



152 West Cedar Street Sequim, WA 98382  
City Hall (360) 683-4139 FAX (360) 681-3448  
Public Works (360) 683-4908 FAX (360) 681-0552

**BOUNDARY LINE ADJUSTMENT  
(BLA-23-002)  
*Sequim Washington Investments, LLC  
Boundary Line Adjustment (2 lots)***

**FINDINGS & CONCLUSIONS  
Notice of Decision (NOD)**

April 21, 2023

**PROJECT DESCRIPTION:** A proposed Boundary Line Adjustment between two (2) parcels referenced as follows:

033030-219030 "Parcel A" of Littlejohn Boundary Line adjustment survey, recorded in volume 73 of surveys, page 16, under Clallam County recording number 2012-1282429, and amended by survey recorded in volume 73 of surveys, page 32 under auditor's file number 2012-1283789, being a portion of the east half of the northwest quarter of section 30, township 30 north, range 3 west, W.M., Clallam County, Washington.

033030-219040 "Parcel B" of Littlejohn Boundary Line adjustment survey, recorded in volume 73 of surveys, page 16, under Clallam County recording number 2012-1282429, and amended by survey recorded in volume 73 of surveys, page 32 under auditor's file number 2012-1283789, being a portion of the east half of the northwest quarter of section 30, township 30 north, range 3 west, W.M., Clallam County, Washington.

Proposal Description: The applicant, Sequim Washington Investments, LLC, is requesting approval to move the common boundary between two (2) parcels (referenced above) to line up with the phasing plan of approved preliminary plat SUB-22-002. The moving of the boundary will serve as a more concise way of dividing the property during site construction stage of development.

**Application Received:** March 24, 2023.

**Existing Lot Area Calculations (according to County Maps):**

"Parcel A" = 9.0224 acres (393,018 square feet).

"Parcel B" = 35.0373 acres (1,526,228 square feet).

**Area After Adjustment Lot Calculations (according to County Maps):**

"Parcel A" = 18.6584 acres (812,764 square feet).

"Parcel B" = 25.4013 acres (1,106,481 square feet).

**Location / Legal Description:** Located in the E 1/2 of the NW 1/4, section 30, township 30 N, range 3 W, City of Sequim, Clallam County, WA.

## **Approval Criteria SMC 17.22.020**

### **A. No additional lot, tract, parcel, site, or division will be created.**

Applicant Response: The Application starts with two parcels (033030219030 & 033030219040) and ends with two parcels. No additional lots are created.

Staff Analysis: The proposed adjustment of two parcels will not create any new lots and thus satisfies this requirement.

### **B. No lot, tract, parcel, site or division which does not meet the building lot criteria for dimensions and area within a zoning district is created.**

Applicant Response: Both parcels are currently non-conforming. The application will not create any additional non-conforming parcels. These parcels are both part of an existing approved preliminary subdivision. The proposed new lot line will align with the phasing plan of the preliminary plat and ultimately be eliminated upon obtaining the final plat. The applicant understand that all lots that seek to obtain a building permit will need to meet the dimensions and area within the zoning district at the time of application for such permit.

Staff Analysis: The two existing parcels do not meet current zoning standards. This adjustment does not explicitly meet current zoning standards, however because this site has already been granted preliminary approval to further divide the property, staff feels that this change, in conjunction with the approved preliminary plat, will meet all necessary zoning standards.

### **C. No lot line or boundary line subject to adjustment is realigned equal to or more than 90 degrees from its pre-existing configuration is created.**

Applicant Response: No lot lines have been realigned equal to or more than 90 degrees. Labeled on pages 3, 5 and 6 of the clouded exhibit.

Staff Analysis: The new boundary line remains mostly parallel in an east to west direction to the existing boundary line. However, one portion of the new line diverts from the east and west direction and goes south, but the cumulative angle at which the line is adjusted is less than 90 degrees from its pre-existing configuration and thus satisfies this requirement.

