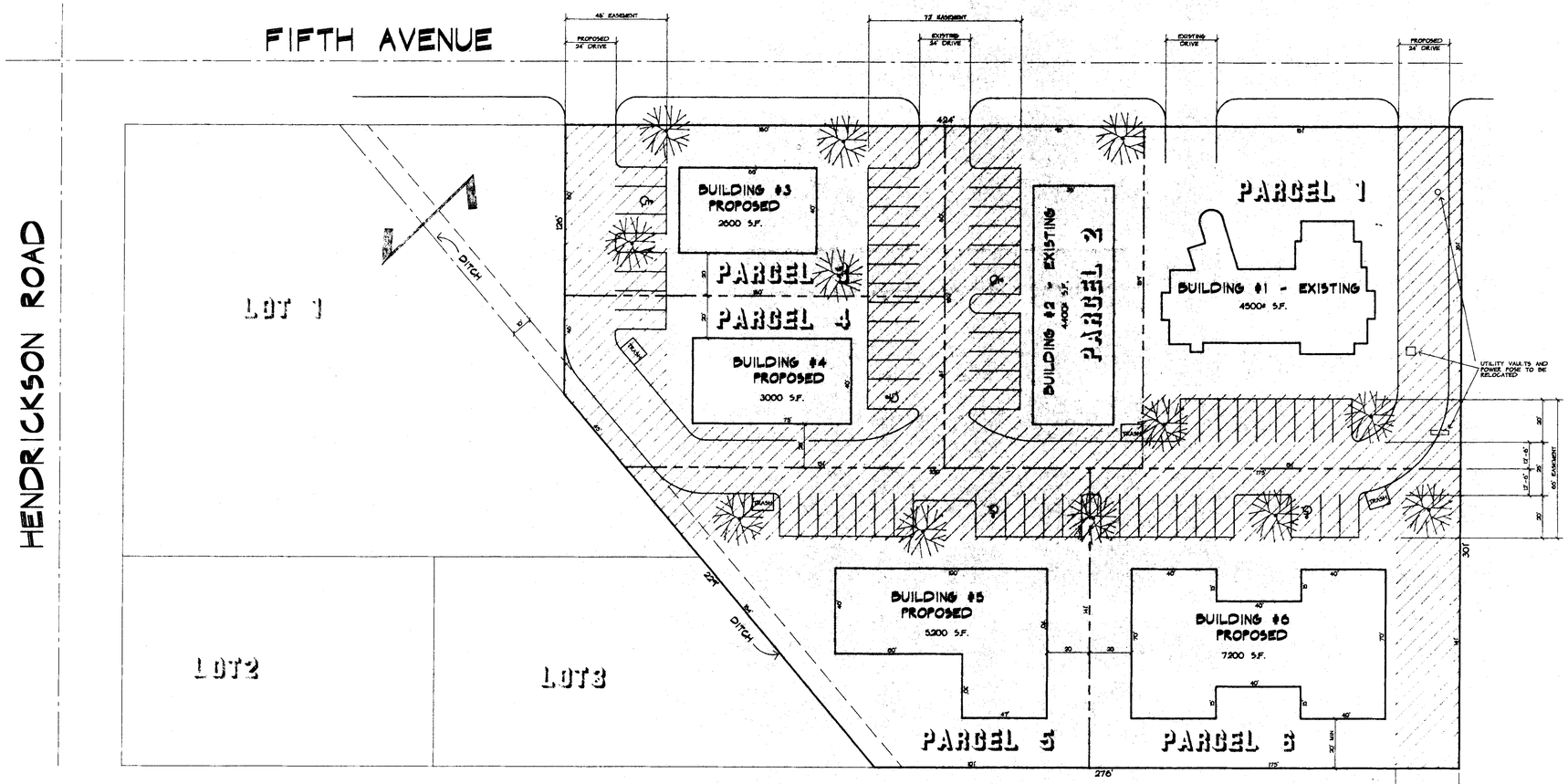


PRELIMINARY SUBDIVISION AND DEVELOPMENT PLAN

SCALE: 1" = 30'

HATCHED AREA REPRESENTS COMMON EASEMENT FOR ACCESS, PARKING AND UTILITIES TO BE MAINTAINED BY P.O.A.

