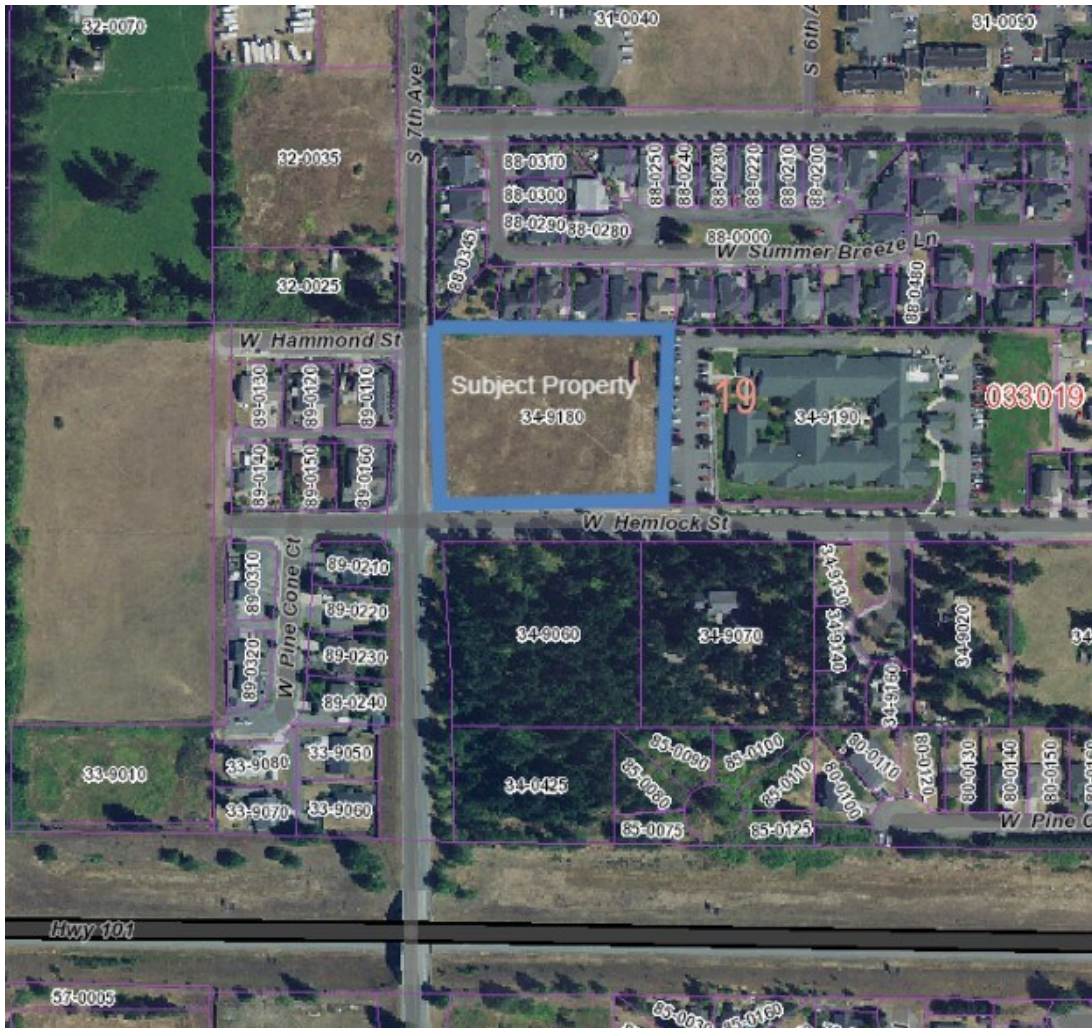


**CITY OF SEQUIM
STAFF REPORT**

EFFIE ESTATES - PRELIMINARY SUBDIVISION
PLANNING FILE SUB 22-003
PUBLIC HEARING DATE: OCTOBER 27, 2022



<p>Owner/Applicant: GMB USA Limited, Jeffrey Bruton, PO Box 2710, Sequim, WA 98382.</p> <p>Project Lead: Same as proponent.</p> <p>Staff Contact: Travis Simmons, Assistant Planner tsimmons@sequimwa.gov 360-683-4908.</p>	<p>Property Location: The proposal is located at the NE corner of south 7th Ave and west Hemlock St. Lot 1 of Short Plat recorded October 26, 2007 in Volume 32 of Short Plats, page 100, under Auditor’s File No. 2007 1211230, located in the SE 1/4 of the SW 1/4 of Section 19, Township 30 North, Range 3 West, W.M., Clallam County, WA. The tax parcel number is 033019349180.</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 subdivision that will result in the creation of 15 residential lots. The total project area is approximately 2.72 acres. The lots will encompass all of this area except the ROW. The development will include two streets and utilities to serve the proposed residential lots.

