CITY OF SEQUIM
W • A • S • H • I • N • G • T • O • N

152 West Cedar Street • Sequim, Washington 98382-3317 • Area Code 360
City Hall: 683-4139 • FAX 681-3448 Public Works: 683-4908 • FAX 681-0552

March 2, 2005

Amy & Craig Heckman
221 Fogarty Street
Port Angeles, WA 98362

RE: Notice of Decision for SUB05/001

Dear Mr. & Mrs. Heckman:

The Planning Commission, by motion, unanimously approved Preliminary Major Subdivision #05/001 subject to Findings, Conclusions, and Special Conditions. The motion followed a public hearing held February 22, 2005. The Planning Commission did not make any revisions to the proposed Special Conditions. Attached are the final Findings, Conclusions and Special Conditions.

The effective issuance date of this decision is three days after a written decision is mailed by the City (Chapter 20.01.230(B)(1), SMC). That date is March 5, 2005. In conformance with Chapter 20.01.240(C), SMC, a Planning Commission decision may be appealed to the City of Sequim City Council by parties of record from the hearing.

An appeal may be served on the City Clerk, 152 W. Cedar St., Sequim, WA 98382 within 21 days after the effective issuance date of the decision. A notice of appeal shall be by personal service as required by RCW 36.70C.040 by 4:00 p.m. on the last day of the appeal period, (March 28, 2005). The notice of appeal shall contain a concise statement identifying:

1. The decision being appealed;
2. The name and address of the appellant and his/her interest(s) in the matter;
3. The specific reasons why the appellant believes the decision to be wrong. The appellant shall bear the burden of proving the decision wrong;
4. The desired outcome or changes to the decision; and,
5. The appeal fee.
6. All other required contents as set forth in RCW 36.70C.

Sincerely,

Dennis K. Lefevre, AICP
Planning Director

cc: Zenovic and Associates, Inc.

RECEIVED
MAR 03 2005

PRELIMINARY MAJOR SUBDIVISION (SUB05/001) & SEPA05/002 (DNS)

HECKMAN

FINDINGS (F) CONCLUSIONS (C)

As presented in the application, plans, environmental documents, supporting material, staff report, and presentations and subject to the proposed Special Conditions of Approval, the following Findings and Conclusions have been made.

TITLE 20 – ADMINISTRATIVE PROCEDURES:

F1. This project involves approval for a preliminary major subdivision. Preliminary major subdivision approval is a Type C-1 process (20.01.030, SMC) and requires a public hearing before the Planning Commission.

F2. The project requires a Pre-application Conference, Determination of Completeness, Notice of Application, Notice of Public Hearing and notice to environmental reviewing agencies under the State Environmental Policy Act (SEPA).

C1. A Pre-application Conference was held on December 21, 2004.

C2. The application was submitted on January 14, 2005 and determined complete on January 26, 2005.

C3. A combined Notice of Application, Public Hearing and Environmental Review was issued on January 26, 2005.

C4. All methods of public notification as identified in Chapter 20.01.140(C), SMC were performed.

C5. The project's comment period closed on February 14, 2005.

TITLE 18 – ZONING:

F1. The project is located in the R-IV residential zoning district that allows up 16 dwelling units per acre.

C1. The proposed land use (residential) is consistent with the comprehensive plan and comprehensive plan optimum land use map (residential).

C2. The applicant represents the owner of the property.

C3. The proposed density is within the density allowed in the R-IV zoning district.

C4. Minimum required improvements for residential development have been identified including paving of streets, curbs, sidewalks or paved pathways; street lighting will be provided; stormwater treatment and control will established on-site; public water and sewer service will be provided throughout he development; traffic circulation within the development and surrounding neighborhoods has been mitigated; and, the entire development will be adequately served by pedestrian pathways and open space.

C5. The proposed project does not erode the purpose, goals and policies of the comprehensive plan and serves to implement goals and policies of the comprehensive plan by establishing urban densities within the City limits.

C6. The project is consistent with the capital facilities, transportation improvement, and comprehensive water and sewer plans of the City and any other applicable City of Sequim plans and ordinances.

TITLE 17 – SUBDIVISIONS

F1. Section 17.20.040, SMC, establishes specific review criteria that a major subdivision must be found to be in compliance and consistent with.

C1. Each lot conforms with the Comprehensive Plan and zoning regulations.

C2. All lots will adjoin a private street.

C3. Curb, sidewalk, trail connections, transit stops, street, storm drainage, sanitary sewers lines, water lines, and other utilities as required shall be installed at the expense of the applicant and meet City specifications and applicable ordinances.

