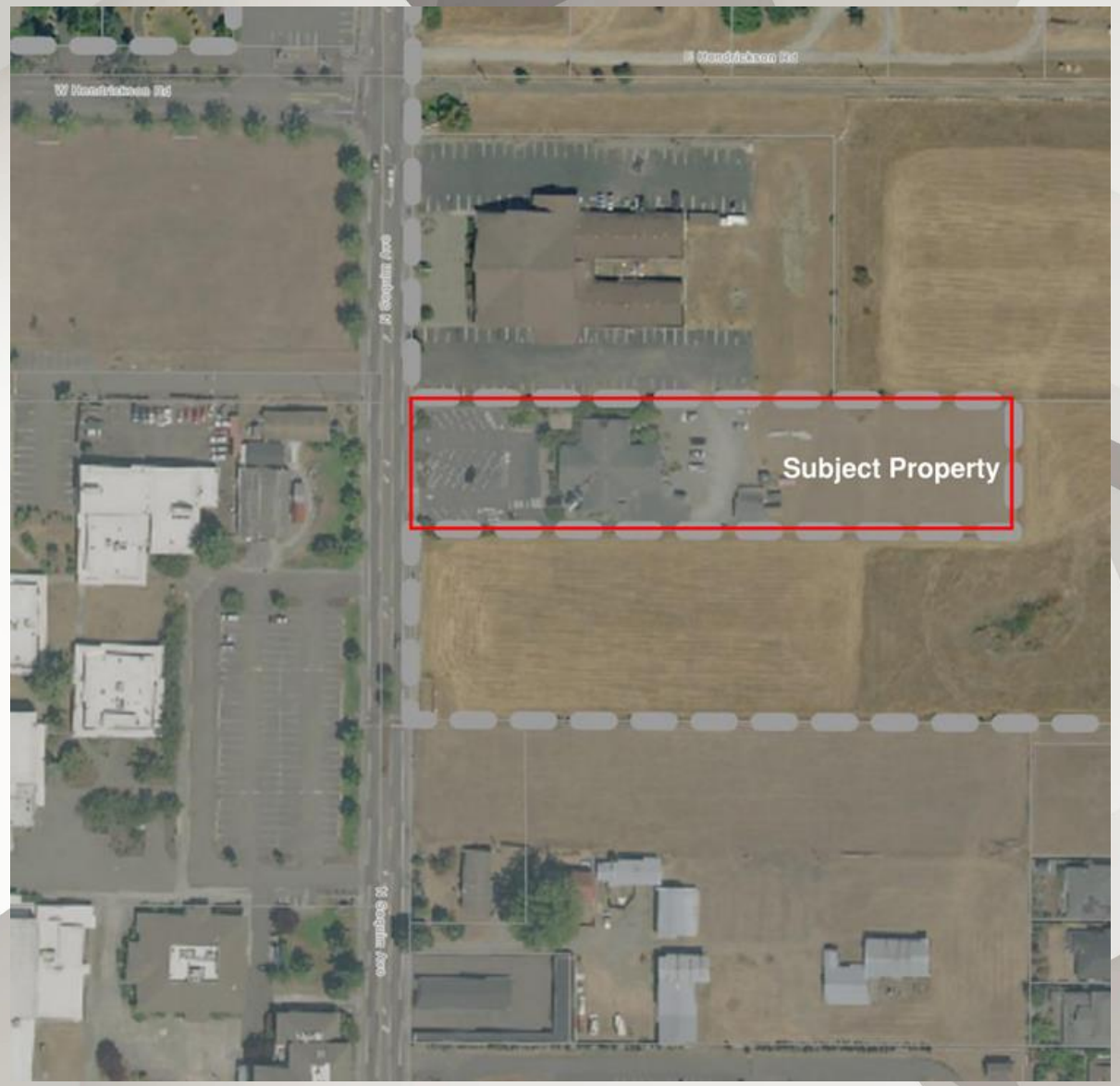


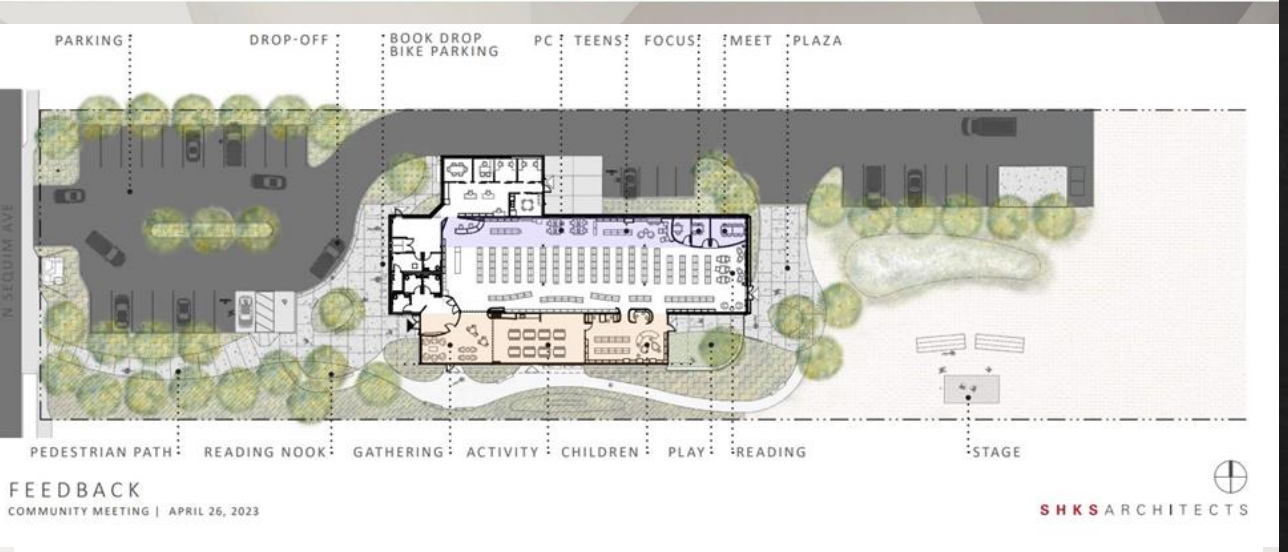
Sequim Library–Addition and Remodel

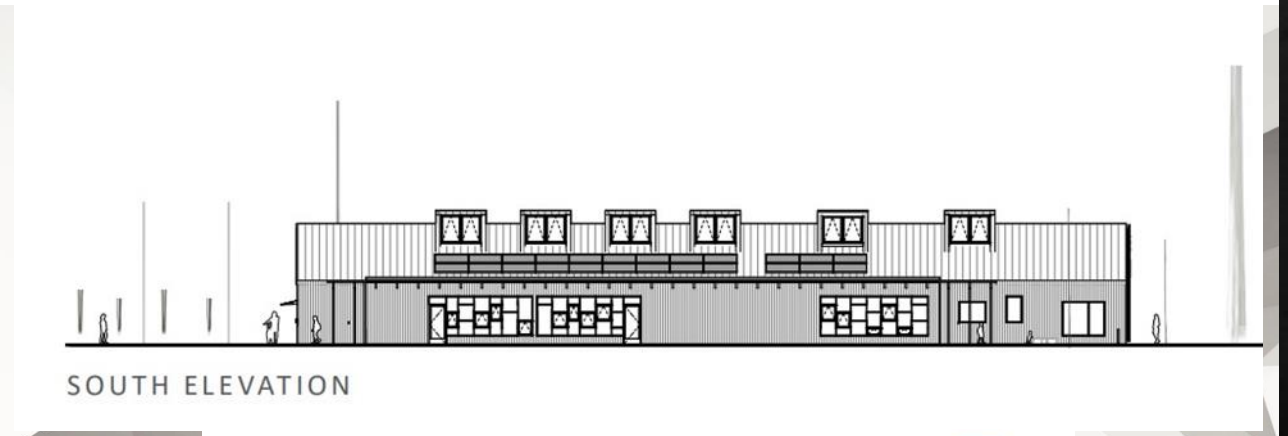
Conditional Use Permit

CUP-23-001

North Olympic Library System

Public Hearing 8/24/2023



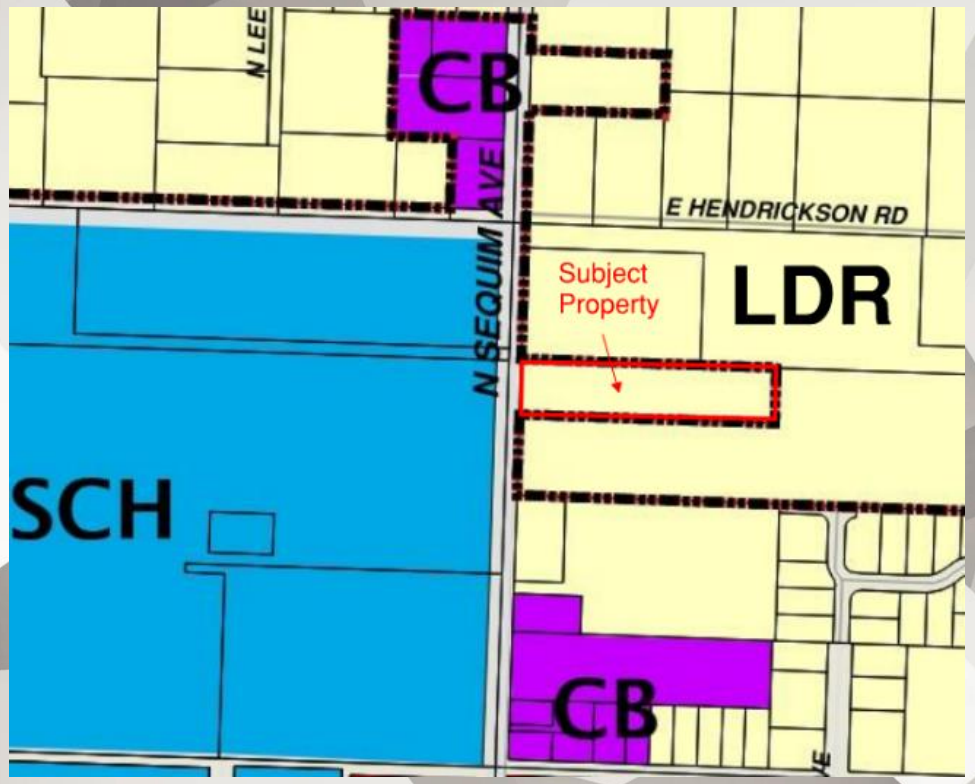




Project Summary

- A 3,800 square foot addition and renovation of an existing one-story 6,255 square foot public library on an existing 83,700 square foot site (approximately 1.9 acres).

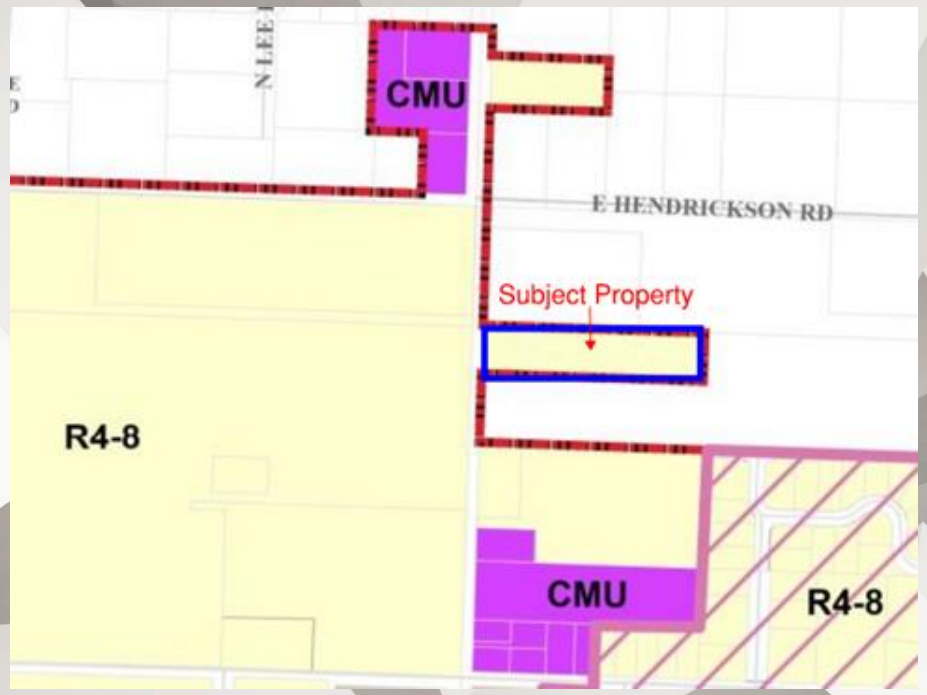
- Work includes new roof at existing structure, new HVAC, electrical, and sprinkler systems; site improvements include revised vehicle access and parking, pedestrian pathways, plantings, and on-site stormwater management including infiltration.



City of Sequim FLUM Map

Comprehensive Plan Consistency