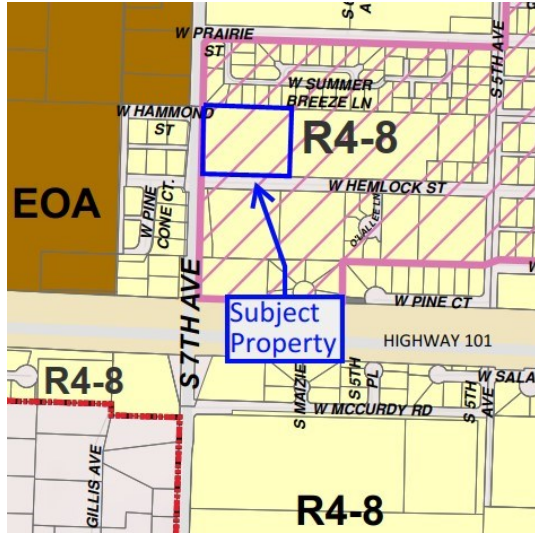
1. b. Previous Actions: The property has been subject to the following previous action:

- **May 4, 2022:** Planned Residential Development Preliminary Subdivision application submitted to the City for review.
- **June 1, 2022:** Notice of complete application issued.
- **June 22, 2022:** Notice of application & public comment period issued.
- **July 26, 2022:** SEPA Mitigated Determination of Non-significance (MDNS) issued.
- **October 10, 2022:** Notice of public hearing issued.

1. c. Project Context:

The project is located in the Residential R4-8 zoning district. This project is also within the central height district which limits the maximum height of residential construction to 18 feet. 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 2.72 acres.