C4. The developer shall be responsible for all proposed improvements and infrastructure extensions. Any public improvements necessary for the development of the site to City standards and benefiting other parcels are subject to cost reimbursement at the time those properties develop.

C5. The subdivision will connect to city water and sanitary sewer services.

C6. The developer has provided easements for utilities transmission services, where necessary.

C7. If bonding is utilized to insure completion of infrastructure improvements, the bonds will be required prior to recording of the final map and for any work done in the public right-of-way prior to issuance of permits.

C8. All requirements of Wetlands Protection (Chapter 18.70), Environmentally Sensitive Areas Protection (Chapter 18.80) and SEPA have been met.

C9. All requirements of Chapter 58.17 RCW, Plats - Subdivisions – Dedications, have been met.

F2. Chapter 17.28, SMC, establishes general design standards for the design of a functional and attractive development.

C1. Site analysis relative to the natural and improved surroundings including slope, drainage, land use, demographics, circulation, economy, historical preservation, urban service availability, visual qualities among others have been reviewed.

C2. The general landscape scheme will meet or exceed code requirements in all common areas and streetscapes.

F3. The proposed street system shall conform to the roadway functional classification system as adopted by the Sequim Comprehensive Plan.

C1. All street design standards identified in Table 17.32.020(D) will be incorporated into the required improvements to all interior streets and South Seventh Avenue and Silberhorn Road, except where agreed upon by the City of Sequim Planning and Public Works Departments.

SPECIAL CONDITIONS OF APPROVAL
PRELIMINARY MAJOR SUBDIVISION
(SUB05/001 & SEPA05/002 DNS)

HECKMAN

Approved by the City of Sequim Planning Commission on February 22, 2005

1. Preliminary subdivision, in compliance with all requirements of Title 17 & 18 of the SMC and the Special Conditions of Approval, shall expire within three years unless a proposed final plat is submitted to the City of Sequim Planning Department. Two, one-year extensions may be granted by the City Council.

2. Development standards for this project will require connection to the City water and sewer systems and a City approved stormwater management plan.

3. No occupancy permits shall be issued prior to recording of Final Major Subdivision.

4. A proposed declaration of Conditions, Covenants and Restrictions (CC&R's) to govern development within the subdivision shall be submitted prior to recording of final map. These CC&R's shall also reflect restrictions established for all parcels created by SHP03/007-Greentrust.

5. Public improvements shall be constructed and as-built plans approved or performance bonds in place based on approved development plans prior to recording of final map.

6. The amount of the bond shall be not less than 125 percent of the final estimate by the City Engineer (17.64.020 SMC).

7. All utilities on the project site shall be placed underground.

8. Applicant is responsible for coordination of the utility undergrounding with all utility providers.

9. All new construction will be in accordance with all Federal, State, and City Codes including, but not limited to, the 2003 International Building Code.

10. Maintenance of all landscape areas shall comply with Section 18.22.020(A)(2&3), SMC.

11. Street lighting design shall be in conformance with examples identified in the City of Sequim Streetscape Manual.

12. The interior streets will be private and on street parking shall be prohibited.

13. Crosswalks shall be clearly marked.

14. Consolidated mailboxes shall be provided. Applicant shall coordinate with the City of Sequim and US Postal Service for the provision of these boxes. The consolidated mailboxes shall be enclosed in decorative wood enclosure to the satisfaction of the Planning and Public Works Departments.

15. An electronic format of the final map and all utility plans shall be submitted to the City of Sequim Planning Department in a .dwg or .dxf file format.

16. Each dwelling unit shall have an address number visible from the street consistent with Clallam County Fire District #3's letter dated December 20, 2004.

17. The applicant shall provide five fire hydrants located consistently with Clallam County Fire District #3's December 20, 2004 letter.

18. Fire hydrants shall have 2 – 2 1/2" NST ports and 1 – 5" Storz steamer port.

19. All utility easements, including easements for irrigation, shall be recorded on the face of the final plat.

20. A small children's play area shall be provided within the park area. The Planning and Public Works Departments shall approve the design of the play area, including all proposed play equipment.

21. All landscaped area shall consist of a mix of predominantly evergreen trees and other evergreen plantings including trees, shrubs, and ground covering. Trees shall be a minimum of four feet tall at planting. The Public Works Department shall approve a landscape plan incorporating these elements.

22. The City has the right to enter the project at any time to inspect and enforce the proper functional operation of open space, parks, landscaping, roadway, street, or other elements.

23. City of Sequim Nevada light standards shall be used for street lighting along the interior road, South Seventh Avenue and Silberhorn Road at intervals to be determined by the Planning and Public Works Departments.

24. An 8-foot wide pathway and landscaped buffer shall be located along the north property line fronting Silberhorn Road.

