CITY OF SEQUIM
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City Hall (360) 683-4139 FAX (360) 681-3448
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DEPARTMENT OF COMMUNITY DEVELOPMENT
HEARING EXAMINER
STAFF REPORT
SUB-24-004 & BLA-24-004

REPORT SUMMARY

PROJECT NO.(S)	SUB-24-004 (Major Subdivision), BLA-24-004 (Boundary Line Adjustment)
OWNER / APPLICANT / PROJECT LEAD	Bella Vista Estates, Inc./Chris Weymouth/Goldsmith Land Development Services
PROJECT NAME	Bella Vista Estates
PROJECT DESCRIPTION	Major Subdivision for the development of 24-lots for single family residential use. Project includes a concurrent Boundary Line Adjustment with a single neighboring property and an issued SEPA MDNS.
REPORT DATE	1/31/2025
DATE OF HEARING	2/27/2025
ATTACHMENTS	1. Major Subdivision Application 2. Boundary Line Adjustment Application 3. SEPA Checklist 4. Title Report 5. Preliminary Plat Revised 11/15/2024 6. Preliminary Binding Site Plan 7. Preliminary Drainage Report April 2024 8. Updated Stormwater Drainage Report November 2024 9. Geotech Report Draft 10. Traffic Impact Analysis 11. Determination of Completeness 12. Notice of Application 13. Statement of Mailing 14. Public Sign Posting Affidavit 15. Newspaper Proof of Publishing 16. Agency Comments 17. Public Comments 18. Concurrency Report 19. Highland Irrigation District Agreement 20. Highland Irrigation Acknowledgement 21. Highland Irrigation Easement 22. Draft Dedications Language 23. SEPA Checklist Reviewed 1/24/2025

24. Final SEPA MDNS
25. SEPA Mitigations
26. SEPA Newspaper Proof
27. Notice of Public Hearing
28. Statement of Mailing

Any documents, ordinances, statutes, laws, references to case law, or other articles referenced herein are incorporated by reference into this record.

SEPA DETERMINATION	January 28, 2025 Final MDNS issued, SEPA Record #202500320
STAFF CONTACT	Travis Simmons, Senior Planner – (360) 683-4908 tsimmons@sequimwa.gov
STAFF RECOMMENDATION	Approval of SUB-24-004 and BLA-24-004 with conditions.

1. PROJECT SUMMARY

1.A.: PROJECT SITE SUMMARY / OVERVIEW

LOCATION	Currently Unaddressed
PARCEL	033029240100 (Lot A) & 033029249015 (Lot B)
ZONING	Residential R4-8 (R4-8)
ADJACENT ZONING	North: R4-8 South: R4-8 East: R4-8 West: R4-8
COMPREHENSIVE PLAN DESIGNATION	Low Density Residential
STREET DESIGNATION	Miller Rd – "Rural Transition"/Local Street Internal Unnamed Street – Neighborhood Street
BACKGROUND	Undeveloped parcels that slope upward to the south. Existing Highland Irrigation District (HID) infrastructure is present along southern portion of site. Coordination with HID is required.