FIGURE 1
ZONING / COMP. PLAN DESIGNATION

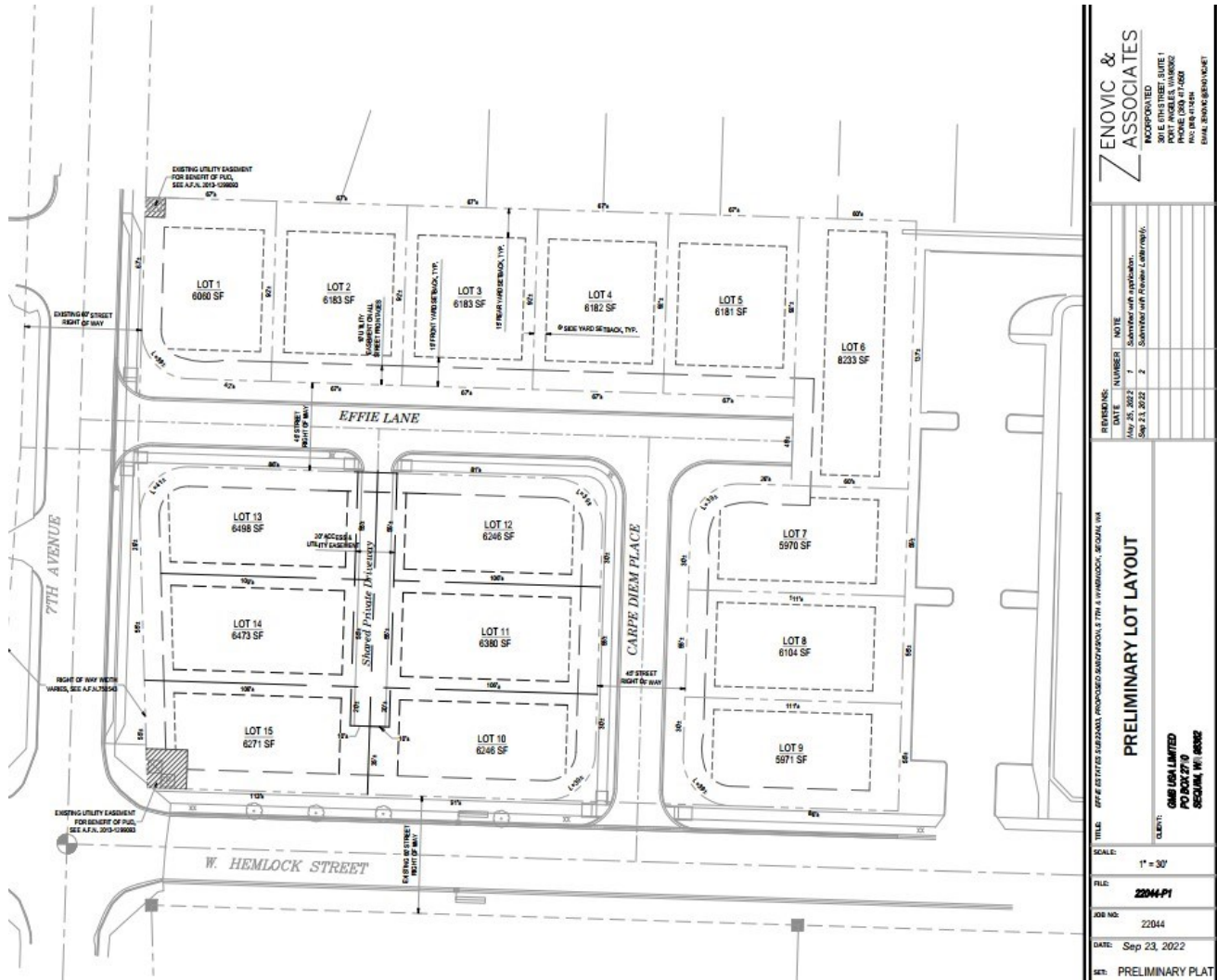


Zoning Map R4-8



Comprehensive Plan Future Land Use Map

**FIGURE 2
PRELIMINARY PLAT LAYOUT**



ZENOVIC & ASSOCIATES	
300 E. FIRST STREET, SUITE 1 PORT ANGELES, WASHINGTON PHONE: (360) 471-4000 EMAIL: ZENOVIC@ZENOVIC.COM	
PREPARED BY: DATE: May 25, 2022 CHECKED BY: DATE: Sep 23, 2022	REVISION NO. 1 DATE: May 25, 2022 REVISION NO. 2 DATE: Sep 23, 2022
NOTE: 1. Surveyed with application. 2. Surveyed with Review LAR (1/16/22).	
PRELIMINARY LOT LAYOUT	
CLIENT: GMS USA LIMITED PO BOX 2710 SEQUIM, WA 98282	
TITLE: EFFIE ESTATES SUBDIVISION, PROPOSED 15 PARCELS 7TH & HEMLOCK, SEQUIM, WA	
SCALE:	1" = 30'
FILE:	22044-P1
JOB NO.:	22044
DATE:	Sep 23, 2022
REV:	PRELIMINARY PLAT

The site consists of one parcel covering an area of approximately 2.72 acres. Elevations throughout the site range from approximately 256 feet to 264 feet. The site generally slopes gently down to the north with the steepest slope only being about 5% along the north side of the lot.

The site is currently undeveloped and covered with tall grass. The project site is bordered by single family residential to the north, W Hemlock to the south, Sequim Health & Rehabilitation Nursing Care and Short-term Rehabilitation to the east 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. Effie Estates Plat Traffic Impact Analysis, April 15, 2022; prepared by Heath & Associates, INC.
2. Preliminary Stormwater Control Plan, May 3, 2022; prepared by Zenovic & Associates, Inc.

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 following zoning and development standards are established in SMC Chapters 17.20 Subdivisions, 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 2.72 acres in area (gross). As indicated on the submitted plans, the proposed residential lot area is approximately 2.18 acres.
- Current Land Use: The subject property is currently undeveloped.
- Residential R4-8: The purpose of the R4-8 zoning district is to provide land for residential developments within the city. The R4-8 zone provides for consistency and predictability in residential neighborhoods. According to SMC 18.20.050, new subdivisions are required to produce a minimum of four dwelling units per net acre. The proposed plan is 6.8 units per acre.
- Setbacks: Table 18.20.050 indicates the minimum setbacks are listed as 15' front yard, 15' rear yard and 6' side yards. All the proposed lots will satisfy this criterion.
- Density: The proposed net residential density is 6.8 units per acre. This satisfies the requirements of the R4-8 zone.
- Building Height: The maximum building height allowance is 18 feet. The building permit review process will ensure that no building will exceed the 18-foot height limitation. Therefore, the proposed project complies with SMC 18.20.050.
- Lot Size Range: Lots within the R4-8 zone must be at least 5,400 square feet and at most 14,500 square feet. The proposed lots are all between 5,970 square feet and 8,233 square feet and meet the allowable lot size range; thus, the proposal is consistent with 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 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): Per SMC 18.20.050, maximum lot coverage is 40% for lots 10,000 square feet and larger which increases by 0.4% for each 100 square feet of lot area less than 10,000 square feet. Building permit review will ensure compliance.
- 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: There are no regulated wetlands or critical areas on or near the site that would require buffers.
- Open Space & Recreation: Per SMC 17.28.050 open space would appear to be required, however, it is not required for a residential subdivision based on Washington state case law (regarding “takings”) that conflicts with the provisions of the Sequim Municipal Code. This section of code is currently being reviewed for potential modifications.

Staff Finding #1: *Staff finds that, the Effie Estates Preliminary Subdivision would satisfy the requirements of SMC, Title 18 (Zoning) and the requirements of Title 18 (Subdivisions). 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:

There are no delineated wetlands shown on or near the site on the County’s Critical areas map, or the City’s.