BEING A SUBDIVISION OF LOT 4 AS SHOWN ON THE MAP "THOMPSON SHORT PLAT #2" RECORDED IN CLALLAM COUNTY RECORDS VOLUME 17, PAGE 13. LOCATED WITHIN THE NE 1/4 OF THE NW 1/4 OF SECTION 19, T. 30 N, R. 3 W, WM.

Parcel 2 of Thomp short Plat #2

PROPOSED DEVELOPMENT STATISTICS

EXISTING BUILDING #1:	4500 S.F.
EXISTING BUILDING #2:	4400 S.F.
PROPOSED BUILDING #3:	2600 S.F.
PROPOSED BUILDING #4:	3000 S.F.
PROPOSED BUILDING #5:	5200 S.F.
PROPOSED BUILDING #6:	7200 S.F.
TOTAL BUILDING AREA:	26900 S.F.

PARKING:

EXISTING SPACES ON PROPOSED PARCEL 1	6 SPACES
EXISTING SPACES WITHIN PROPOSED PARKING AND UTILITY EASEMENT	23 SPACES
PROPOSED SPACES WITHIN PROPOSED PARKING AND UTILITY EASEMENT	38 SPACES
TOTAL PROPOSED PARKING	67 SPACES

$\frac{26900 \text{ S.F.}}{67 \text{ SPACES}}$ = 1 SPACE PER 400 S.F.

PROPOSED USE: 6-COMMERCIAL LOTS FOR MEDICAL OFFICE AND MEDICAL ANCILLARY SERVICES.

DEVELOPER: DR. AND MRS. PAUL THOMPSON
775 N. 5TH STREET
SEQUIM, WA. 98362
206-683-2116

ENGINEER: POLARIS ENGINEERING AND SURVEYING
111 EAST THIRD STREET, SUITE 2E
PORT ANGELES, WASHINGTON 98362
(206) 452-5393

UTILITIES: WATER AND SEWER - CITY OF SEQUIM
POWER - CLALLAM COUNTY P.U.D.
TELEPHONE - U.S. WEST
TELEVISION - NORTHLAND CABLEVISION

REVISIONS:

DATE	MARK	NOTE

TITLE: PRELIMINARY SUBDIVISION AND DEVELOPMENT PLAN

CLIENT DR. AND MRS. PAUL THOMPSON

Polaris
Polaris Engineering & Surveying, Inc.
111 East Third St. ☆ Suite 10 ☆ Port Angeles ☆ Washington 98362 ☆ (206) 452-5393