1.B.: PUBLIC NOTICE & COMMENT

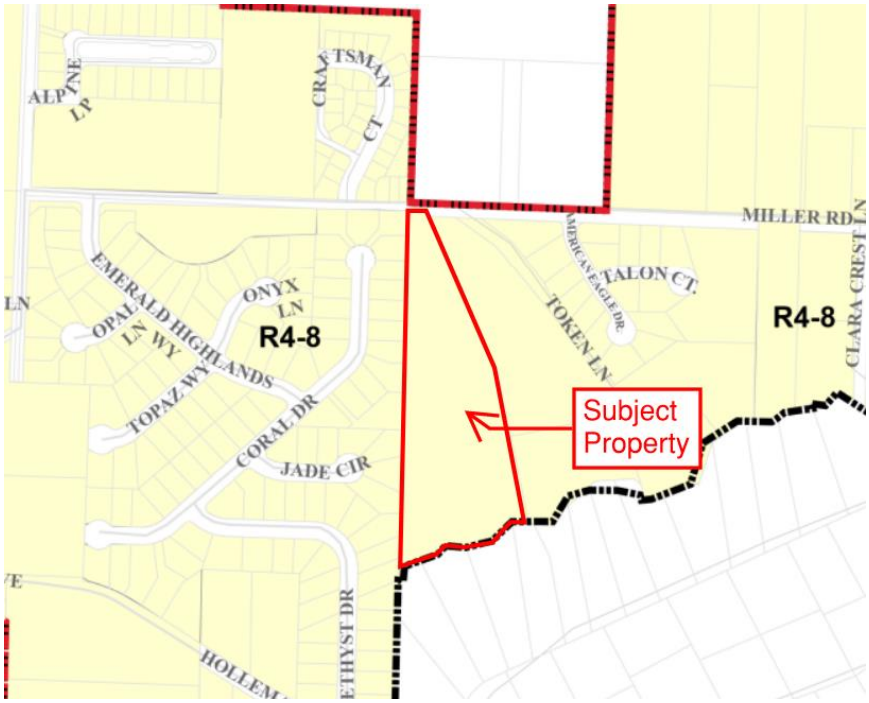
COMMENTS, LETTERS & KEY ISSUES	Determination of Completeness May 13, 2024 Notice of Application May 29, 2024 Statement of Mailing May 29, 2024 PDN Proof of Posting May 29, 2024 Affidavit of Posting Public Notice May 31, 2024 SEPA Threshold Determination Public Comment Responses: 1 Comment received, is on the website. Agency Comments: Comment from Jamestown S'Klallam Tribe requesting cultural resource survey. Final SEPA Determination

APPLICATION PROCESS Type C-2 Process

1.C. PROJECT CONTEXT:

FIGURE 1 & 2
ZONING / COMP. PLAN DESIGNATION

Zoning Map



Comprehensive Plan Future Land Use Map

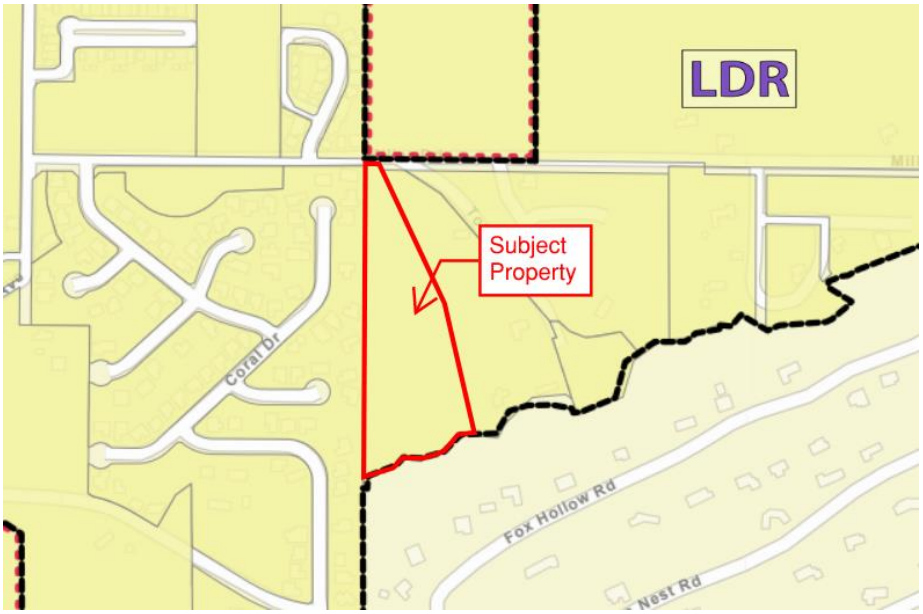
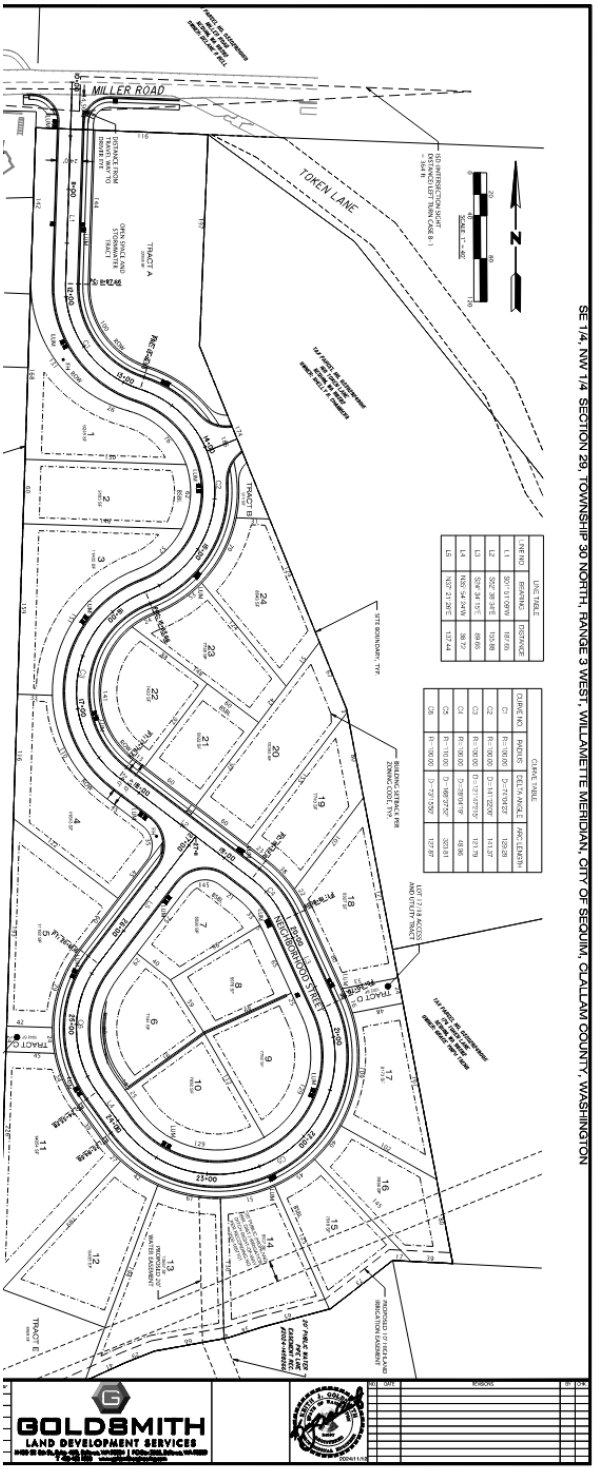


FIGURE 3

PRELIMINARY PLANS

Preliminary Plan Snapshot – taken from Attachment 5


MILLER ROAD
TOKEN LANE
SE 1/4, NW 1/4 SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON
GOLDSMITH
LAND DEVELOPMENT SERVICES

2. REVIEW AUTHORITY

2. A HEARING EXAMINER AUTHORITY

This is a type C-2 quasi-judicial process under the Sequim Municipal Code (SMC) 20.01.030(B)(2). The Hearing Examiner is responsible for conducting hearings on and adjudicating quasi-judicial cases involving a variety of complex land use and regulatory compliance issues, and other issues which the City Council may designate to the Hearing Examiner by ordinance or resolution. The Hearing Examiner must issue decisions or recommendations based on relevant ordinances, regulations, policies, statutes, and other authorities within ten (10) business days of the publicly noticed hearing.

The Hearing Examiner may approve, deny, or approve with conditions, modifications, and restrictions as the Hearing Examiner finds necessary to make the application compatible with its environment, the City's Comprehensive Plan, other official policies and objectives, and land use regulatory enactments.