Through the SEPA Mitigated Determination of Non-Significance (MDNS) process, the City is requiring the applicant to immediately halt work and submit an Archaeological Survey of the property if anything is discovered during ground disturbing activities. Per SMC 18.82.090(J), *Cultural/Historic Resource Discovery Guidelines. The project proponent and/or their contractors are required to stop work and immediately notify the appropriate contacts at the city of Sequim, the Jamestown S’Klallam Tribe, and the Washington State Office of Archaeology and Historic Preservation if any cultural, historical, or archaeological artifacts are uncovered during development. (Ord. 2021-022 § 1 (Exh. A)).*

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. Preliminary Subdivision Plat Approval Process & Criteria:

Subdivisions are identified as Type C-2 process in Chapter 20.01.030, Table 2 (SMC), which is a Quasi-Judicial process requiring a decision from a Hearing Examiner. Chapter 17.20.040 of the Sequim Municipal Code (SMC) contains the criteria by which Subdivisions are reviewed:

17.20.040 Approval criteria.

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

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

Staff discussion: As provided above under, *2.a Zoning, Land Use, Density & Development Standards*, the proposal would satisfy the standards of the current zoning regulations. The goals and policies of the Comprehensive Plan are addressed in *2.d Consistency with the Comprehensive Plan*.

- B. Each lot will adjoin a public street or a private street in the subdivision;**

Staff discussion: Each lot will abut a public street. Lots that access off a shared driveway will still abut public streets. Lots 1, 9, 10, and 13-15 will abut S 7th Ave. All other lots (including the lots abutting S 7th Ave) will abut either Effie Lane or Carpe Diem Place.

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

Staff discussion: Preliminary plans show that all required improvements and utilities will be provided. As conditioned, site construction permit prior to Final Plat will ensure that they meet City of Sequim standards.

- D. The applicant must provide an easement for utilities transmission services, if necessary;**

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

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

Staff discussion: The two proposed streets are required to be dedicated, conveyed to, and accepted by the city, and all easements which are required as conditions of approval and are granted in a form acceptable to the city.

- F. A bond meeting city requirement (Chapter 3.78 SMC) is posted to ensure completion of those improvements required under these criteria but not yet installed or provided;**

Staff discussion: Pursuant to SMC 17.64.010(A), a final plat and/or final binding site plan shall not be considered for approval unless the applicant has guaranteed to complete all required improvements within a reasonable period consistent with approved working drawings and specifications and has guaranteed to maintain the improvements until they are accepted by the city. The guarantee of completion and maintenance shall provide that the applicant will reimburse the city for any maintenance work which is required consistent with this chapter upon failure of the applicant to perform such work after receiving due notice from the city. This guarantee shall be by at least one of the three methods established in SMC 17.64.020 and shall be in addition to requirements of SMC 17.64.010 B. Only one method of plat completion guarantee shall be applied for each specific improvement.

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

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

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

Staff discussion: There are no identified wetlands on the project site. SEPA Mitigation conditions are included as conditions of approval.

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

Staff discussion: The proposal is not within an identified floodplain.

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

Staff discussion: The project will improve sidewalks and crosswalks to be ADA compliant, and stripe a bike lane along S 7th Ave, creating better connectivity for the community which serves the public interest of having safe connections and roads for all.

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

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

The Sequim Municipal Code is consistent with Chapter 58.17 RCW, and does not omit any of the requirements provided therein. SMC 17.04.010 states, *The provisions of this title are adopted pursuant to the authority delegated to the city of Sequim under Chapters 35A.58 and 58.17 RCW.*

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

Staff discussion: There is no proposed phasing for this project.

M. Only irrigation districts organized under Chapter 87.03 RCW may require improvements and only in accordance with RCW 58.17.310. (Ord. 2021-021 § 1 (Exh. B); Ord. 2007-002 § 1; Ord. 2005-022 § 1; Ord. 2004-015 § 1; Ord. 98-005 § 4)

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

Staff Finding #3: *Staff finds that Effie Estates Preliminary Subdivision would meet the approval requirements in SMC 17.20 Subdivisions.*

2.d. Consistency with the Comprehensive Plan:

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

- LU goal 3.2: Low-density Residential – Maintain Sequim’s “friendly, small-town” qualities by fostering the growth of low-density neighborhoods consisting of, single and small multifamily neighborhoods that are social, walkable, and safe and provide a variety of housing types.

- LU 3.2.1: Single-Family Residential Neighborhoods – Support the character and lifestyle of existing single-family residential neighborhoods by limiting multifamily housing to fourplexes or smaller units and special housing populations such as low-income or subsidized senior housing as conditional uses and/or through innovative zoning techniques such as a planned residential development process (PRD).
- 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 Effie Estates Preliminary Subdivision is consistent with the City’s Comprehensive Plan as it is a single-family residential development that is consistent with surrounding properties and will be providing updated public infrastructure with new sidewalks, ADA crosswalks and a bike lane. The creation of 15 new lots provides more housing options for those that choose to call Sequim home.*

