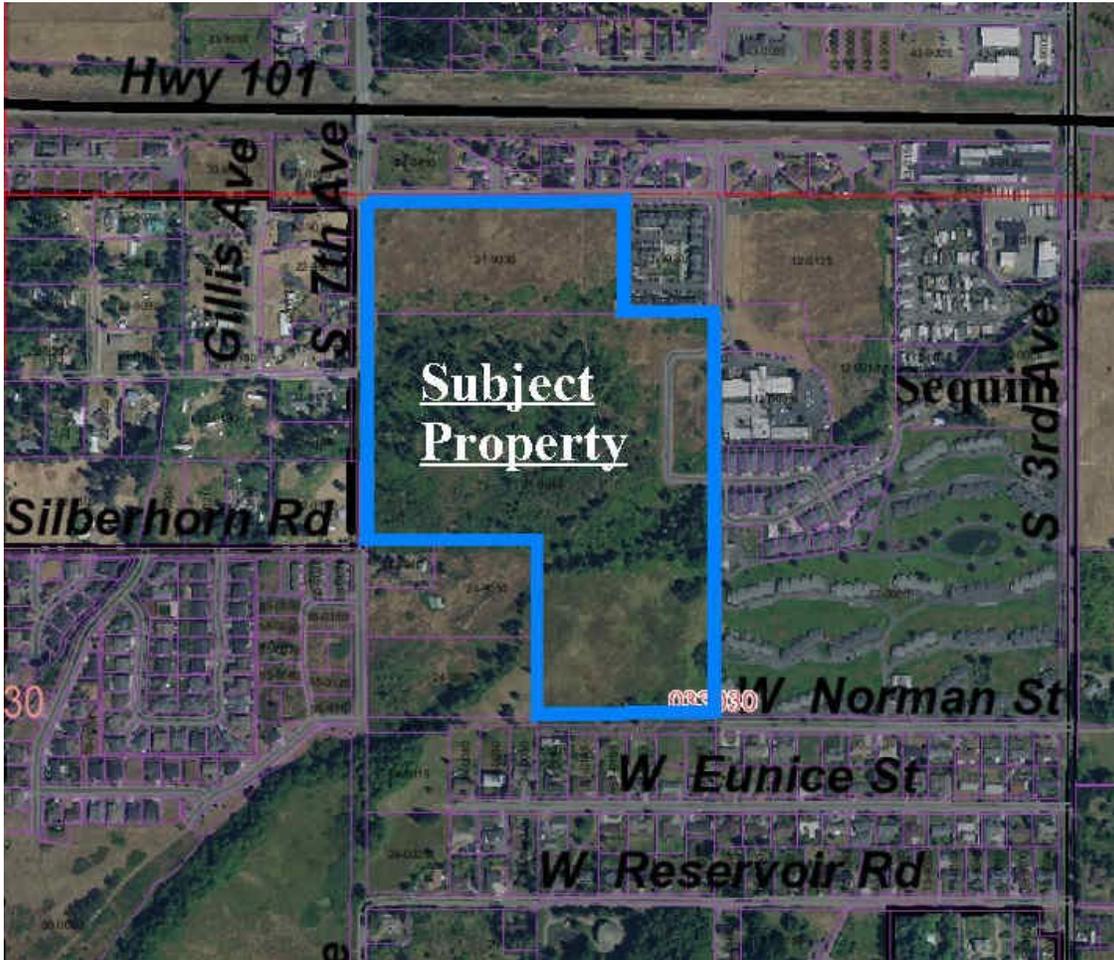


**CITY OF SEQUIM
STAFF REPORT**

ROLLING HILLS PLANNED RESIDENTIAL DEVELOPMENT - PRELIMINARY SUBDIVISION
PLANNING FILE SUB 22-002

PUBLIC HEARING DATE: JULY 28, 2022



<p>Owner/Applicant: Sequim Washington Investments LLC, 3599 Carlton St, Silverdale, WA 98383</p> <p>Project Lead: Holli Heavrin, Core Design Inc, 12100 NE 195th St, Suite 300, Bothell, WA 98011.</p> <p>Staff Contact: Travis Simmons, Assistant Planner tsimmons@sequimwa.gov 360-683-4908.</p>	<p>Property Location: The 44.10-acre project site consists of two parcels and is positioned south of McCurdy Rd and east of S 7th Ave. The subject property is all within Section 30, Township 30 N. Range 3 W., W.M. Clallam County, Washington; identified as Clallam County Assessor’s Parcels No. 033030-219030 and 033030-219040.</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 an exhibit.</p> <p>Recommendation: Approval as conditioned.</p>
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1. PROJECT SUMMARY

1. a. Project Description: The applicant is proposing a 215 lot Planned Residential Development (PRD) to be constructed in three phases. In addition, the applicant will provide 6.61 acres of open space, with active and passive recreational amenities. This project requires the subdivision of two parcels totaling approximately 44.10 acres.