- The project site's future land use designation is Low-Density Residential (LDR).
- The following key Comprehensive Plan provisions are applicable to the current proposal:
  - Land Use (LU) policy 3.1.1: Future Land Use Map - Utilize the Future Land Use Map (FLUM) to direct growth and development consistent with the Growth Framework and Vision and to provide a basis for land use regulation, transportation planning, and capital programming.
  - LU policy 3.2.8: Public and Semi-Public Uses - Provide for various public and semi-public uses within neighborhoods to meet specific neighborhood or community service needs while insuring (sic) that building appearance and scale, traffic, noise, lighting, and other potential impacts to neighborhoods are mitigated.
  - CFG (Capital Facilities 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.



City of Sequim Zoning Map

Zoning

- The project is being proposed in the R4-8 residential zone.
- The R4-8 zone allows libraries through the CUP process.
- Height restriction of 25 feet.
- Proposing 1 covered garage space and 1 additional parking space per unit.
- Lot coverage will be determined as to meet stormwater management, parking and landscaping requirements.
- 8-foot buffers along property lines to the south and east to screen adjacent undeveloped residential property.

Additional Criteria for Approval

- Title 18
  - 18.22 Development Standards
  - 18.48 Parking Lot Standards
  - 18.60 Conditional Use Permits
- Environmentally Significant Lands – SEPA Determination of Non-significance issued, Olympic Region Clean Air Agency permit requirements for asbestos
- Engineering Standards – road frontage improvements
- Concurrency – no proposed increase to level of services required

Questions?