2.e. Concurrency Review

SMC 20.10 Concurrency Management System, CMP, TMP, SMC 12, Engineering Standards:

a. Sequim Municipal Code 20.10

- SMC 20.10.010: Purpose – This chapter provides the necessary regulatory mechanism for determining that a property owner and/or developer meets the concurrency provisions of the comprehensive plan, as amended, for development purposes and ensures that adequate public facilities are available at acceptable levels of service to mitigate the development’s impact. (Ord. 2010-013 § 1 (Exh. 1))
- SMC 20.10.020: Definitions – “Concurrency” means when adequate public facilities meeting the established level of service standard are in place at the time a development permit is issued, or a development permit is issued subject to the determination that the necessary facilities will be in place when the impacts of the development occur, or that improvements or strategies are in place at the time of development or that a financial commitment is in place to complete the improvements or strategies within six years of the time of the development, as set forth in the city’s comprehensive plan, the water system comprehensive plan, the wastewater system comprehensive plan, and any other comprehensive or strategic plan, including subarea plans, adopted SEPA policies and requirements of applicable NPDES permits, as may be amended.
- SMC 20.10.040(A)(3): Development Approvals – No development approvals will be granted unless the applicant meets or mitigates all concurrency requirements and levels of service adopted in the

comprehensive plan or any other documents identified in the “concurrency” definition above and meets other development requirements.

b. Sequim 2015-2035 Comprehensive Plan

Capital Facilities and Utilities:

- CFU 5.1.1: Quality of Life and Level of Service – Formalize the community’s expressions of desired “quality-of-life” in adopted levels of service for each category or type of service delivery.
- CFU 5.3: Timing of New Services – Maintain LOS as the community grows by ensuring that new development pays the full costs of increases in service demands created by the development
- CFU 5.3.1: Service Availability with Occupancy – Ensure that adequate public facilities and utility services, including water, wastewater and solid waste, are available at the time of occupancy and use.

Transportation:

- GOAL TR 4.2: Transportation Network – Provide a complete transportation network that safely accommodates all modes of travel while increasing efficiency and safety for all users.
- TR 4.2.1: Layered Network – Develop and maintain a Layered Network recognizing that not all streets provide the same quality of travel experience and as such, classifies streets as Boulevards, Urban Avenues, Downtown Main Streets, School Connections, Active Alleyways, Local Streets and Rural Transitions.
- TR 4.2.2: Variety of Street Uses – Ensure the Layered Network continues to provide for all varieties of street uses including: regional mobility and cross-town trips, commuting, shopping and recreational travel, property access, vehicle storage, parking, transit use, walking, biking and use of mobility carts.
- TR 4.2.3: Well-connected Network – Guide development of new Local Streets to form a well-connected network that provides for safe, direct and convenient access to the existing roadway network for automobiles, bicycles and pedestrians.
- TR 4.2.4: Consistency – Require all urban development and improvements to be consistent with the Layered Network, Bicycle Network, Pedestrian Priority Routes, Mobility Cart Network and ADA requirements.
- TR 4.2.5: Design Standards – Develop and enforce design standards consistent with the Layered Network for all arterial and local street types
- GOAL TR 4.3: Mobility by Design – Form a street network system that provides better connectivity, safety, and mobility for all modes of circulation.
- TR 4.3.8: Vehicular Level of Service (LOS) – Develop and maintain all City streets and intersections, and US 101 within the city limits, to provide a minimum of LOS D, except for Washington Street which is required to meet a minimum of LOS E.

c. City of Sequim Transportation Master Plan

- South 7th is a “Proposed Collector” Street, considered a “School Connection”, a “Future Bike Lane/Wide Shoulder/Asphalt Trail”, “Pedestrian and Mobility Scooter Priority Route”.

d. City of Sequim Engineering Standards

- The public works department and city engineer maintain a set of engineering standards to regulate construction, repair, and improvement of public and private streets within the city of Sequim. The set of standards entitled “City of Sequim Engineering Standards” may incorporate state and federal standards by reference and may be amended by resolution of the city council. The standards will be made available to the public on the city’s official website and to property owners or contractors upon request. (Ord. 2021-003 § 1 (Exh. A))
- Engineering standards for a proposed collector require 11 foot wide travel lanes, 6 foot wide bike lane, 4 foot wide planter strip (for landscaping and street lighting) and a 6 foot wide sidewalk. The applicant will be required to update the portion of S 7th Ave that fronts their project.

e. Additional Studies

Traffic Impact Analysis (TIA) from Heath and Associates Inc, dated September 1, 2022

