as of May 9, 2022, including the street engineering standards, with the submittal of the Final Plat.
- Conclusion #3: All conditions of approval contained within the original plat approval (SUB 17-001 & SEP 17-002), unless specifically modified in this decision, remain in full force and effect as though fully set forth here and is specifically incorporated by this reference.

- Conclusion #4: This is a request for a one-year extension of the Bell Estates Subdivision Preliminary Plat timeline is consistent with the City's Comprehensive Land Use Plan.
- Conclusion #5: Appeals of decisions of the city council must be filed within 21 calendar days of this decision becoming final; **THEREFORE**,

DECISION & ORDER

The application for the request for a one-year extension of the Bell Estates Subdivision Preliminary Plat timeline is **APPROVED**, subject to compliance with applicable land development regulations at time of Final Plat approval.

SO ORDERED, this 10th day of June 2022.



Tom Ferrell, Mayor

Attest:



Haylie Clement, City Clerk

Approved as to form:

Kristina Nelson-Gross

June 9, 2022 (sent unsigned to avoid delay)