SHEET 1 OF 1

JOB NO 90470

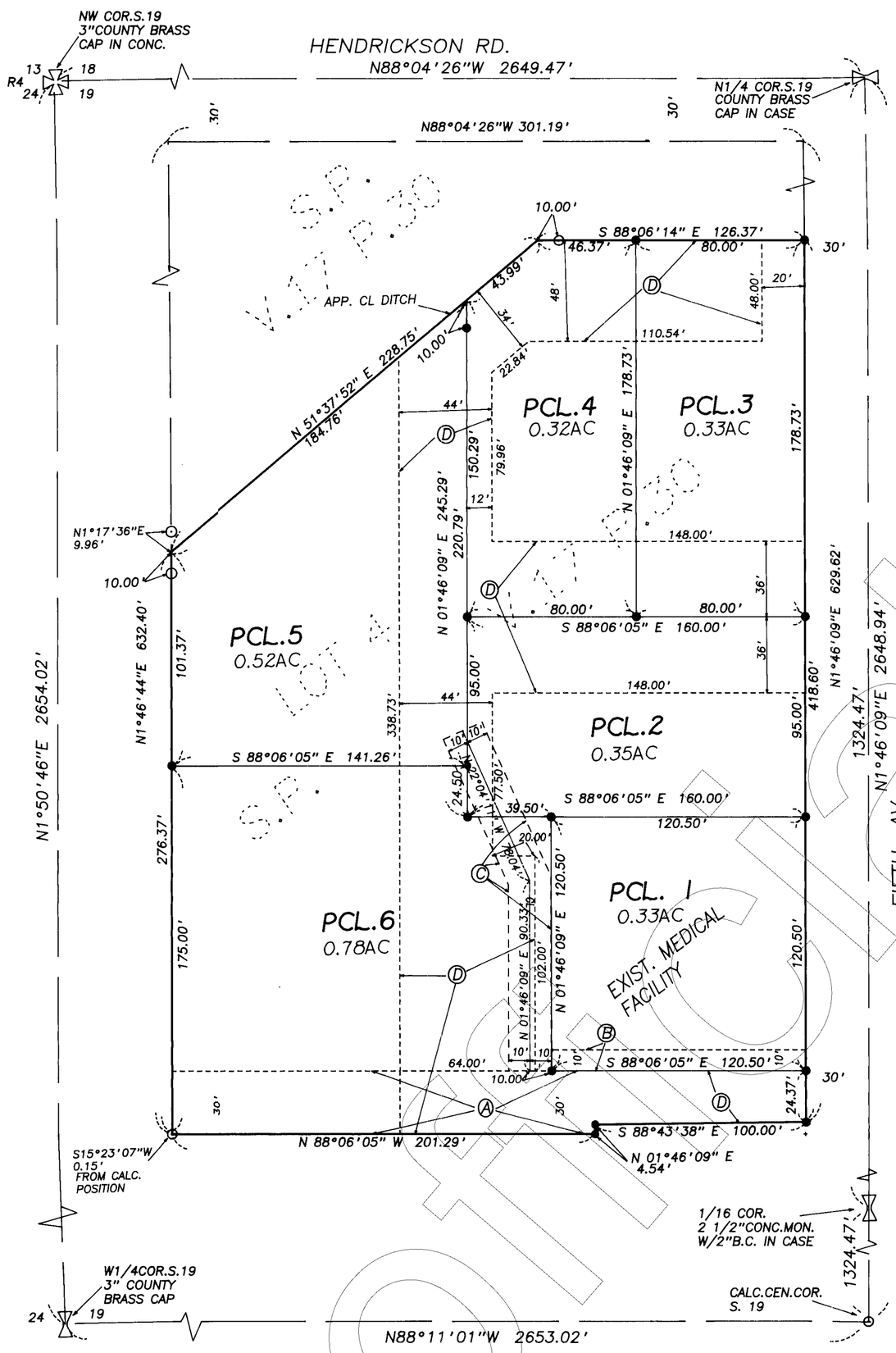
649006

PLANNED UNIT DEVELOPMENT

FOR

PAUL & TERESA THOMPSON

A PORTION OF THE NE 1/4, NW 1/4, S.19, T30N, R3W, W.M.,
CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON



LEGEND:

UNLESS OTHERWISE NOTED

● . . . SET REBAR W/ PL. CAP "PLS 27129" AND WHITE GUARD STAKE

⊙ . . . FN. REBAR W/PL. CAP "LS 18104" AS NOTED

BASIS OF BEARINGS:

WA. COORD. SYSTEM, N. ZONE
(SEE S.P. V.17 P.30)

DATE OF SURVEY:

NOVEMBER 1990

EQUIPMENT:

LIETZ SET-4 TOTAL STATION

PROCEDURES:

FIELD TRAVERSE

LEGAL DESCRIPTION:

LOT 4 OF THOMPSON SHORT PLAT RECORDED ON DECEMBER 30, 1986 IN VOL. 17 OF SHORT PLATS, PAGE 30, UNDER A.F.# 586344, BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 19, TOWNSHIP 30 NORTH, RANGE 3 WEST, CLALLAM COUNTY, WASHINGTON;
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
(CASE OF SUPERIOR COURT OF THE STATE OF WASHINGTON, CLALLAM COUNTY NO.: 89-2-00060-4)
BEGINNING IN THE SOUTHEAST CORNER OF SAID LOT 4, THENCE N 88°05'56"W ALONG THE SOUTH LINE OF SAID LOT 4 FOR A DISTANCE OF 100.00 FEET, THENCE N 1°46'09" E 4.54 FEET, THENCE S 88°43'29"E 100.00 FEET, THENCE S 1°46'09"W 5.63 FEET TO THE POINT OF BEGINNING.

EASEMENTS:

Ⓐ . . EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER DEED AF.# 541330

Ⓑ . . . EASEMENT TO P.U.D. NO.1 OF CLALLAM CO. PER DEED A.F.# 616585

Ⓒ . . . EASEMENT TO P.U.D. NO.1 OF CLALLAM CO. PER DEED A.F.#631210

Ⓓ . . . EASEMENT FOR INGRESS, EGRESS AND UTILITIES TO LOT OWNERS

NOTE:

PCL. 1 CONVEYED TO CLALLAM CO. PUBLIC HOSPITAL DISTRICT #2 PER DEED RECORDED IN VOL.824 OF DEEDS, PAGE 332, RECORDS OF CLALLAM COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE:

I, VIT LISKUTIN, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS LAND SUBDIVISION IS BASED ON ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN CONDUCTED BY ME , THAT THE COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY TO THE BEST OF MY KNOWLEDGE, AND THAT THE MONUMENTS, OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET, THAT ALL LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

VIT LISKUTIN STATE OF WASHINGTON 27129 REGISTERED PROFESSIONAL LAND SURVEYOR

4/5/91
VIT LISKUTIN, LS 27129 DATE

ACKNOWLEDGEMENT:

KNOW ALL MEN BY THOSE PRESENT THAT WE, THE UNDERSIGNED, OWNERS OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND GRANT TO LOT OWNERS THE NONEXCLUSIVE RIGHT TO USE EASEMENT AS PLATTED AS A MEANS OF INGRESS, EGRESS AND UTILITIES.

Paul B. Thompson Teresa Thompson 3Jan91

PAUL B. THOMPSON DATE TERESA N. THOMPSON DATE

ACKNOWLEDGEMENT:

STATE OF WASHINGTON) SS
COUNTY OF CLALLAM)

THIS IS TO CERTIFY THAT ON THIS 3RD DAY OF JANUARY, 1991, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED PAUL B. THOMPSON AND TERESA N. THOMPSON, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

Babbie J. Yates

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING IN PORT ANGELES.

EXAMINED AND APPROVED:

THIS 5 DAY OF April 1991

Edward Beggs MAYOR CITY OF SEQUIM ATTEST: Lonna L. Whitehead CLERK, CITY OF SEQUIM

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 5TH DAY OF April 1991,
AT 3:45 PM, IN VOLUME 11 OF PLATS AT PAGE 43
AT THE REQUEST OF POLARIS ENGINEERING & SURVEYING INC.

MARY HORDYK
COUNTY AUDITOR

TREASURER'S CERTIFICATE:

I, RUTH M. GERDON, TREASURER OF CLALLAM COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT TO COVER ANTICIPATED TAXES ON THE ABOVE PROPERTY TO AND INCLUDING THE YEAR 1990. HAS BEEN MADE TO MY OFFICE.