2.B OPTIONAL CONSOLIDATION AND PERMIT PROCESSING

Per SMC 20.01.050(A), an applicant may choose to have a project that consists of two or more permit applications to have the applications reviewed together. Here, the applicant chose to have the subdivision and boundary line adjustment reviewed together. Per SMC 20.01.050(B), the highest procedure for any part of the application must be applied. In this case, the subdivision has the higher review authority (decision by the Hearing Examiner), which is why both applications are before the Hearing Examiner and discussed in this report.

3. STAFF DISCUSSION / ANALYSIS & FINDINGS AND CONCLUSIONS

3.A. ZONING, LAND USE, DENSITY & DEVELOPMENT STANDARDS:

Discussion: The project's underlying zoning is Residential R4-8 (R4-8), and the Future Land Use Designation is Low-Density Residential (LDR). Zoning standards in the R4-8 require a minimum of 4 units per net acre to be developed. Per SMC 18.20.050 the Zone Intent reads, *The R4-8 zoning district is to provide land for residential development within the city. The R4-8 zone provides for consistency and predictability in the character of residential neighborhoods. New subdivisions must provide a minimum of four dwelling units per net acre.* The LDR is considered to have the opportunity to maintain Sequim's friendly small-town qualities by fostering the growth of low-density neighborhoods consisting of single and small multi-family neighborhoods that are social, walkable, and safe and provide a variety of housing types.

- Property Size: Approximately 7.54 acres, between Lot A (7.33 acres) and Lot B (0.2 acres).
- Current Land Use: The site is currently vacant; aside from a single family residence on the neighboring property associated with the concurrent boundary line adjustment (BLA).
- Proposed Use: 24-lot Single Family Residential (detached).
- Lot size: Minimum 5,400 square feet, Maximum 14,500 square feet; proposed lots range from 5,590 square feet up to 14,054 square feet.
- Density Requirements: Minimum 4 units per net acre; proposed 4.32 lots per net acre.
- Building Height Limit: 25 feet.
- Front Yard Setback: 15 feet.
- Other Yard Setback: 6 feet each side, 15 feet rear.
- Parking Requirements: 2 spaces per residence.

- Maximum Lot Size & Coverage: 40% lots 10,000 square feet and larger; increases by 0.4% for each 100 square feet lot area less than 10,000 square feet. Lot coverage will be reviewed at time of residential building permit submittal for compliance.
- Site Requirements: Site plan review per Chapter 18.22 SMC. Site plan review of individual lots will be reviewed at the time of residential building permit submittal for compliance.
- Buffers: Residential development does not require buffers between existing residential lots; no buffers required.
- Open Space & Recreation: Required per SMC 17.28.050 .

Staff Finding #1: ***The proposal meets all the zoning requirements and development standards contained in 18.20 and 18.22 and satisfies this portion of the review.***

3.B. SUBDIVISION REVIEW:

17.20.040 Approval Criteria

A. The city will not approve applications for subdivisions unless it is demonstrated by the applicant that each of the following criteria has been met or will be met: **Each lot resulting from the subdivision must conform with the comprehensive plan and zoning regulations;**

Staff Discussion: All lots created as proposed within this subdivision will be within the 5,400 square foot to 14,500 square foot range allowed for the R4-8 zone and meet the requirements of SMC 17.40 for lot design standards, see exhibit 5. The created lots meet the intent of the underlying zone and comprehensive plan because it complies with the implementing development regulations.

Applicant Response: Applicant acknowledges conformance with the Comprehensive Plan and zoning regulations/requirement for the proposal and that the single-family residential lots will comply with the R4-8 zoning requirements, including square footage lot size range and required setbacks.

B. **Each lot will adjoin a public street or a private street in the subdivision;**

Staff Discussion: All lots will directly access the newly created public street that loops through the subdivision with dedicated driveway access meeting the minimum City of Sequim standards for driveway widths. See exhibit 5.