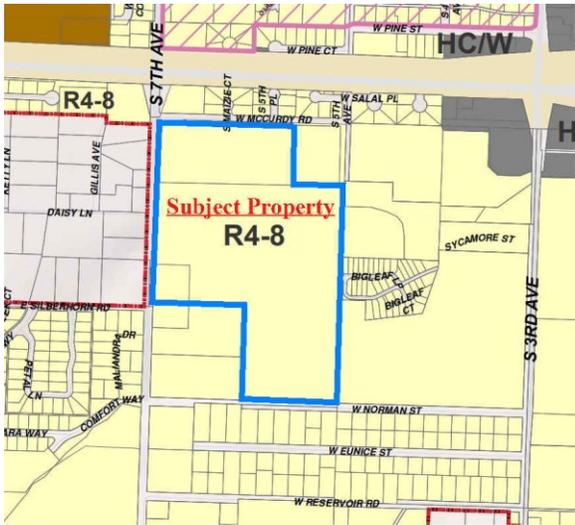
1. b Previous Actions: The property has been subject to the following previous action:

- **April 15, 2022:** Planned Residential Development Major Preliminary Subdivision application submitted to the City for review.
- **May 5, 2022:** Notice of complete application issued.
- **May 20, 2022:** Notice of application & public comment period issued.
- **July 1, 2022:** SEPA Mitigated Determination of Non-significance (MDNS) issued.
- **July 15, 2022:** Notice of public hearing issued.

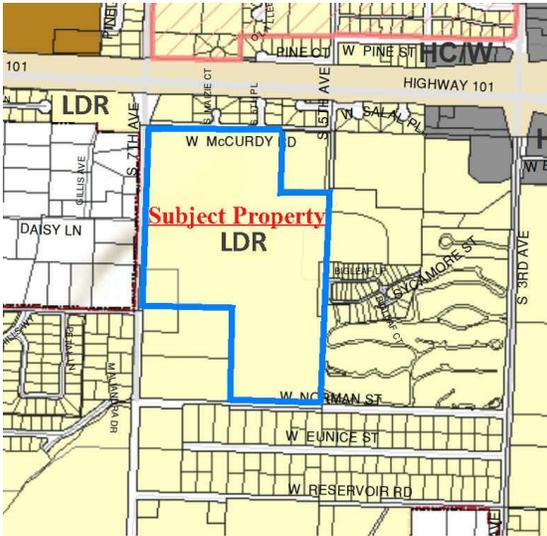
1. c Project Context:

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 low-density 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 44.10 acres, of which will include 6.61 acres of open space area with active and passive recreational amenities.