Judith Heath
DEPUTY COUNTY TREASUER

Scale 1" = 50'

-50 -25 0 50 100 150

Polaris
Polaris Engineering & Surveying
111 East Third St. ☆ Suite 1D ☆ Port Angeles ☆ Washington, 98362 ☆ (206) 452-5393

SHEET 1 OF 2
JOB NO. 90470

VOL 11 PAGE 43

Unofficial Document
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PLANNED UNIT DEVELOPMENT

FOR

PAUL & TERESA THOMPSON

A PORTION OF THE NE 1/4, NW 1/4, S 19, T30N, R3W, W.M.,
CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

649006

NOTE :

AT THE TIME SIDEWALKS ARE FULLY IMPROVED TO CITY STANDARDS (ORD. 17.48.030, AS AMENDED) ALONG WEST SIDE OF FIFTH AVE. FROM THE INTERSECTION OF FIR ST. AND FIFTH AVE. NORTHWARD TO THE SOUTHERN BOUNDARY OF PCL. 6 OF THIS PLAT, THE PROPERTY OWNERS OF PCL. 1, 2 AND 3 OF THIS PLAT AND LOT 2 OF THOMPSON SHORT PLAT NO. 2 (RECORDED IN VOL. 17 OF SHORT PLATS, PG. 30, RECORDS OF CLALLAM COUNTY, WA.) AT THAT TIME SHALL THEN BE FULLY OBLIGATED TO BEAR FULL RESPONSIBILITY FOR THE IMMEDIATE DEVELOPMENT TO CITY STANDARDS (ORD. 17.48.030, AS AMENDED) OF SIDEWALKS CONTIGUOUS TO THIS PLAT AND THOMPSON SHORT PLAT NO. 2 ALONG FIFTH AVE. BEGINNING FROM SOUTHERN BOUNDARY OF PCL. 6 OF THIS PLAT NORTHWARD TO THE INTERSECTION OF FIFTH AVE. AND HENDRICKSON RD., AN APPROXIMATE DISTANCE OF 630 LINEAR FEET. ANY REPLATTING OR RECONFIGURATION OF THE RECORDED PROPERTY OF THE THOMPSON SHORT PLAT NO. 2 SHALL NOT ABROGATE THE RESPONSIBILITY OF THE REPLATTED OR RECONFIGURED PROPERTY OWNERS OF LAND CONTIGUOUS TO FIFTH AVE. FROM THE OBLIGATIONS AND RESPONSIBILITIES AS HERE DESCRIBED ABOVE.

VIT LISKUTIN
STATE OF WASHINGTON
27129
REGISTERED
PROFESSIONAL LAND SURVEYOR

4/5/91

VOL 11 PAGE 44

Unofficial Document
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SHEET 2 OF 2	Polaris Engineering & Surveying
JOB NO. 90470	111 East Third St. ☆ Suite 1D ☆ Port Angeles ☆ Washington, 98362 ☆ (206) 452-5393

FINDINGS OF FACT AND CONCLUSIONS OF THE CITY COUNCIL

Applicant: Theresa Thompson

RE: Planned Unit Development Application PUD97(06)25

Date: August 12, 1997

After respectful consideration of the above-referenced application and after timely notification and public workshop, the Sequim Planning Commission hereby submits to the City Council the following findings, conclusions, and conditions:

FINDINGS OF FACT:

1. The applicant is requesting approval of a Planned Unit Development (PUD). The proposed development will allow for the construction of the 3,500 square foot Credit Union of the Pacific Branch office building. The subject parcel is approximately 18,000 square feet. The proposed building will accommodate the branch office (approximately 2,000 square foot office space) and additional rental office space (approximately 2,000 square foot office space). The project includes construction of the building, private internal circulation driveways, parking areas, and landscaping. (Exhibit A)

2. The project is located in Section 19, Township 30N, Range 3W which is on the westerly side of Sequim, on the westerly side of 5th Avenue, northerly of Washington Street. The site is more fully described in the "Legal Description of the Property" shown on Exhibit A.