- Under heading “3.2 Non-Motorist Traffic”, *“In review of the Sequim School District bus routes for the 2022-2023 school year, school aged children would utilize the bus service to and from school as the AM Lion route provides service at the adjacent intersection of S 7th Avenue & W Hammond Street (~150-feet north from the access via S 7th Avenue). Sidewalk is provided along either side of S 7th Avenue for students to safely arrive at the bus stop. Moreover, The PM Lion route provides service at the nearby intersection of S 7th Avenue & W Hemlock Street, along the project frontage. Sidewalks are provided along the north side of W Hemlock Street for students to safely depart from the bus and arrive home. In addition, the Lion route provides service for all students attending the Elementary, Middle, or the High School in the area.”*
- Under heading “4.1 Trip Generation”, *“the project can be expected to generate approximately 141 average weekday daily trips, 11 (3 inbound/ 8 outbound) AM peak hour trips and 14 (9 inbound/ 5 outbound) PM peak hour trips. Both proposed access points are shown to operate with LOS A conditions.”*
- Under heading “4.3 Future Peak Hour Volumes”, *“A 6-year horizon of 2027 was used for future traffic delay analysis. Forecast 2027 background traffic volumes were derived by applying a 2.0 percent compound annual growth rate to the existing volumes in Figure 3. This growth rate was derived from the 2015-2035 City of Sequim Comprehensive Plan1. Moreover, pipeline volumes associated with the proposed LittleJohn Plat, Legacy Ridge Development and Home A/Home B projects are included in forecast analysis.”*
- Under heading “4.5 Turn Lane Warrants”, *“A left turn warrant was analyzed at the proposed project access on S 7th Avenue to determine if storage capacity is needed for left turning vehicles. Procedures prescribed in WSDOT’s Design Manual were used to ascertain left (Exhibit 1310-7a) turn requirements under forecast 2026 PM peak hour conditions with full project build-out as illustrated in Figure 7. Based on the assessment criteria, a left turn lane would not be warranted at the proposed S 7th Avenue access.*

Staff Finding #5: Staff finds that based on the information provided in the Traffic Impact Analysis, that because of the proposed application's newly created intersections being projected at Level of Service A, and due to the low number of newly generated trips, this project will have a negligible impact on the greater surrounding road network. As conditioned, this project will satisfy the SMC, Comprehensive Plan, Transportation Master Plan, and City of Sequim Engineering standard requirements for concurrency.

2.f. State Environmental Policy Act (SEPA)

- A SEPA Mitigated Determination of Non-Significance (MDNS) was issued on July 26, 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.g. Project Process & Procedures:

- Type C-2 process (Quasi-Judicial)
- Application received May 4, 2022.
- Notice of complete application issued June 1, 2022.
- Notice of application issued on June 22, 2022.
- SEPA Mitigated Determination of Non-significance (MDNS) issued July 26, 2022.
- Notice of public hearing issued October 10, 2022.
- Public Hearing with Hearing Examiner scheduled for October 27, 2022.
- Request Reconsideration: Within 6 days of Hearing Examiner decision.
- Appeal to Superior Court: Within 21 days of Hearing Examiner decision.

Exhibits:

1. [Application](#)
2. [Preliminary Plat – Draft](#) (See exhibit 13 for updated plans)
3. [SEPA Checklist – Reviewed](#)
4. [SEPA MDNS](#)
5. [Stormwater Control Plan](#)
6. [Traffic Impact Analysis](#) (See exhibit 13 for revisions)
7. [Title Report](#)
8. [Notice of Complete Application](#)
9. [Public Notice Mailing Affidavit](#)
10. [Notice of Application](#)
11. [Agency Comments](#)
12. [City of Sequim Comments/Revision Request](#)
13. [Applicant Response to City Comments](#)
14. [Notice of Public Hearing](#)
15. [Public Hearing Mailing Affidavit](#)
16. Staff Report (current document)

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

**File SUB 22-003 – Effie Estates Preliminary Subdivision
SEPA Mitigation requirements**

- WATER QUALITY

All site construction shall be conducted in compliance with the most current Stormwater Manual for Western Washington.

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:

1. 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
2. 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
3. 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.

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.

- AIR

To mitigate the potential adverse impacts to air quality due to dust emissions during construction, the proponent shall employ the use of watering all dust generating surfaces a minimum of three times daily or more as needed during construction phase of the project.

- 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.

- 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.

- HISTORICAL AND CULTURAL RESOURCES

While there are currently no known archaeological resources on this site, in the event archaeological artifacts are uncovered during construction, activity shall be halted immediately, and the State Historic Preservation Office and local Tribes shall be contacted. The applicant shall follow the applicable sections of the *Inadvertent Archaeological and Historic Resources Discovery Plan for Sequim, WA* (Copy available at the City of Sequim Department of Community Development).

- 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 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 Covenants, Conditions and Restrictions (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. In the CC&R's, add a section for Drainage Facility Maintenance. Please make clear who is responsible for the stormwater facilities, each element of this system, and reference the Operation and Maintenance

Manual for the stormwater system. Reference the Stormwater Operation and Maintenance Manual. Additional HOA conditions will be provided in Staff Report. The shared private driveway has a 20LF infiltration trench and catch basin that will require routine inspections and maintenance.

9. A city approved HOA stormwater O&M Manual will be required prior to final plat approval.
10. Final Plat shall account for all on-lot stormwater drainage by prescribing the method of permanent stormwater management for each lot which shall be recorded on the final plat.
11. The applicant shall coordinate with the U.S. Postal service for the provision of mailboxes.
12. 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 irrigation, and any other areas in common ownership of the homeowners.
13. 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.
14. Maintenance of all landscape areas shall comply with Section 18.22 of the SMC.
15. 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.
16. 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.
17. 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.
18. All mitigation measures in the above MDNS shall be conditions for the Effie Estates Preliminary Subdivision (SUB 22-003).