FIGURE 1
ZONING / COMP. PLAN DESIGNATION



Zoning Map R4-8



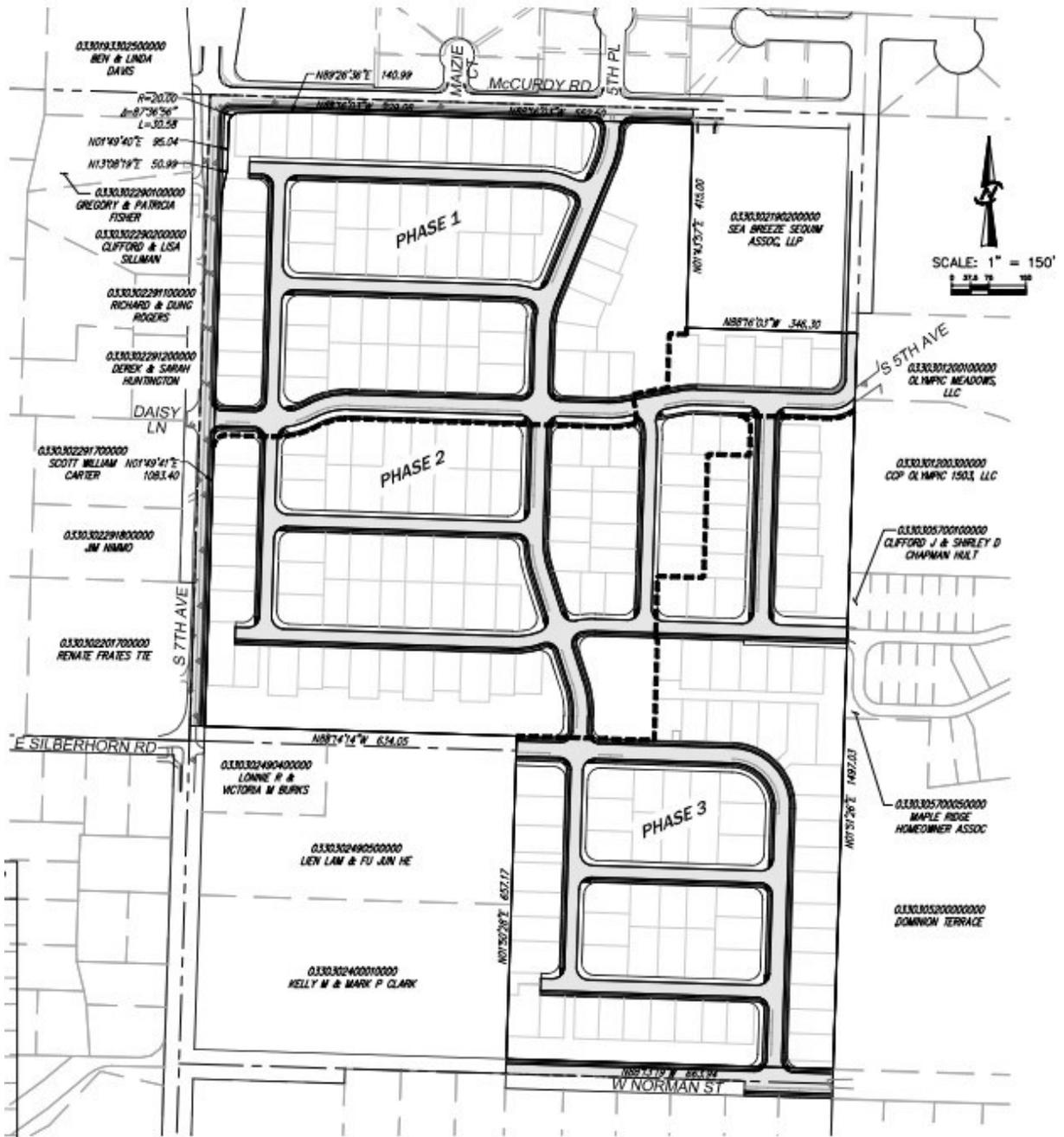
Comprehensive Plan Future Land Use Map

FIGURE 2

PRELIMINARY PLAT LAYOUT

A PORTION OF THE E 1/2 OF THE NW 1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.

ROLLING HILLS PRELIMINARY PLAT & PRD SEQUIM, WASHINGTON



The site consists of two parcels covering an area of approximately 44.10 acres. Elevations throughout the site range from approximately 268 feet to 336 feet. The site generally slopes gently down to the east. There is one section of dense vegetation in Phase 3 of the proposed development that has the steepest slope of about 35%.

The site is currently undeveloped and covered with tall grass and trees scattered throughout. The project site is bordered by W McCurdy Road to the north, single family residential to the south and east with some multifamily residential in the NE corner, and S 7th Ave to the west.

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 Report, August 5, 2021; prepared by The Riley Group, Inc.
2. Rolling Hills Plat Traffic Impact Analysis, March 4, 2022; prepared by Heath & Associates, INC
3. Critical Areas Reconnaissance, March 8, 2022; prepared by Ecological Land Services
4. Preliminary Storm Drainage Report, March 21, 2022; prepared by Core Design
5. Pond Berm Construction Recommendations, July 15, 2022; prepared by The Riley Group, Inc.
6. Rolling Hills Plat TIA – City Staff Review Comments/Conditions Response, July 18, 2022; prepared by Heath & Associates.

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 Low-Density Residential (LDR). The applicant has elected to apply for a Planned Residential Development. The following zoning and development standards are established in SMC Chapters 18.35 Planned Residential Development, 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 44.10 acres in area (gross). As indicated on the submitted plans, the proposed residential lot area is approximately 26.05 acres. The site is greater than 3 net acres and satisfies the requirement of SMC 18.35.040 Size of planned residential development.
- 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 and a maximum of eight dwelling units per net acre. The proposed plan is 8.25 units per acre. According to SMC 18.35.110, the maximum density may be increased in a Planned Residential Development with bonus incentives being provided. Density bonuses addressed below.