3. The subject property is currently a flat grassy field that was previously a pasture. The are no existing structures on the site. Surrounding property uses are institutional (church) to the south, vacant land to the west and to the north, and residential development to the east.

4. The subject application is administered under Title 18 (Zoning) of the Sequim Municipal Code (SMC). Chapter 18.40 SMC (Planned Unit Development) states that Planned Unit Developments are intended to encourage the appropriate development of tracts of land that are sufficiently large to allow comprehensive site planning, and to provide flexibility in the application of certain zoning regulations, thereby promoting a harmonious variety of uses, the economy of shared service and facilities, compatibility of surrounding areas, and the creation of an attractive, healthful, efficient and stable environment for living,

shopping and working. Such development must comply with the Comprehensive Plan, and be integrated into the future development of the City.

The subject property is located within a RS-9000 zoning district which provides for residential development with urban services. While the proposed commercial use does not comply with the current zoning, it is consistent with the adopted policies of the Comprehensive Plan and the adopted Comprehensive Plan Optimum Land Use Map. It shall be noted, however, that due to an inadvertent mapping error in map reproduction, the Comprehensive Plan Optimum Land Use Map identifies the subject property as being located within a R - III zoning district. Previous drafts of the Map identify the property being within a C-II (M) zoning district. The C-II(M) designation (medical and office uses) is consistent with the Zoning District Locational Criteria contained with Appendix Nine of the Comprehensive Plan. For further information please refer to the attached July 1, 1997 Summary Memorandum to the City Council.

According to SMC, Planned Unit Developments are permitted in residential districts. Section 18.40.020 identifies the standards and requirements of a planned unit development in a zone in which it is permitted. The proposal complies with all requirements contained in the above Section, as follows:

- The principle use of land (commercial) in the proposed PUD reflects the type of use indicated in the comprehensive plan for the area (Subsection 18.40.020.A);
- The tract of land included in the proposed PUD is in one ownership (Subsection 18.40.020.B);
- There are no minimum area requirements for business PUDs (Subsection 18.40.020.C);
- The proposed building complies to setback requirements of the underlying zone (Subsection 18.40.020.D). The minimum setbacks for the R-9,000 zoning district are the following: front - 22 feet; side - 6 feet; rear - 5 feet. The proposed setbacks for the building are: front (from the new private street) - approximately 70 feet; side - approximately 35 feet and 13 feet; rear - 10 feet.

5. Recognizing the potential benefits of a PUD, the SMC allows variances from the zoning district standards pursuant to Section 18.40.020 (Standards and Requirements) and Section 18.40.030 SMC (Procedure). In considering a variance from the standards, the decision-making body must find that the departure from the standards can be made without destroying their intent; and that the project provides adequate open public spaces, efficient traffic circulation, light and air, and other needs. In the case of a PUD, the applicant is not required to satisfy traditional variance criteria to obtain a relaxation of subdivision standards.

Development standards of the R-9,000 residential zoning district do not provide guidance for commercial uses. Development standards of the Business Professional (BP) zoning

district include specific guidance for banks and offices. Therefore, for the purposes of these findings, existing BP zoning district commercial development standards were applied to the proposed development.

The proposal is in full compliance with density provisions established by Section 18.34.050 including minimum lot area of 9,000 square feet (the proposal includes an area of 18,000 square feet), the maximum height of structures 28 feet (the proposed building is approximately 20 feet high), lot coverage 35% (lot coverage for the project is 19%).

Section 18.34.060 of SMC specifies landscaping standards. A minimum five (5) foot wide landscaping strip is required adjacent to streets or right-of-ways. The proposal includes an off-site planting strip along the 5th Avenue sidewalk, building landscaping, landscaped island inside the drive-through loop, landscaped dividers for parking spaces, landscaped strip along the proposed new private access road, and a landscaped strip along the southern boundary of the site. On-site landscaping areas are shown on the Conceptual Site Plan (Exhibit A). The proposed landscaping is in compliance with the code.