25. South Seventh Avenue shall be developed with a minimum of a 28-foot paved width, with curb gutter landscaped area and trail along the property's frontage.

26. The preliminary stormwater management plan shall be modified per the City Engineer's February 8, 2005 memo.

CITY OF SEQUIM
ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question to the best of your knowledge. In most cases you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply (N/A". Complete answers to the questions will avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems please ask the City Department of Community Development employees to assist you.

The checklist questions apply to all parts of your proposal, even if you plan to phase them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects and include a site map.

BACKGROUND

1. Name of project: Heckman Subdivision

2. Name of applicant:

   Craig and Amy Heckman

3. Address and phone number of applicant and contact person:

   221 Fogarty Street
   Port Angeles, WA 98362
   (360) 452-1186

   Contact: Zenovic & Associates, Inc.
   519 S. Peabody Street, Suite 22
   Port Angeles, WA 98362
   Steve Zenovic (360) 417-0501

4. Date checklist prepared: January 10, 2004

5. Agency requesting checklist: ***CITY OF Sequim***

6. Proposed timing or schedule (including phasing, if applicable):

Three phases are proposed; Phase 1 (5 lots) to be completed in 2005; Phase 2 (5 lots) to be completed on 2006; Phase 3 (5 lots) to be completed in 2007

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?

No

If yes, explain.

10. List any government approvals or permits that will be needed for your proposal, if known.

Major Subdivision approval – City of Sequim

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Project consists of subdividing a 5.0 ac+/- parcel into fifteen (15) lots; lots will be between 12,000 sf and 15,000 sf; each lot will have a two-story duplex (approx. 1800 sf); all lots will be served by a newly constructed paved roadway meeting City standards

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Project is located at the southwest corner of Silberhorn Road and 7th Avenue, southwest of downtown Sequim; property is Lot A of Phase 1 of the Greentrust

Short, and is located in the SW ¼ of the SW ¼ of Section 30, T30N, R3W, W.M., City of Sequim, Clallam County, Washington

ENVIRONMENTAL ELEMENTS

1. Earth

A. General description of the site (circle one):
Flat, rolling, hilly, steep slopes, mountainous,
other _____

B. What is the steepest slope on the site (approximate percent slope)?

Approximately 2%

C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soils are Carlsborg gravelly sandy loam (coarse sand, gravel, and cobbles); no prime agricultural soils are found on the site.

D. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

E. Describe the purpose, type, and approximate quantities of any Filling or grading proposed. Indicate source of fill:

Grading will be required for the construction of the new roadways and access drives; estimated quantity of earth to be regraded or removed from the site is 2000 cubic yards; in addition, an estimated 1100 cubic yards of improved structural fill will be required for roadway construction

F. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No; site slopes are so minimal as to preclude erosion

G. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Estimated at 50% (combined road construction and site development at full project build out)

H. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

All construction will be in conformance with the requirements of the Puget Sound Stormwater Management Manual

2. Air

A. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions from construction equipment fumes and dust would occur during construction; potential emissions from wood stoves and fireplaces at full buildout

B. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

C. Proposed measures to reduce or control emissions or other impacts to air, if any:

All construction equipment will be properly maintained to minimize fumes during construction; roadways will be watered as necessary to minimize dust

3. Water

A. Surface:

i.) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

ii.) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

iii.) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material:

None

iv.) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

v.) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

vi.) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

B. Ground:

i.) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No

ii.) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing chemicals; agricultural wastes; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

C. Water Runoff (including storm water):

i.) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will the water flow into other waters? If so, describe.

Runoff from impervious surfaces will occur at buildout; runoff will be treated and infiltrated into the porous subsurface soils

ii.) Could waste materials enter ground or surface waters? If so, generally describe.

Potential exists for runoff to contain silt and oil as is typical of paved roadways and single-family residential site development

D. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

As noted, the runoff will be treated using mechanical systems (catch basin inserts) is accordance with Puget Sound Stormwater Stormwater Manual requirements prior to discharge

4. Plants

A. Check or circle the type of vegetation found on the site:

_____ deciduous tree: alder, maple, aspen, other
_____ evergreen tree: fir, cedar, pine, other
__X__ shrubs
__X__ grass
_____ pasture
_____ crop or grain
_____wet soil plants: cattail, buttercup, bullrush, skunk cabbage,
_____water plants: water lily, eelgrass, milfoil, other
_____Other types of vegetation

B. What kind and amount of vegetation will be removed or altered?

All shrubs and grass will be removed for site development

C. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None proposed at this stage of site development

5. Animals

A. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, **songbirds,** other _____
Mammals: **deer**, bear, elk, beaver, other _____
Fish: bass, salmon, trout, herring, shellfish, other _____

B. Threatened or endangered species known to be on or near the site.

None known or observed

C. Is the site part of a migration route? If so, explain.

No

D. Proposed measures to preserve or enhance wildlife, if any.

None proposed

6. Energy and Natural Resources

A. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric energy and possible wood heat at full buildout; no energy needs for this phase of the project

B. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

C. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None proposed

7. Environmental Health

A. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

No

i) Describe special emergency services that might be required.