- Minimum Lot Width/Depth and Setbacks: Table 18.35.050 indicates that minimum lot width must be 30' and the minimum lot depth must be 70'. The minimum setbacks are also included in this table and are listed as 10' front yard, 5' rear yard and 5' side yards. There is an additional setback for street corner yard setbacks of 10' or greater if necessary for sight distance as determined by the city engineer. All of the proposed lots will satisfy this criterion.
- Density: The proposed net residential density is 8.25 units per acre. Through a density bonus provided in Table 18.35.110 *Inclusion of a number of low impact development (LID) measures in project design and stormwater facility construction*, the applicant will receive a 7% increase above maximum density allowed in the underlying zoning district. This would allow them to build up to 222 lots, but they will only be constructing 215. The proposed density is consistent with SMC 18.35.060.
- 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 18.35.050.
- Lot Size Range: Lots within a Planned Residential Development have lot averaging where no lot is less than 3,750 square feet or more than the maximum 14,500 square feet. Lot sizes for the proposed development will range from 4,217 square feet to 7,942 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 and garages to each lot which will also have the required minimum two on-site parking spaces plus two additional parking spaces in the garage. 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): Fifty percent is the maximum building lot coverage per SMC 18.35.050.
- 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 Critical Areas Reconnaissance provided by Ecological Land Services, there are no regulated wetlands on the site that would require buffers.
- Open Space & Recreation: Open space is required in a Planned Residential Development. The requirements are based on the average lot size of the development. The proposed average lot size of 5,277 square feet requires providing 15% of open space (of gross project area) per Table 18.35.090.A. The applicant is required to provide at least 287,887 square feet of open space and is proposing 287,927 square feet. The open space proposed will satisfy this requirement.

Staff Finding #1: *Staff finds that (with conditions), the Rolling Hills Planned Residential Development Subdivision would satisfy the requirements of SMC, Chapter 18 (Zoning) and the requirements of SMC 18.35. 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 critical area reconnaissance provides that there are no critical areas present at the proposed development site. There are no delineated wetlands shown on the County's Critical areas map, or the City's. There is an above ground mapped irrigation ditch mapped, but was not observed during both onsite visits, except for the presence of vegetation and topography that indicate the potential for the ditch that is mapped.

Through the SEPA Mitigated Determination of Non-Significance (MDNS) process, the City is requiring the applicant to submit an Archaeological Survey of the property prior to any ground disturbing activities can begin. This is a common request for mitigation, and one that was requested by the Department of Archaeology and Historic Preservation, as well as the Jamestown S'Klallam Tribe.

Staff Finding #2: *Staff finds that due to the lack of critical areas, and through mitigation measures, the application is consistent with state and city environmental standards. Future applications for Site Construction permits and Residential Building Permits will be reviewed for continuous consistency.*

2.c. Planned Residential Development – 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 Hearing Examiner Public Hearing. Chapter 18.35.140 of the Sequim Municipal Code (SMC) contains the criteria by which Planned Residential Developments are reviewed:

18.35.140 Criteria for approval.

In approving a planned residential development, the review authority must find that the proposal meets all of the following criteria:

A. The proposal, through its design and submitted supporting documents, has clearly demonstrated it meets the stated purposes of this chapter.

Staff discussion: The purpose of a planned residential development is to *encourage creative and superior site design in residential, lifestyle and economic opportunity (EOA) zones which also promotes the preservation of open space, preservation of native vegetation, protection of critical areas and a variety of housing types at a variety of price points in such development by permitting greater flexibility in zoning requirements than is permitted by other chapters of this title, while ensuring compliance with the goals and policies of the Sequim comprehensive plan.* [SMC 18.35.010]. 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.

B. The proposal complies with all of the applicable provisions of this title, except those provisions from which deviation has been allowed under this chapter and SMC Title 17.

Staff discussion: There are no deviations being proposed or allowed; thus, staff concurs with is criterion.

C. The proposal provides overall site design features through its conceptual architectural renderings for the entire project, and has included open space areas, pedestrian walkways and connections, recreational amenities and outdoor features.

Staff discussion: The project is proposing 287,929 square feet of open space provided in 17 different spaces, with connections through pedestrian walkways and connections made up of over 4,500 lineal feet of trails.

The project has over 111 units which, per SMC 18.35.100, requires, three Group 1 amenities two Group 2 amenities. The proposed plan will have seven Group 1 amenities and five Group 2 amenities. Amenities include gardens, play equipment, multi-purpose sport court, walking paths, dog parks and trails.

D. The proposal would not impair the integrity and character of the zoning district in which it is located.

Staff discussion: The proposed development is within the Single-Family R4-8 zone. The proposed development consists exclusively of detached single family residential homes which matches the surrounding properties. The proposed use will not impair the integrity or character of the zoning district.

E. The site is physically suited for the type and intensity of land use(s) being proposed.

Staff discussion: This property is zoned for single family development, meaning that the proposed project will be built as it was designated in the 2015-2035 comprehensive plan and will therefore fit the surrounding area. The intensity of the development will not exceed what the SMC allows.

F. The proposal would be compatible with existing and future land uses within the general area in which the proposal is to be located by providing screening or buffering between parcels and providing consistency between any existing single-family subdivisions and the proposal.