C. Applicant Response: Applicant acknowledges a public neighborhood street will be constructed to serve the subdivision and provide required access to single family residential lots. **Curb, gutter, sidewalk, trail connections, transit stops, streets, storm drainage, sanitary sewer lines, water lines and other utilities as required must be installed at the expense of the applicant and meet city specifications and applicable ordinances and the city engineer must have certified or approved the proposed plans;**

Staff Discussion: Applicant must construct all public rights of way (ROW) infrastructure and improvements to meet City of Sequim Engineering Standards in place at the time of development. Applicant shows all required improvements in sufficient detail for preliminary approval. Further evaluation and addition of relevant conditions will be completed during site construction permit review to ensure compliance.

Applicant Response: Applicant acknowledges the public internal and frontage ROW infrastructure and improvement will be constructed in accordance with city engineering standards per Public Works Engineering standards. There is no requirement to provide a transit stop for this project.

D. The applicant must provide an easement for utilities transmission services, if necessary;

Staff Discussion: All necessary easements have been shown in the preliminary plat and must be on the face of the final plat prior to recording. Applicant will use easement language as set forth in the City's Guidelines for Standard Land Use Dedications.

Applicant Response: Applicant acknowledges the establishment of future public easement dedications, including franchise utility easements will be dedicated on the final plat prior to plat recording.

E. Private property necessary for public use for streets must be dedicated and recorded by a deed of dedication acceptable to the city by preparing a plat to be recorded;

Staff Discussion: Dedications for public street right-of-way will be dedicated to the City of Sequim on the face of the final plat must be reviewed by the City prior to recording. Applicant will use dedication language as set forth in the City's Guidelines for Standard Land Use Dedications.

Applicant Response: Applicant acknowledges that the internal roadway proposed as a future public right-of-way is to be dedicated upon the recording of the future final plat. A note describing the future dedication is included in the Bella Vista Estates Preliminary Major Subdivision Plan set (Sheet SP)2024-11-15.

F. A bond meeting City requirements (Chapter 3.78 SMC) is posted to ensure completion of those improvements required under these criteria but not yet installed or provided;

Staff Discussion: Bonds will be necessary for all required improvements that are not completed at the time of final plat application. Bonds must be posted before final plat approval can be given. Bonding can be coordinated through the site construction process to ensure all required improvements are made or bonded for prior to final plat recording.

Applicant Response: Acknowledged.

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

Staff Discussion: Open space is being provided as required per SMC 17.28.050. After review of the City's Capital Facilities Plan, no additional open space or public facilities were determined to be necessary for this project based on there not being an increase in service demands caused by this development.

Applicant Response: Applicant acknowledges and concurs that no additional public open space facilities are being required for the project.

H. All requirements of the environmentally sensitive areas and wetlands sections of the SMC [Chapter 16.04] and the State Environmental Policy Act (SEPA) have been met;

Staff Discussion: A final Mitigated Determination of Non-Significance (MDNS) was made on this project, however there are no critical areas or wetlands present onsite meaning that there is little to no adverse environmental impact being created by this development. Mitigation conditions cover potential impacts of water, air, noise, animals, historic resources and transportation. These conditions are incorporated as conditions of approval for this project.

Applicant Response: The Applicant acknowledges the issuance of a Mitigated Determination of Non-Significance (MDNS) for the project. And, that the proposed mitigations conditions are general in nature specifying compliance with state and local regulations as related to potential impacts of water, air, noise, animals, historic resources, and transportation.

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

Staff Discussion: This proposal does not pose a flooding hazard, nor does it occur within an identified floodplain. Mitigation measures are identified through the final MDNS, but no additional mitigation measures are required related to flooding.

Applicant Response: *Acknowledged.*

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

Staff Discussion: Adding supply to the housing market benefits the community by providing more housing options. Public improvements to Miller Rd will benefit all current community members that utilize that portion of the street, and the provision of active open space will benefit the neighborhood community as well.

