November 21, 2023

Applicant Approval Criteria Analysis

Re: Pointer Properties Inc Binding Site Plan / Design Review

City of Sequim File No's. BSP-23-001 / CDR-23-001

Prior to the December 19, 2023 public hearing on the above referenced applications, the project applicant, Caleb Grubb with Pointer Properties Inc, submits the following information for entry into the public record for the project South Olympic View Condominiums. Although the City has reviewed the application for consistency with titles 17 and 18, below are additional findings and clarity of the project to address the following conditions:

Binding Site Plan 17.24.090 Design Regulations (A-L)

A. Each use of the land resulting from the adoption of the binding site plan conforms with the comprehensive plan and with zoning regulations, including lot coverage, setbacks, building heights, off-street parking requirements, landscaping buffering and permitted uses within zoning districts;

Analysis: The BSP has been rigorously reviewed and modified to conform with zoning, setbacks, building height, stormwater retention, parking requirements, lighting and landscaping.

B. Adequate provisions for on- and off-site circulation and connection with the surrounding road net have been proposed, consistent with adopted city standards;

Analysis: The proposed project configuration within the Binding Site Plan (BSP) is in conformance with the zoning standards for the Lifestyle District (LD), including lot coverage, building height/setbacks, off street parking, and traffic circulation, and would therefore satisfy these criteria for approval. The ingress/egress for the residences would be from 5th Ave, with traffic circulation as noted on the site plan. This traffic pattern has already been established and utilized by the existing commercial buildings. The existing (8) parking spaces will be utilized by the business to the East, as noted in the parking agreement signed and submitted by all parties involved.

C. Curb, gutter, sidewalk, trail connections, transit stops, streets, storm drainage, sanitary sewer lines, water lines and other utilities will be installed at the expense of the applicant and meet city specifications and applicable ordinances and the city engineer has certified or approved the proposed plans for the construction;

Analysis: The City Engineer reviewed the proposal as it relates to curb, gutter, sidewalk, transit stops, utilities and stormwater drainage. Prior to final BSP approval, a site construction plan for these improvements will be submitted for review and approval by the City. The plan will include all applicable designs for curb, gutter, sidewalks, streets and utilities. The engineered and approved stormwater drainage plan has been submitted by the applicant and is included in this application and preliminary BSP.

D. The applicant has provided, if necessary, easements to the city to accommodate the establishment of municipal utilities;

Analysis: The preliminary BSP drawings provide for all necessary utility easements. The final BSP will ensure these conditions are met.

E. Private property necessary for public use as street rights-of-way have been dedicated to the city by an acceptable deed of dedication or by preparing a plat to be recorded;

Analysis: The preliminary BSP designates public right of ways for ingress/egress. At the time of the final BSP, all areas to be used by the public are required to be dedicated, conveyed to, and accepted by the City and all easements which are required as conditions of approval shall be granted in a form acceptable to the City.

F. A bond meeting city requirements (Chapter 3.78 SMC) has been posted to ensure completion of those unconstructed improvements required consistent with the criteria found in this chapter;

Analysis: As per SMC 17.24.150 and 17.24.160 a final BSP will not be considered for approval unless the applicant has guaranteed to complete all required improvements within a reasonable period consistent with the approved drawings and specifications, and has guaranteed to maintain the improvements until they are accepted by the City.

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

Analysis: Per SMC 18.22.060 (D.3) a minimum of 200 sq ft of usable open space is required for each dwelling unit in the project. The BSP has met this requirement by providing a total of 1,624 sq ft (or 203 sq ft per unit) of open space/common area, as well as close proximity to the Olympic Discovery Trail, YMCA, Schools, and transit stops.

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

Analysis: This requirement has been previously covered and is available as Staff Finding #2.

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

Analysis: The proposed project is not within any mapped 100 year floodplain or any flood hazard area.

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

Analysis: As proposed, this project would create (10) two-story condominium units within two buildings. These units would be maintained by the South Olympic View Condominium Association and would provide much needed housing at a higher density than the traditional single family model. These units incorporate a very economically efficient design by utilizing the condominium structure and incorporating (10) units under one roof. Sequim is in need of much more housing than the traditional single family home

model on a single tax parcel can accommodate. Also, with no 55+ age restriction, this development allows for the potential for the workforce housing need to be addressed.

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

Analysis: As conditioned, this proposal would be consistent with the Zoning (Title 18), 2015-2035 Comprehensive Plan, Environmental Protection Standards (SMC 18.80), and Chapter 58.17 Revised Code of Washington. The City has adopted a hearing examiner system per RCW 58.17.330 which allows the City's Hearing Examiner to act as the legislative authority for review of BSP, Plat Alteration & Design Review. The applicant has submitted the project to the proper authority and it has been reviewed by City staff.

L. All proposed project phasing schedules meet the requirements contained in SMC 17.20.090.

Analysis: The submitted preliminary BSP shows this project will be developed in a single phase. This is only a small project compared to traditional single family sub-divisions. This project will not need to be built in phases, and the applicant is ready to commence construction as soon as the required applications have been approved, performance bonds acquired and permits granted. Pursuant to SMC 17.24.140, the final BSP is to be approved and recorded with the County Auditor prior to development permits being issued.

Design Review 18.24.037 Criteria for approval – Required findings (A-D)

A. Minimum Criteria.

Analysis: The City of Sequim Dept of Community Development has reviewed the site design for compliance with approved lot coverage, setbacks, height, mass and scale, parking, land use and other appropriate regulations in the Sequim Municipal Code. These minimum requirements have be met with several revisions made to meet this criteria.

B. General Review Criteria.

Analysis: This proposed project has made several changes to he original design in order to meet the criteria of frontal wall plane, roof form, exterior facade detailing, etc. It has been reviewed by the Community Development Director and City staff to ensure complete compliance with the City of Sequim design standards.

C. Specific Review Criteria.

Analysis: All specific design requirements that were discussed and noted to be missing have been incorporated into the final proposed design.

D. Required Findings.

Analysis: This proposed project has evolved and strived to comply with Sequim's Comprehensive Plan. As stated in the Housing Chapter 6, "*As Sequim's population increases by a projected 40% or more by 2035 with a broader demographic profile of more families and young professionals, changes to current housing and subdivision patterns are needed. Variety in housing options offers choice to citizens and attracts a diverse range of home owners and renters. Townhomes, cottage housing, ADUs and live/work units offer housing choices that are rare or non-existent. Infill in existing neighborhoods and slightly higher density in new low-density neighbor- hoods creates new choices in living but also help the affordability of utilities and other city services."*

I believe that this project provides a valuable housing option in the form of Townhouse style housing. With the City population rising, I believe this style of housing is going to become more necessary in order to meet the growing demand for housing.

This project and ones like it will result in a greater diversity in age, household type, ethnicity, income and lifestyle. As stated in the Comprehensive Plan, Sequim's goal is to provide,*"housing types that serve all lifestyles, ranging from single-family homes on large lots to cottage housing, townhomes, accessory dwelling units, multiplexes, assisted living and apartments and condominiums."*