Staff discussion: The proposal will include screening per SMC 18.35.070(B) as the applicant has proposed a six-foot sight-obscuring fence around the perimeter of the project, and will also include a ten-foot landscaping buffer as an easement on lots adjacent to S 7th Ave per SMC 18.35.060(F).

G. The proposal would preserve natural features and critical areas and would preserve and incorporate existing significant stands of trees (SMC 18.24.032(C)(2)) within the project design as much as possible.

Staff discussion: The proposed project will have limited tree retention. The applicant has stated that to adequately serve the site with utilities and roads that meet the requirements for access and fire safety that grading most of the site needs to occur. However, they are proposing 470 new street trees and 24 trees in identified open space areas. The proposed landscape plan includes incorporating native vegetation of local significance such as Garry Oaks and Lavender. A final landscaping plan will be submitted prior to final plat approval.

H. There are adequate provisions for water, sanitary sewer, and public utilities (electric, gas, phone) and services to ensure that the proposal would not be detrimental to public health and safety.

Staff discussion: This proposal has been reviewed by City of Sequim engineers and utility locations have been preliminarily approved. A Site Construction permit will be required for the construction of this public infrastructure and will satisfy the criterion for this chapter.

I. There will be adequate provisions for public access to serve the subject proposal, as well as providing for neighborhood connectivity as appropriate and as required by the city.

Staff discussion: The proposal will connect to four existing City streets – S 7th Ave, W McCurdy Rd, S 5th Ave and W Norman St. This will be more than adequate for this development, and for future connectivity in surrounding areas.

J. The proposal is consistent with the comprehensive plan and the city's adopted development standards.

Staff discussion: The comprehensive plan identifies this project location in the Future Land Use Map as LDR zoning and the Zoning Map identifies it as R4-8; meaning that the project is consistent with the comprehensive plan and zoning for future single family residential development.

K. There will not be significant unmitigated harmful effects upon environmental quality and natural resources.

Staff discussion: There will be no harmful effects based on the Geotechnical Engineering Report and Critical Areas Reconnaissance that were provided with the application. The SEPA Mitigated Determination of Non-Significance (MDNS) that was issued addresses environmental resources.

L. The proposed location, size and design of the proposal would not be detrimental to the public interests, health, safety or welfare of the city. (Ord. 2019-006 § 1 (Exh. A))

Staff discussion: This property will be built as it was designated in the 2015-2035 comprehensive plan with single family residential units and will therefore not be seen as a detriment. The proposal is being built as the location was intended.

Staff Finding #3: Staff finds that Rolling Hills Planned Residential Development - Preliminary Major Subdivision would meet the approval requirements in SMC 18.35 Planned Residential Developments.

2.d. Consistency with the Comprehensive Plan:

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

- 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 Rolling Hills Planned Residential Development - Preliminary Major Subdivision is consistent with the City's Comprehensive Plan.

2.e. State Environmental Policy Act (SEPA)

- A SEPA Mitigated Determination of Non-Significance (MDNS) was issued on July 1, 2022. The Environmental Determination is included as an attachment. 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 April 15, 2022.
- Notice of complete application issued May 5, 2022.
- Notice of application issued on May 20, 2022.
- SEPA Mitigated Determination of Non-significance (MDNS) issued July 1, 2022.
- Notice of public hearing issued July 15, 2022.
- Public Hearing with Hearing Examiner scheduled for July 28, 2022.
- Appeal to Superior Court: Within 21 days of Hearing Examiner decision.

1. Exhibits:

1. Application
2. Preliminary Plat – Draft
3. Preliminary Civil Plans
4. Existing Site Conditions
5. Colored Elevation Drawings
6. Additional Submittal Documents
7. SEPA Checklist – Reviewed
8. SEPA MDNS
9. Geotechnical Report
10. Critical Area Report
11. Traffic Impact Analysis
12. Preliminary Drainage Report
13. Title Report
14. Notice of Complete Application
15. Public Notice Mailing Affidavit
16. Notice of Application
17. Public Comments
18. Agency Comments
19. Notice of Public Hearing
20. Public Hearing Mailing Affidavit
21. City of Sequim Comments/Revision Request
22. Applicant Response to City Comments
23. 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.

Rolling Hills Planned Residential Development - Preliminary Major Subdivision
Planning File SUB 22-002
SEPA MITIGATION and CONDITIONS OF APPROVAL

1. EARTH & WATER

To ensure against any potential for adverse environmental impacts from clearing and grading or 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. This will be done through the Site Construction permit process.