None

ii) Proposed measures to reduce or control environmental health hazards, if any.

None

B. Noise

i) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

ii) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

At full buildout, some traffic noise as is typical of multi-family residential development

iii) Proposed measures to reduce or control noise impacts, if any:

None

8. Land and Shoreline Use

A. What is the current use of the site and adjacent properties?

Site is currently vacant land; surrounding properties and mostly undeveloped although there are single-family residences on large lots to the north of Silberhorn Road; property immediately to the west was recently developed with roadways, utilities, etc. but no houses have been build at this time

B. Has the site been used for agriculture? If so, describe.

Site was used as pasture for cattle in the past

C. Describe any structures on the site.

None

D. Will any structures be demolished? If so, what?

N/A

E. What is the current zoning classification of the site?

R-IV

F. What is the current Comprehensive Plan designation of the site?

Medium-High Density Residential

G. What is the current Shoreline Master Program designation of the site?

N/A

H. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

I. How many people would reside or work in the completed project?

Estimated at 120 residents at full build out

J. Approximately how many people would the completed project displace?

None

K. Proposed measures to avoid or reduce displacement impacts, if any:

None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Project is consistent with underlying zoning, Comprehensive Plan guidelines and uses.

9. Housing

A. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None at this point; sixty low to middle-income rental units are anticipated at buildout

B. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

C. Proposed measures to reduce or control housing impacts, if any.

N/A

10. Aesthetics

A. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed at this time; future duplexes will be approximately 30 feet tall, well below the 50' maximum permitted by the City standards

B. What views in the immediate vicinity would be altered or obstructed?

No change in views

C. Proposed measures to reduce or control aesthetic impacts, if any.

None

11. Light and Glare

A. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lighting typical of suburban residential areas

B. Could light or glare from the finished project be a safety hazard or interfere with views?

No

C. What existing off-site sources of light or glare may affect your proposal?

None

D. Proposed measures to reduce or control light and glare impacts, if any.

None

12. Recreation

A. What designated and informal recreational opportunities are in the immediate vicinity?

No designated or informal opportunities are in the immediate vicinity

B. Would the proposed project displace any existing recreational uses? If so, describe.

No

C. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None

13. Historic and Cultural Preservation

A. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe:

None known or observed

B. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known or observed

C. Proposed measures to reduce or control impacts, if any:

None

14. Transportation

A. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

Site is served Silberhorn Road and 7th Avenue; improvements to Silberhorn Road will be required (widening and pedestrian walkway); 7th Avenue will be a newly constructed roadway

B. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No; nearest stop is at 7th Avenue and West Washington Street, approx. 3000 feet to the north

C. How many parking spaces would the completed project have? How many would the project eliminate?

Each dwelling unit will have two parking spaces; one in the garage and one on the driveway apron

D. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate either public or private).

Yes; Silberhorn Road will need to be improved and 7th Avenue will need to be constructed

E. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

F. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Estimated 600 trips per day is anticipated at full site development

G. Proposed measures to reduce or control transportation impacts, if any.

Roadway will be constructed to City of Sequim standards as required to serve anticipated traffic load

15. Public Services

A. Would the project result in an increased need for public services (for example?: fire protection, police protection, health care, schools, other)? If so, generally describe.

No significant increase

B. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities

A. Circle utilities currently available at the site: **electricity**, natural gas, **water**, **refuse service**, **telephone**, **sanitary sewer**, septic system, other.

B. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Sanitary sewer, water, refuse – City of Sequim
Power – Clallam County P.U.D.
Telephone – Qwest Communications
Cable Television – Wave Broadband

C. SIGNATURE

ACKNOWLEDGEMENT

I acknowledge that all information provided in this checklist and all attached material is true and correct to the best of my knowledge. I understand that the lead agency is relying on this information to make its decision. In addition, I understand that review under SEPA does not constitute approval of a proposal; compliance with local, state, and federal regulation applicable to the proposal shall constitute approval.

Applicant: [signature] Per Cindy Hackman Date: 1/10/05

DATE CHECKLIST RECEIVED:_____ RECEIVED BY:_____

FEE PAID: $_____ RECEIPT #_____