EXTERNAL ROADWAY IMPROVEMENTS:

1. Half-width frontage improvements are required for South 7th Ave to Collector street standards. City staff has determined the South 7th Ave roadway curb and gutter to meet current standards, however a landscape strip including trees, landscaping, irrigation, and lighting, and new 6 foot sidewalk are required in the frontage following the city Adopted Engineering Standard Figure 4-00 and 4-03. If the curb, gutter, or road surface in South 7th Ave is deemed to need repair, resurfacing, or replacement after improvements (including utility trenching) in the road right-of-way is complete, the applicant will perform the needed repairs at their expense, at the city engineer's discretion. [July 2013 Transportation Master Plan, SMC 17.20.040, SMC17.48 and RCW 58.17.110(2)].

2. Half-width frontage improvements are required for West Hemlock Street to Local street standards. City staff has determined the West Hemlock Street roadway curb and gutter and sidewalk to satisfactorily meet current standards, however, installation of additional trees, landscaping and lighting are required in the frontage following the city Adopted Engineering Standard Figure 4-00 and 4-02. If the curb, gutter, sidewalk or road surface in West Hemlock Street is deemed to need repair, resurfacing, or replacement after improvements (including utility trenching) in the road right-of-way is complete, the applicant will perform the needed repairs at their expense, at the city engineer's discretion. [July 2013 Transportation Master Plan, SMC 17.20.040, SMC17.48 and RCW 58.17.110(2)].
3. The northeast intersection of South 7th Ave and West Hemlock Street must be ADA compliant. Proposed ADA connection to existing ADA curb ramp at S 7th Ave and Hemlock appears to be less than 6' in width. Please demonstrate improvements in the South 7th Ave and West Hemlock Street right-of-way are ADA compliant. Directional curb ramps will be required per the city Engineering Standard Figures 4-25, 4-26 and 4-27.

UTILITY EASEMENTS:

1. The "Shared Private Driveway" contains an 8" sewer main which shall be in a city dedicated utility easement measuring 20 feet (10' on either side of the sewer main) for ingress, egress, maintenance, and repair of the sewer main.
2. Coordination with PUD is required. If necessary, please provide additional easements on westerly boundary for fiber-optic, telephone and cable placed underground along this boundary.
3. Show limits of proposed 10' utility easement on each lot. Lot 1 and Lot 9 do not show the easement termination. Please show easements with shading or hatching for readability on final plat.

INTERNAL ROADWAYS IMPROVEMENTS:

1. Internal roadways Effie Lane and Carpe Diem Avenue must follow "Local" street standards following the city Adopted Engineering Standard Figure 4-00 and 4-02 [July 2013 Transportation Master Plan, SMC 17.20.040, SMC17.48 and RCW 58.17.110(2)].
2. Provide a geotechnical analysis addressing, but not limited to, pavement design, cut and fill earthwork, slope inclination/stability, stormwater infiltration and pavement design, establishing average high ground water tables and any potential geological hazards. Provide an infiltration analysis (percolation test) and existing high water ground table if proposing to infiltrate stormwater. [SMC17.28.020(B)(1), SMC 18.82.070, SMC18.82.090(E), SMC13.104, IBC1801, IBC1803, IBC1804]
3. Provide haul route for cut material being exported, and location of dump site.
4. Page C002: ADA crossing at alley must be ADA compliant.

GENERAL UTILITIES:

1. Page C003/C005 Demonstrate the minimum horizontal separation of 10-feet between sewer mains, water mains, irrigation mains and stormwater facilities. See City Standard Drawing Figure 4-15 separation requirements. Separation requirements appear to not be met at the north end of the driveway, and at the Effie Lane and Carpe Diem Place intersection. See City Standard Drawing Figure 4-15 Standard Utility Location, for pipe location and separation requirements.
 - Water main shall be sleeved when within 10' horizontally or 1.5' vertically of the water main, stormwater infrastructure and irrigation main.
 - If unable to meet minimum separation requirements, sleeving is allowed. Please add sleeving to pipes 5 feet prior and 5 feet after the sleeving need. Add sleeving detail and show sleeving in profiles and plans.
2. Please show telephone, power and fiber-optic in right-of way of South 7th Ave, near or on the west property line. Coordination with PUD required to locate and protect infrastructure. Revise plans to show location of these utilities. Provide proof of coordination with PUD.
3. Please show the location of power meter and underground power to the street lights in the Right-of-ways of South 7th Ave, W Hemlock Street, Carpe Diem Place and Effie Lane.