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

The following construction activities require coverage under the Construction Stormwater General Permit:

Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and

Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State. This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and

Any site construction activity discharging stormwater to waters of the State that Ecology:

- a. Determines to be a significant contributor of pollutants to waters of the State of Washington.
- b. Reasonably expects to cause a violation of any water quality standard.

If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Matthew Morris with the SWRO, Toxics Cleanup Program at (360) 407-7529.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map

depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

2. AIR

Potential air impacts shall be mitigated by watering the site as necessary, utilizing dust suppression options and techniques described in the WA Department of Ecology publication # 96-433, 2016.

3. HISTORICAL AND CULTURAL RESOURCES

To mitigate the potential for adverse environmental impacts to cultural resources, the proponent must have a professional archaeological survey of the project site completed and submitted prior to starting any ground disturbing activities. The requirement is being imposed after requests from both the Department of Archaeology and Historic Preservation, as well as the Jamestown S'Klallam Tribe were made for a survey to be done due to the presence of an adjacent archaeological site.

4. 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 7:00 am to 7:00 pm Monday through Saturday.

5. ANIMALS

It shall be the responsibility of the applicant to take all necessary steps to prevent the incidental taking of protected species under the Endangered Species Act through habitat modification or degradation during the life of the project or development authorized by this permit or approval. The applicant shall notify the City through Its Public Works Director or designee and the Federal Agencies with responsibility for enforcement of the Endangered Species Act immediately, in the event of damage or degradation to Endangered Species habitat by or from the project or the development subject to this permit or approval. In any such case, the applicant shall, at its sole cost and expense, take all action necessary to prevent the furtherance of the damage or degradation and to restore the habitat as required by the Federal, State, and local agencies with jurisdiction.

6. TRANSPORTATION

Prior to final subdivision approval, the applicant shall submit final construction plans for review and approval by the City of Sequim Public Works Department. In accordance with SMC 17.20.040, the plans shall demonstrate to the satisfaction of the City engineer, that curb, gutter, sidewalk, trail connections, transit stops, streets, storm drainage, sanitary sewer lines, water lines and other utilities as required, will be installed at the expense of the applicant and meet city specifications and applicable ordinances.

GENERAL CONDITIONS

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. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. The applicant shall coordinate with the U.S. Postal service for the provision of mailboxes.

9. A final as-built landscaping plan must 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.
10. 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.
11. Maintenance of all landscape areas shall comply with Section 18.22 of the SMC.
12. 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.
13. 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.
14. 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.
15. All mitigation measures in the above MDNS shall be conditions for the Rolling Hills Planned Residential Development - Preliminary Major Subdivision (SUB 22-002).

EXTERNAL ROADWAY IMPROVEMENTS:

1. Half-width frontage (to the centerline of the road right-of-way) improvements are required for South 7th Ave to Collector street standards. [July 2013 Transportation Master Plan, SMC 17.20.040, SMC17.48 and RCW 58.17.110(2)].
2. The Transportation Master Plan shows S 7th Ave as a "Future Bike Lane/Wide Shoulder/Asphalt path", a "Pedestrian and Mobility Scooter Priority Route" and a "Recommended Shared Use Path". Demonstrate how a bike path and shared use path are being accommodated along the 7th Avenue frontage. [July 2013 Transportation Master Plan]
3. Half-width frontage (to the centerline of the road right-of-way) improvements are required for the McCurdy frontage to Local street standards. [July 2013 Transportation Master Plan, SMC 17.20.040, SMC17.48 and RCW 58.17.110(2)].
4. The West Norman Ave extension must be improved to Local street standards with full width improvements to the west boundary of the subdivision entrance, and half with improvements to the west property line. [July 2013 Transportation Master Plan, SMC 17.20.040, SMC17.48 and RCW 58.17.110(2)]

UTILITY EASEMENTS:

1. Prior to site construction permit approval, all existing water mains on (and those adjacent the property on the east boundary) will be surveyed, shown as existing on the plans, and a utility easement will be provided. The water mains must be contained within a 20' utility easement dedicated to the City [SMC17.20.050]. The water mains in question may lie on the neighboring parcel, however, 20' of access is required, and the easements must extend 10' beyond the water mains which may require a utility

easement. A survey of the location of the water mains will be required so that the appropriate easement can be shown on the final plat. Maintenance and operation access must be provided by having the easement in an openspace, not on individual lots. The water mains in question are:

- a. The multiple existing water mains running along the eastern property line
- b. In the area of lot 165-166, there are at least 4 water mains
- c. Any other city owned utility infrastructure located on the parcel. Coordination with the city utilities manager for location will be required.

INTERNAL ROADWAYS IMPROVEMENTS:

1. Internal roadways A, B and J must follow "Local" street standards. All other internal roadways must follow "Neighborhood" street standards. All roadway improvements must meet the adopted City Street Standards.