Applicant Response: The project will result in the development of an additional 24 single family residential lots and homes within the city limits. The proposed urban frontage improvements along the south side Miller Road will include an additional segment of curb, gutter and sidewalk, providing a new pedestrian safety element for the future residents and surrounding community.

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

Staff Discussion: By following the requirements outlined in SMC Titles 17, 18 and 20, this proposal is determined to meet and be consistent with Chapter 58.17 RCW and all of its applicable requirements.

Applicant Response: Applicant acknowledges.

L. The proposed project phasing schedule, if applicable, meets the requirements contained in SMC 17.20.090;

Staff Discussion: No phasing is being proposed with this project.

Applicant Response: The applicant concurs that the single family residential subdivision is proposed to be developed all at once without phasing.

M. Only irrigation districts organized under Chapter 87.03 RCW may require improvements and only in accordance with RCW 58.17.310.

Staff Discussion: Highland Irrigation Ditch (HID) is the only irrigation district within Sequim city limits. HID has provided the City with a resolution to comply with RCW 58.17.310; which is included here as Exhibit 19. The applicant has coordinated with Highland Irrigation District for any potential work that would interfere with HID infrastructure. This work and ongoing communication was agreed to by both parties and has been included as Exhibits 20 & 21.

Applicant Response: The Applicant and Highland Irrigation District (HID) have undergone coordination efforts to resolved a 1916 recorded 20 foot public ROW deed for an irrigation ditch maintained by the Highland Irrigation District located on the project. The public ROW never coincided with the physical location of the irrigation ditch. The ditch was field verified by Goldsmith and reflected on a Topographic Survey on file at the city. The 1916 ROW deed included self-extinguishing language if the irrigation ditch was not located therein. A Recorded Easement Agreement and Release (Recording #2024-1466614) was recorded on December 20, 2024 thereby releasing the original ROW deed and establishing a 10 foot irrigation easement along the south boundary of the project site for the District's use.

Staff Finding #3: Staff finds that the project is consistent with and satisfies all the listed approval criteria from SMC 17.20.040 as described above.

3.C. CONCURRENCY REVIEW

Per SMC 20.10.010, concurrency review is the necessary regulatory mechanism for determining that a development meets the concurrency provisions of the City's Comprehensive Plan, as amended, as required by the Washington State Growth Management Act. Concurrency is achieved when the impacts of a proposed project do not cause the City's established level of service (LOS) standards to fall below a certain, identified threshold.

1. Pedestrian Safety LOS

Staff Discussion: Since this project does not fall within the City's "Pedestrian Priority Route" identified in the City's Transportation Master Plan, there are no additional requirements for pedestrian safety other than what is already required to satisfy City Engineering standards for ROW improvements.

Applicant Response: The Bella Vista Estates project will provide pedestrian connections per City requirements including new sidewalk and curb-ramps along the project frontage on Miller Road and new internal sidewalks. Per Figure 4.E of the City's Comprehensive Plan (see also Figure 13 of the City's Transportation Master Plan), Miller Road is not identified as a Pedestrian Priority Route and the Bella Vista Estates project would not significantly impact the existing pedestrian system. Therefore, no additional pedestrian mitigation is identified.

2. Bicycle Network LOS

Staff Discussion: This project is not identified in the City's Transportation Master Plan as a location needing future bicycle facilities. No additional bicycle mitigation is required.

Applicant Response: Per Figure 12 of the City's Transportation Master Plan (2013), future bicycle facilities (bike lanes, shoulder, trail) are not identified on Miller Road adjacent to the project site and the Bella Vista Estates project would not significantly impact the existing bicycle system. Therefore, no bicycle mitigation is identified.

3. Traffic Capacity LOS

Staff Discussion: All intersections will continue to operate at pre-developed levels of service. The intersection at S. Sequim Avenue and U.S. 101 Eastbound Ramp already exceeds the City's LOS standards and has been identified as a future project in the City's Transportation Plans. Since this project will not increase demand on these intersections, no additional mitigation is required.