The only deviation from the BP zoning district development standards is a reduction of the number of the proposed on-site parking spaces. Section 18.34.080 SMC establishes standards for loading areas and off-street parking. All business uses dependent on regular truck delivery shall provide permanent, off-street spaces for this purpose (different standards are established for retail and hotels, office buildings and similar uses) and permanent off-street parking spaces developed in accordance with conditions set forth in Chapter 18.48 SMC. The loading areas and the number of required parking spaces are determined in relationship to gross floor area and to the type of use of a commercial building. For office buildings and similar uses of an aggregate gross floor area less than 40,000 square feet no loading spaces are required. Minimum parking requirements for banks are one space per 200 square feet of gross floor area, with a minimum of 10 spaces, and for offices providing on-site services, one per 300 square feet, with a minimum of 10 spaces. To comply with the code, the proposed building would be required to provide a minimum of 20 parking spaces. Twenty three (23) parking spaces are proposed in the rear of the building, of which 15 spaces are located on the twenty seven (27) foot wide easement secured for additional parking on the adjacent lot along the western site boundary. The applicant proposes to dedicate 14 spaces to the proposed project. The balance will be utilized to accommodate overflow and, in the future, to provide shared parking facilities with the potential future development to the west. The applicant submitted a statement justifying the reduction in the number of parking spaces by the nature of the proposed use. The letter from Lee Chatfield, Sequim Branch Manager of Credit Union of the Pacific, states that the use of computers, 24 hour telephone service, drive-up windows and automated teller machines has greatly reduced the need to park the car and go into the office (please refer to Exhibit B). The proposed building includes a double drive-through lane and an ATM.

6. The applicant states that the facility as proposed will be an asset to the community, and that it will add to the aesthetics of 5th Avenue (Exhibit C).

7. The development will be accessed from Fifth Avenue through a 60 foot wide private easement located on Lot 2 of Thompson Short Plat. The applicant proposes a two-way internal circulation cul-de-sac with a turnaround, and a double-lane drive-through one-way loop. A sidewalk is planned to ensure pedestrian access from 5th Avenue and safe pedestrian circulation within the project.

8. The water, sewer utilities and refuse service for the proposed development will be provided by the City of Sequim municipal systems. Power (Clallam County PUD) and phone service (US West Communications) are available at the site.

9. Soils on site consist primarily of gravelly sandy loam, coarse sand, gravel and cobbles. The topography is flat with a maximum 5% slope on site. Approximately 70 % of the site will be covered with impervious surfaces after the project is completed. The construction of impervious surfaces will impact storm water run-off.

10. An environmental review under SEPA is not required for the proposal pursuant to WAC 197-11-305.

11. A comment was submitted by the Public Works Director on August 5, 1997. The comment states that the proposal satisfies City's engineering requirements.

CONCLUSIONS:

1. The proposed development is consistent with the spirit and intent of Chapter 18.40 (Planned Unit Developments). The PUD application is consistent with the requirements of Section 18.40.020 SMC.

2. The proposal is in compliance with the adopted policies of the Comprehensive Plan and therefore satisfies the criteria for a Planned Unit Development.

3. With the conditions prescribed below, the development would provide for appropriate commercial uses with adequate circulation, provisions for parking and landscaping, and building design. With the conditions prescribed below, the development will not create hazards for, or otherwise conflict with, other intended uses in the area and would not be deleterious to uses in the adjacent area and therefore will comply with Sections 18.40.020 and 18.40.030 of SMC.

4. The proposed development departs from the development regulations otherwise applicable to the subject property in addressing established parking requirements. With the conditions prescribed below this variation will not conflict with public interest.

5. The site is currently covered with grasses and pasture. Since the project expects seventy percent (70%) impervious area, most of the grass on site will be replaced. Development of the site will change the existing character of the property and effect stormwater run-off.