LANDSCAPING and BUFFER

1. A minimum 10-foot-wide landscaping strip will be required for all public street frontage classified as a neighborhood collector. This will include the S 7th Ave street frontage. [SMC18.35.060 (F)]

OPENSOURCE:

1. Open space areas not proposed to be improved with recreational amenities or purposes will remain as natural vegetation or landscaped with groundcover, shrubs and trees consistent with the type and location of open space. Natural vegetation removal in preserved and approved open space will only be permitted for public safety reasons and after review and approval of the DCD director and a qualified professional arborist certified by either the International Society of Arboriculture or the National Arborist Association. Enhancement of critical area buffer vegetation will be as allowed and prescribed in Chapter 18.80 SMC, Critical and Environmentally Sensitive Areas Protection. (Ord. 2019-006 § 1 (Exh. A)) [SMC18.35.90(I)]

TREES

1. Forest Practice Permit may be needed prior to any land disturbing activity approval through the Department of Natural Resources (DNR). Provide communication with the DNR.
2. Existing significant individual trees and groups of trees should be preserved, where possible. Please demonstrate how every reasonable effort has been made to preserve existing trees. [SMC17.28.030 (A), SMC18.22.040(B), SMC18.35.010, SMC18.35.140 G].

ARCHAEOLOGICAL CONSIDERATIONS:

1. Department of Archaeology and Historic Preservation has indicated that the proposed site is adjacent to a previously recorded archaeological site, which may extend into the proposed project area. A professional archaeological survey of the project site for the benefit of DAHP must be completed and submitted prior to any site construction permits being issued.
2. A professional archeological survey of the project site for the benefit of the Jamestown S'Klallam Tribes cultural resources is required to be completed and submitted prior to any site construction permits being issued.

PHASING PLAN:

1. Per SMC 17.26.030(B), The final phasing plan must be submitted to the department of community development before any ground disturbing activity.
2. Demonstrate that each phase of the subdivision is “stand alone” for utilities including water, sewer and stormwater.
3. The amenities must be listed by phase to show compliance with SMC18.35.100 and SMC17.26. Each phase must be self-sufficient and must not be dependent on subsequent phases to fulfill infrastructure requirements. [SMC17.20.040, SMC18.35.100, SMC17.26]
4. Fire Department #3 approval needed for Road A stub out in Phase 1 and Road B stub out in Phase 2

GENERAL UTILITIES:

1. All water and sewer mains must be contained within city dedicated public streets, or within openspace tracts with utility maintenance and operation easements dedicated to the city.
2. Demonstrate the minimum horizontal separation of 10-feet between sewer piping and water piping. All pipes must have 10-foot horizontal separation. Water pipes must be located on the North and East side of streets. Sewer must be constructed on the South and West side of streets. See City Standard Drawing Figure 4-15 Standard Utility Location, for pipe location and separation requirements.
3. Provide utility profiles including pipe size, slope, depth, separation etc.
4. Provide a lighting plan. Lighting must meet spacing requirements as set forth in the Engineering Standards Figure 4-00 and be consistent with SMC [SMC17.48.020, SMC17.48.030, SMC18.35.130]

SEWER MAIN:

1. Washington State Department of Ecology (Ecology) review and approval is required.
2. Washington Department of Health review and approval is required.
3. Provide pipe size, slope, depth, and separation on plans and profiles for sewer conveyance piping on the plans. After this information is provided, a hydraulic analysis will be conducted by a third party to verify adequacy of the system. This will be payable by the applicant. Sewer hydraulic modeling results will be given to the applicant along with additional requirements, if any.

WATER MAIN:

1. Moving the exiting water main running east from Silberhorn Road will require approval from the City Engineer. Show all existing utilities adjacent to the existing location (and proposed location) of the water main.
2. Provide size and type of the proposed water system piping on the Plans. Please include details for water system piping on the plans including burial depth, valve box locations, pipe size, vertical and horizontal separation from sewer line and meter box locations. After this information is provided, a hydraulic analysis will be conducted by a third party to verify adequacy of the system. This will be payable by the applicant. Water hydraulic modeling results will be given to the applicant along with additional requirements, if any.

FIRE HYDRANTS:

1. Comments from Fire Department #3 from Mike Mingee on 04-19-2022 illustrates the approved location of fire hydrants. Show approved fire hydrant locations.