Applicant Response: As documented in the transportation impact analysis (TIA) completed for this project dated March 6, 2024, the evaluated off-site study intersections are anticipated to operate at LOS D or better (meeting the City's applicable LOS standards) with the proposed project with exception to the S Sequim Ave/US 101 Eastbound Ramps intersection which is expected to operate at LOS E during the midday peak and LOS F during the PM peak hour both without and with the proposed Bella Vista Estates project. The City's Transportation Master Plan (2013) and the City's 2023-2028 Six-Year Transportation Improvement Program (TIP) identified a future traffic signal at this intersection which would result in LOS B operation, meeting the City's applicable LOS standards. Additionally, the project will pay the required transportation impact fee which funds transportation projects throughout the City.

Staff Finding #4: The applicant has provided the necessary information for a Concurrency Review, and City Staff have determined this application to satisfy the requirements set forth in SMC 20.10.050. All installed improvements, subject to concurrency, will be built to City of Sequim Engineering Standards through the site construction permit process.

3.D. CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Discussion: As discussed in 3.A. above, the property falls within the Low Density Residential land use designation in the current comprehensive plan. This designation is part of Land Use (LU) Goal 3.2 low-density residential, and provides as follows:

> Maintain Sequim's "friendly, small-town" qualities by fostering the growth of low-density neighborhoods consisting of, single and small multi-family neighborhoods that are social, walkable, and safe and provide a variety of housing types.

The R4-8 zoning standard applicable to this project requiring a minimum of 4 lots per net acre is consistent with LU 3.2.3 Range of Lot Sizes.

This project consists of 24-lots developed for single family residential homes to be constructed which complies with LU Goal 3.2. The preliminary plat shows a net density of 4.32 units per acre. This density is consistent with LU 3.2.3 of the Comprehensive Plan, which notes that the residential density range, city-wide, is 3 to 6 units per gross acre, which is the equivalent to 4 to 8 units per net acre.

Staff Finding #5: Staff finds that, based on the review above, the proposed project is consistent with the vision of the Comprehensive Plan for this area.

3.E. STATE ENVIRONMENTAL POLICY ACT (SEPA)

As described in the Applicant's SEPA Checklist, there are no wetlands present on this site. Additionally, the submitted Geotechnical report, which addresses steep slopes, landslide areas, and other similar conditions, notes that "there are no geotechnical considerations that would preclude development of the site as currently planned". Necessary mitigation was identified for Water Quality, Air, Environmental Health-Noise, Animals, Historical and Cultural Resources and Transportation. These mitigations have been provided as conditions of approval.

***Staff Finding #6:* This application does not pose a probable significant adverse environmental impact. Necessary mitigations have been identified and included as conditions of approval.**

3.F. BOUNDARY LINE ADJUSTMENT REVIEW

Boundary line adjustments allow for minor alterations to the configuration or area of existing plats. The approval criteria are found in SMC 17.22.020. Boundary line adjustments require written approval, and as noted above under "2. Review Authority", this BLA is being consolidated with the associated subdivision application. Therefore and if granted, the boundary line approval would be incorporated into the decision on the subdivision.

a. No additional lot, tract, parcel, site, or division will be created.

Staff Discussion: The proposed adjustment of two parcels will not create any new lots and thus satisfies this requirement.

b. No lot, tract, parcel, site or division which does not meet the building lot criteria for dimensions and area within a zoning district is created.

Staff Discussion: The two existing parcels do not meet current zoning standards due to being larger than what's allowed, but are considered legal non-conforming as they were established before the current zoning standards were in effect. Additionally, because a preliminary subdivision application is being concurrently reviewed for approval, Staff believe that approval of the boundary line adjustment will meet all necessary lot criteria and dimension and standards contingent upon approval of the underlying subdivision application. The adjacent lot will remain a legal non-conforming lot due to its size.

c. No lot line or boundary line subject to adjustment is realigned equal to or more than 90 degrees from its pre-existing configuration is created.