6. The implementation of a complete landscape plan could greatly reduce visual impacts generated by the proposed development. Landscaping of the proposed project will consume water resources. A preliminary study prepared by CH2MHill, for the Sequim Comprehensive Plan indicates that water usage in the City of Sequim is 35-40% higher than similar cities in the State of Washington. Based on this concern, landscaping shall be designed to limit the amount of watering necessary.

7. Typical short term noise associated with construction activities is expected to occur on the site during the construction phase. The noise impacts on neighbors during the construction period can be reduced by limiting outdoor construction hours to Monday through Friday from 7 am - 6 pm. Dust and odors from heavy equipment will be produced during construction. After construction, automotive exhaust and building heating, ventilation, and air conditioning exhaust emissions are expected.

8. Increased noise associated with the traffic generated by the project is expected on a long term basis. Light and glare typical of commercial developments are expected when the proposed development is completed.

RECOMMENDATIONS:

In consideration of the aforementioned findings and conclusions, and after timely notification and hearing, the City Council unanimously hereby recommends that the above-referenced application be

GRANTED AS CONDITIONED:

1. To mitigate impacts associated with the land disturbing activities, the applicant shall submit a Temporary Erosion and Sedimentation Control Plan to the Department of Public Works for review and approval prior to any land disturbing activities.

2. To mitigate impacts on air quality from dust generated during site development, the proponent shall be required to water the site as necessary, remove mud from construction

vehicles tires before leaving the site, and sweep impervious surfaces, including abutting city streets, where soil may be tracked.

3. Impacts associated with emissions and odors from heating, ventilation and air conditioning units shall be mitigated by installing units that meet current air quality standards as required by State and Federal Laws.

4. To mitigate potential impacts associated with environmental health, standard construction practices and traffic control measures shall be employed to minimize the risk of an accident. All applicable state laws concerning workplace safety shall be followed on the proposed project site during construction.

5. Consistent with the requirements of Section 18.40.020 SMC, all water lines, sanitary sewer lines, storm sewers, roads and parking areas shall be installed in accordance with city, county and state standards. Compliance with the existing standards shall be reviewed by the Director of Public Works and the City Engineer prior to any land disturbing activities.

6. The applicant shall prepare a landscaping plan illustrating the location, type and amount of vegetative cover, including landscaping along 5th Avenue. The landscaping plan shall be submitted to the Planning Director for review and approval prior to obtaining occupancy permit. A landscaping maintenance plan shall be submitted with the final landscaping plan. Landscaping along 5th Avenue shall be reviewed by the Public Works Department to insure that the proposed vegetation is compatible with public use and maintenance of the road. All landscaping shall be installed concurrent with the requirements of the landscaping plan. Landscaping shall be designed to limit the amount of watering necessary. The use of drought tolerant and low water-use plant species will help minimize water needs.

7. To mitigate impacts associated with construction noise, outdoor construction hours shall be limited to Monday through Saturday from 7 am - 6 pm.

8. To mitigate impacts associated with stormwater runoff the proponent shall submit a Stormwater Management Plan consistent with the adopted City standards to the Director of Public Works for review and approval prior to any land disturbing activities.

9. To mitigate impacts associated with light and glare, the applicant shall provide downward facing or shielded exterior fixtures for site lighting.

10. An applicant shall provide street lighting along the property frontage on 5th Avenue and at the intersection of the new private driveway with 5th Avenue. The proposed street lighting shall be submitted for review and approval by the City prior to installation.

11. The project shall be implemented in strict compliance with the approved site plan.

12. A Property Use and Development Agreement (PUDA) shall be prepared for review and approval of the City Council prior to any site disturbing activities.

13. A final site plan shall be prepared by a licensed engineer and submitted to the City Engineer for review and approval prior to any site disturbing activities.

Signed this on_____, 1997

_____
Mayor, Bill Thomas

ATTEST

_____
City Clerk, Lonna Muirhead