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. All sewer mains must have a minimum of 8' cover. See City Standard Drawing Figure 4-15 Standard Utility Location. See City Standard Drawing Figure 4-15 for depth requirements.
4. Add sewer manholes at the terminus of all sewer mains.
5. All sewer mains will be a minimum of 8" in diameter.
6. 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.
7. Page C005: Effie Lane Profile: Lot 6 sewer lateral will have less than 2' of cover at the property line. Sewer laterals shall have 5' minimum cover at the property line per the Engineering Standard Figure V-S11, Standard Side Sewer Connection. Please address.

WATER MAIN:

1. 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.

2. Please show connections to main, and meter box locations for irrigation in right-of-way.
3. Please show how individual on-lot irrigation water is being supplied. There is not irrigation water available from the irrigation districts in this area, hence a separate irrigation main and laterals are not necessary. Please show irrigation stub out from the water meter supplied to each lot.
4. Page C003: Lots 14 and 15 are each shown with a water lateral from the main in 7th Ave. Please consolidate the two laterals to one lateral that splits at the property line to two individual meters, one for each lot. This consolidation of laterals that tap the main should be typical throughout the subdivision. Please update all parallel laterals to be consolidated into one lateral splitting at the property line.

STORMWATER:

1. 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]
2. This project will be required to obtain coverage under the Construction Stormwater General Permit (CSWGP) from WA State Dept. of Ecology prior to any ground disturbing activities.
3. 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.
4. Provide a Construction Stormwater Pollution Prevention Plan prior to site construction permit issuance.
5. Page C006: Add Type 1 catch basin detail for the situations when the catch basin is located in gutter at curb. Meet city adopted Engineering Standard Figure 4-21.
6. Indicate the Emergency Overflow for infiltration trenches. It appears overflow will be sent to lot 6 if the catch basins are blocked or the infiltration trenches reach capacity. Prior to site construction issuance, address how stormwater will be captured in Effie Lane prior to leaving the roadway and entering Lot 6.
7. Page C006: Provide detail showing driveway construction over infiltration trench, including shared driveway and individual driveways.

PRELIMINARY STORMWATER CONTROL PLAN: by Zenovic and Associates, Inc. dated 05/03/2022

1. Page 2: Exiting Conditions. Please add information about stormwater drainage in West Hemlock Street and South 7th Ave.
2. Page 4: Minimum Requirements #5 – On-site Stormwater Management: Stormwater Report and plan shall account for all on-lot stormwater drainage by prescribing the method of permanent stormwater management for each lot.

3. Page 25: Land-use Basin Data for Right-of-Way areas: Please address how this stormwater is being infiltrated on-site. Please reference which area this is on the basin map, page C007.
4. Page 27: Mitigated Land Use, "Driveways flat" are included in the basin data, however, Minimum Requirements 7 on page 4 states driveway stormwater will be infiltrated via raingardens. Please address.
5. Page 36: Mitigated Routing Gravel Trench Bed (TYP) The rise height is listed as 3 feet with a 10" diameter. Assuming this is the rim of the catch basin, this calculation forces discharge at 3 feet. Please demonstrate 100% infiltration.
6. Page 36: Routing Elements all have bottom width of 4' listed, however on the stormwater site plan detail C/C006 shows the trenches with a 3' bottom width. Please address.
7. Page 55: Residence Drywell lists dimensions as 28' in length, 4' in width and a 3' riser height for a total of 336 CF or 12.4 CY for a 1,500sf roof area of a home. The average roof size in the current building climate is considerably larger than 1500 sf. Use recommendations from the current stormwater manual on impervious surface calculations.
8. Please indicate the type of filter system to be used in the catch basins collecting stormwater from pollution generating surfaces.

TRAFFIC IMPACT ANALYSIS: Heath and Associates, Inc, dated 04/15/2022

1. Please state how the sight triangles be kept clear and unobstructed.

DETAILS:

1. Please add the street tree planting detail per the city adopted Engineering Standard Figure 4-29.
2. Page C006; Detail G/C006: Pedestrian Scale Street Lighting must meet the Engineering Standards Figure 4-28A/B and be consistent with SMC17.32.190, SMC17.48.020.
3. Shared Private Driveway:
 - a. Driveway Detail C/C003 Alley Section: Add valley gutter, show 8" sewer main.
 - b. PageC002: Add valley gutter
4. Page C006; Detail A/C006: Please correct detail to match plans. Water Main is on the north and east side of the road, sidewalk and sewer are on the south and west sides of the road.
5. Please provide details for pipe connection and manhole connections.
6. Please provide a thrust block detail.
7. Please include detail for water and irrigation system valve boxes.

GRADING:

1. Show on-lot grading.
2. Slope, grading and wall elevations at the northeast corner of lot 6 shall be accurately shown and protected. Please accurately show existing grading and retaining wall and show necessary easements to preserve integrity of wall, slope and trees. There is an approximate 8' slope, multiple large trees and a block wall in this location. Please show on the grading plan, with appropriate setbacks to the building envelopes shown.

*CITY OF SEQUIM
PRELIMINARY SUBDIVISION (SUB 22-003)
FOR:
EFFIE ESTATES
IN SECTION 19, 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.