### **D. The total area involved in the lot line adjustment is no greater than one-half of the area of the largest lot to be adjusted.**

Applicant Response: The application meets this requirement. The area calculations are labeled on page 1 of the clouded exhibit.

Staff Analysis: There are approximately 9 acres that are being added to Parcel A through this boundary line adjustment. Parcel B's current acreage is over 35 acres meaning the maximum adjustment allowed would be just under 16 acres. With that said, this adjustment satisfies the requirement.

**E. The cumulative effect of the proposed boundary and/or lot line adjustment and all previous boundary and lot line adjustments involving any of the subject properties would not serve to erode the purpose of this title and Chapter 58.17 RCW.**

Applicant Response: The cumulative effect will not erode the purpose of this RCW. The subject properties will conform with the approved Plat. Ultimately at the final subdivision, these lot lines will go away and no longer be relevant. This BLA aligns with the phasing plan. The resultant parcels will continue to have access to utilities and roads, resultant parcels will not be landlocked as a result of this BLA.

Parcel 033030219030 will continue to have road access to 7<sup>th</sup> and McCurdy. Labeled as access for parcel A, on page 3 of the clouded exhibit.

Parcel 033030219040 will continue to have road access to 7<sup>th</sup> and Norman. Labeled as access for parcel B on pages 5 and 7 of the clouded exhibit.

Both parcels will continue to have access to sewer and water.

Staff Analysis: Staff finds that the adjustment is in compliance with SMC 17.22 per the criteria addressed in this report, as well as RCW 58.17.040(6) that exempts this action from the rest of Chapter 58.17.

**F. No environmental impacts would occur from allowing the boundary line or lot line adjustment.**

Applicant Response: No critical areas exist on this site. This property is undeveloped, this BLA will not be affecting buildings or infrastructure.

Staff Analysis: All potential environmental impacts were properly identified with necessary mitigation conditions for this site through the preliminary subdivision approval process. No additional potential environmental impacts will be created because of this adjustment.

**G. The health, safety and welfare of the public will not be impacted by this action.**

Applicant Response: This property is undeveloped land, road access will not be changed, Road access for public services (police/fire/medical) will remain unchanged.

Staff Analysis: This adjustment will not have any impact on the health, safety and welfare of the public that was not already addressed in the approved preliminary plat for this site.

**Exhibits:**

1. [Application](#)
2. [Title Report Parcel A](#)
3. [Title Report Parcel B](#)
4. [Clouded Exhibit](#)
5. [BLA Narrative](#)
6. [BLA Before and After](#)
7. [BLA Plat](#)
8. **Staff Report (this document)**

**Conclusions:**

The boundary line adjustment is consistent with the Comprehensive Plan, as the property was reviewed during the submittal for the approved preliminary subdivision. The boundary line adjustment is a qualified exemption from the Revised Code of Washington's Plats/Subdivisions/Dedications chapter per RCW 58.17.040(6), and thus satisfies the state requirements.

**Approval:**

The proposal is in conformance with the zoning and regulatory requirements of the City of Sequim and the Revised Code of Washington, BLA-23-002, as described above is **approved** subject to the following conditions:

**Conditions:**

1. A mylar record of survey, prepared by a licensed surveyor, signed by the Community Development Director, and titled "*BOUNDARY LINE ADJUSTMENT BLA-23-002 SEQUIM WASHINGTON INVESTMENTS, LLC.*", along with new legal descriptions for the subject lots shall be recorded with the Clallam County Auditor **within ninety (90) days** from the date of this approval. **If the new survey is not recorded within 90 days, the approval shall become null and void.**
2. One copy of the recorded survey and documents shall be submitted to the City of Sequim Department of Community Development.
3. The final map shall include the statement that the adjustment has been made with free consent and in accordance with the desires of the owner.
4. Old lot lines shall be depicted in a dashed line.
5. The applicant shall submit lot closure calculations with the final map.



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Charisse Deschenes  
Community & Economic Development Director  
Department of Community Development

April 21, 2023

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Date