STORMWATER:

1. Provide documentation showing safety of pond design for downgradient properties. Include the following per the current Department of Ecology's Stormwater Management Manual for Western Washington. [SMC Table 17.12.020(A), SMC 13.108, SMC 18.82.070, SMC18.82.090(E), SMC13.104, IBC1801, IBC1803, IBC1804]
 - a. Berm/Levee seepage
 - b. Overflow weir design
 - c. Pond berm stability, slope inclination/stability
 - d. Overflow weir design when design is exceeded including path of travel
 - e. Evaluate the depth to seasonal high groundwater and/or impermeable layers
 - f. Groundwater mounding analysis
 - g. Show base of infiltration pond is ≥ 5 feet above the seasonal high-water mark, bedrock (or hardpan) or other low permeability layer
 - h. Provide a Seepage Analysis
 - i. Provide evidence of protecting adjacent properties from pond hydraulic gradient
 - j. Show setback Criteria for Infiltration Ponds is achieved.
2. Provide calculations and narrative of what design criteria the pond is designed to. Pond design must be per the currently adopted SWMMWW. [SMC 13.104]
3. Stormwater Report and plan must account for all on-lot stormwater drainage by prescribing the method of permanent stormwater management for each lot. [SMC 13.104]
4. A Construction Stormwater General Permit (CSWGP) from WA State Dept. of Ecology is required at least 60 days prior to ground disturbing activities
5. National Pollutant Discharge Elimination System (NPDES) construction stormwater permit may be required. Please contact the NPDES permitting authority to find out if this is needed. Provide coordination to the city.
6. Provide a Construction Stormwater Pollution Prevention Plan per Minimum Requirement #2.
7. Provide an Operations and Maintenance Manual per Minimum Requirement #9.

CRITICAL AREAS REPORT: by Ecological Land Services dated March 8, 2022

1. Provide communication with Clallam County, the lead regulatory authority regarding buffers and setbacks using Site Potential Tree Height (SPTH). Coordination with Greg Ballard of Clallam County about the SPTH and buffers must be provided to the city.

GEOTECHNICAL ANALYSIS dated August 5, 2021 by The Riley Group, Inc.:

1. The pilot infiltration test (PIT) was completed in July 2021. Per Section III-3.3.4 of the 2014 SMMWW, PITs should be completed between December 1 and April 1. Because the PIT was completed outside of the required testing window, the applicant must repeat the infiltration during the required wet season window.
2. A correction factor for site variability and the number of locations tested (CFv) equal to 1.0 is inappropriate due to an inadequate number of explorations within the proposed pond footprint. Additionally, the base of the proposed pond is 6 ft bgs and most of the July 2021 test pits were

terminated 5 ft bgs. There is limited site subsurface data below 5 ft bgs. RGI should amend its report to either, 1) reduce CFv to a more conservative correction factor and amend its report with an updated infiltration rate, or 2) complete additional explorations or infiltration tests within the infiltration pond footprint to confirm consistent subsurface conditions beyond 5 ft bgs and thereby justification of for using the correction factor of 1.0.

IRRIGATION:

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1. Highland Irrigation ditch communication providing verification that the ditch is abandoned.

TRAFFIC IMPACT ANALYSIS:

March 2022 Traffic Impact Analysis (TIA) prepared by Heath & Asso. Inc.

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1. Sight Distance and intersection stop control analysis consistent with AASHTO's Green Book (2018) must be provided. The entering and stopping sight distance triangles need to be included for all proposed accesses and internal intersections. A summary of the sight distance analysis results should be included in the TIA in table format to better understand the available site distance as compared to the required entering and stopping sight distance standards. Include stop control proposals/analysis for internal and external intersections.
 2. A Traffic Safety review must be provided. Complete a traffic safety review of the most recent 5 years of collision data at all study intersections and along adjoining roadways around the site.
 3. A Safe Walk Route to Schools review/discussion, and/or access to school bus stops must be provided. Update mitigations as needed after completion of traffic safety and safe walk to school analyses. The TIA should note the safe walk routes to school or the closest existing school bus stop for the elementary, middle, and high schools. The existing conditions of the walk route or the route to the bus stop should be described, noting whether there is a safe walk route and if there is a paved area for students to wait that is separated from the adjoining roadway with lighting present. Potential improvements to the walk route and bus stop should be included as part of the recommended mitigation.

DRAFT CC&R's including HOA stormwater O&M Manual

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1. Drainage Facility Maintenance Covenant must be provided. Please make clear who is responsible for the stormwater system and each element of this system. Add the stormwater filter systems and all other elements of the stormwater system. Reference the Stormwater Operation and Maintenance Manual.
 2. A Stormwater Operation and Maintenance Manual must be provided.

*CITY OF SEQUIM
PLANNED RESIDENTIAL DEVELOPMENT - PRELIMINARY MAJOR SUBDIVISION (SUB 22-002)
FOR:
ROLLING HILLS
IN SECTION 30, 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.