Department of Community Development
152 W Cedar Street
Sequim, WA 98382
(360) 683-4908
www.sequimwa.gov

APPLICATION FOR A MAJOR SUBDIVISION (5 LOTS OR MORE)

For Department Use Only:

Date:

Application Number: _____

Associated Applications: _____

_____

_____

Latecomer/DRCA:

APPLICANT INFORMATION

Owner's Name: Bella Vista Estates, LLC (Chris Weymouth)

Owner's E-mail Address: chrisw@zavaz.com

Owner's Mailing Address: 8711 Ridge Road, Medina, WA 98039

Owner's Telephone: 206-948-2323 Business Telephone: _____

Representative's Name: Goldsmith Land Development Services; Trish Clements Entitlement Manager /Keith Goldsmith, PE - President/CEO

Representative's E-mail Address: tclements@goldsmithengineering.com / kgoldsmith@goldsmithengineering.com

Representative's Mailing Address: 11400 SE 8th Street, Suite 450 Bellevue, WA 98004

Representative's Telephone: 425-462-1080

Are there any critical areas; such as wetlands, critical wildlife habitat, steep slopes (greater than 15%), frequently flooded areas, irrigation ditches, streams and stream corridors? ☐ No ☑ Yes **Highland Irrigation Ditch 50' Buffer**

If yes, attach the appropriate environmental analysis. N/A

This Major Subdivision is for? ☑ Residential Development ☐ Commercial Development ☐ Mixed-Use Development

Are there any latecomers/Developer Reimbursement Collection Agreements? If yes, attach the appropriate information.

Please provide the existing Address, Legal Description and/or Parcel Number(s)? Miller Rd. TBD, Sequim, WA 98382
Use and attach additional pages if necessary. **See Attached.**

Major Subdivision Application
Submittal Requirements Checklist

******It is the responsibility of the applicant to ensure that all submittal requirements listed below are turned in as part of this application. Incomplete applications will not be accepted by the City of Sequim Department of Community Development. ******

☒ A Pre-Application meeting shall take place prior to formal submittal of the Major Subdivision application. Projects involving construction of public infrastructure (streets, utilities, etc.) require a Developer Extension Agreement. PRE-23-013 HELD DECEMBER 14, 2023.

☒ A complete Major Subdivision application with all required studies and submittal materials.

☒ State Environmental Policy Act (SEPA) Checklist (fee based on project value).

☒ Title Report or other proof of ownership.

☐ Critical Areas special studies where required by the Critical Areas Ordinance (SMC 18.70 &18.80). NOT APPLICABLE

☒ Preliminary Stormwater Drainage Plans, prepared consistent with the requirements of SMC Title 13.

☒ Estimated quantities of fill exported and imported to the site.

☒ Location of streams, irrigation ditches, drainage ditches, wetlands, ponds, floodways or other water courses on or within 200′ of the proposed project.

☒ Location, extent and type of wooded areas and all trees greater than eight inches in diameter or identified as species of local significance.

☒ Adjacent property owners' list for all properties located within a 300′ radius obtained for Clallam County assessor's office.

☒ A scaled vicinity map showing the subject property in reference to surrounding properties, streets, subdivisions, municipal boundaries, identified critic al areas within 500' of the subject property, and including a north arrow.

☒ Copies of any existing and/or proposed deed restrictions or covenants. SEE TITLE REPORT.

☐ Draft maintenance agreements and proposed management entities responsible for tax payments and maintenance of common facilities (such as roads, stormwater facilities, open spaces, trails, parks, etc.) NOT APPLICABLE

☒ Preliminary utility plans, including provisions for water, sewer, underground power where appropriate, telecommunications, and solid waste disposal.

☒ Preliminary landscaping plans.

☐ For proposed replatting of existing subdivisions: the lots, blocks, streets, etc. of the original plat shownwith dotted lines in the proper positions in relation to the new arrangement of the plat, the new platbeing clearly shown in solid lines to avoid ambiguity. NOT APPLICABLE

☒ Any additional materials, as determined by the department during the required pre-application meeting, to be necessary to fully evaluate the application. Water Service Criteria for Clallam PUD / Evergreen Water District service.

☒ A description of how parking requirements will be met. SEE OFF-STREET PARKING NARRATIVE.

☒ Preliminary road plans including plan, sections, and profiles.

☒ Preliminary phasing plan, if proposed. NOT APPLICABLE

☒ **18" x 24" or larger Major Subdivision map prepared by a Washington State licensed and registered land surveyor, drawn at a horizontal scale of 50-feet or fewer to the inch depicting the following items:**

☒ The name of the project.

☒ Legal Description of the entire parcel. INCLUDES PROPOSED BLA AREA (UNDER SEPARATE CONCURRENT PERMIT REVIEW PER CITY) DIRECTION.

☒ Date, scale and north arrow.

☒ Boundary lines, right-of-way for streets, private or public easements (their purpose) and property lines of lots.

☒ Location of all open spaces. IDENTIFIES PROPOSED BLA UNDER SEPARATE CONCURRENT PERMIT REVIEW PER CITY DIRECTION.

☒ Location of all utilities and other improvements, with accurate bearings, dimensions of angles and arcs, and all curve data describing the location of improvements.

☒ Street (right-of-way) widths and names.

☒ Lot acreage, dimensions and lot numbers.

☒ After all site construction work is complete, signed off and inspected by the City of Sequim, the applicant shall submit a Final Major Subdivision map.

******The City of Sequim Department of Community Development may require additional information necessary for decision making purposes.******

I certify that the above information is true and correct to the best of my knowledge and accept responsibility for all claims and damages which may be occasioned to any other land or persons by actions authorized by the City of Sequim in relation to this Major Subdivision.

Owner(s) Trish Clement, Entitlement Manager — Date 4-5-24

Representative(s) — Date 4/5/2024

Revised: 12/30/2020

SUBDIVISION GUARANTEE

EXHIBIT A

Guarantee No.: 27030-230643766

LEGAL DESCRIPTION

Parcel A:

That part of the Southeast Quarter of the Northwest Quarter of Section 29, Township 30 North, Range 3 West, W.M., Clallam County, Washington, lying Northerly of the Highland Irrigation Ditch and Westerly of a line described as beginning at a point on the North line of said Southeast Quarter of the Northwest Quarter, South 87°37'45" East 58 feet from its Northwest corner; Thence South 21°58'10" East 614.22 feet and South 10°56'17" East 538.93 feet, more or less, to said Highland Irrigation Ditch;

EXCEPT the North 30 feet thereof conveyed to the City of Sequim by Deed recorded August 27, 1996 under Auditor's File No. 744128.

Parcel B:

Parcel 2B of Survey recorded on June 18, 2001 in Volume 47 of Surveys, page 14 under Auditor's File No. 2001-1065588, being a Survey of Lots 1 and 2 of the Brehan Short Plat recorded in Volume 16 of Short Plats, page 74 under Auditor's File No. 579533, being a portion of the Southeast Quarter of the Northwest Quarter of Section 29, Township 30 North, Range 3 West, W.M., Clallam County, Washington.

ALL situate in the County of Clallam, State of Washington.