Staff Discussion: The northernmost 220 feet of the line to be adjusted shifts at approximately 25 degrees from its original position and moves north 200.45 feet before intersection with the new front property line that was extended an additional 89.19 feet in relation to the lot line adjustment. The cumulative angle at which the line is adjusted is less than 90 degrees from its pre-existing configuration and thus satisfies this requirement.

d. The total area involved in the lot line adjustment is no greater than one-half of the area of the largest lot to be adjusted.

Staff Discussion: Lot A is the largest lot between the two with a current acreage of approximately 7.33 acres. This means the maximum adjustment allowed would be just under 3.7 acres. There are approximately 0.2 acres that are being added to Lot A through this boundary line adjustment. This adjustment satisfies the requirement because 0.2 acres is well below the 3.9-acre threshold.

e. The cumulative effect of the proposed boundary and/or lot line adjustment and all previous boundary and lot line adjustments involving any of the subject properties would not serve to erode the purpose of this title and Chapter 58.17 RCW.

Staff Discussion: Staff finds that the adjustment is in compliance with SMC 17.22 per the criteria addressed in this report, as well as RCW 58.17.040(6) that exempts this action from the rest of Chapter 58.17.

f. No environmental impacts would occur from allowing the boundary line or lot line adjustment.

Staff Discussion: All potential environmental impacts were properly identified with necessary mitigation conditions for this site through the final SEPA MDNS included with the subdivision application. No additional potential environmental impacts will be created because of this adjustment.

g. The health, safety and welfare of the public will not be impacted by this action.

Staff Discussion: This adjustment will not have any impact on the health, safety and welfare of the public.

Staff Finding #7: After reviewing the Boundary Line Adjustment with the municipal code requirements, Staff believe that this BLA application satisfies the criteria for approval, contingent upon finding approval for the accompanying subdivision approval.

4. RECOMMENDATION

THEREFORE, after project review by City Staff including the City's: Department of Community Development and Public Works Department; the Director of Community Development finds the proposed development to be in conformance with the City of Sequim's zoning and regulatory requirements.

Major Subdivision Application SUB-24-004 and Boundary Line Adjustment BLA-24-004, are hereby **RECOMMENDED FOR APPROVAL** subject to the attached Conditions of Approval listed below.

SIGNED THIS 20th DAY OF February, 2025.

Karla Boughton
Cross Sound Consulting
On behalf of
Kristina Nelson-Gross, Interim Director
Department of Community and Economic Development

REVIEW AUTHORITY: A Type C-2 decision is reviewed and approved by the Hearing Examiner. They are responsible for conducting hearings on and adjudicating quasi-judicial cases involving a variety of complex land use and regulatory compliance issues, and other issues which the city council may designate to the Hearing Examiner by ordinance or resolution. The Hearing Examiner must issue decisions or recommendations based on relevant ordinances, regulations, policies, statutes, and other authorities. In addition, the applicant as chosen a consolidated application for review, which requires associated underlying permits to be determined by the highest authority, here the Hearing Examiner. See Section 2. Review Authority, for more details.

If you have any questions or need additional information, please contact the Department of Community and Economic Development, (360)683-4908.

5. CONDITIONS OF APPROVAL

SUBDIVISION

DEPARTMENT OF COMMUNITY DEVELOPMENT CONDITIONS OF APPROVAL

1. Within five years following approval of a preliminary major subdivision, or otherwise stipulated in RCW 58.17.140, a final plat shall be submitted to the City for review and approval prior to recording. A one-year extension may be granted by the Director of Community and Economic Development per SMC 17.20.090, or as subsequently amended.

2. Required improvements of curbs, gutters, and paving must be constructed consistent with City of Sequim Engineering standards for the street classifications outlined in this staff report at the time of Site Construction submittal.

3. All required easements and plat language must be clearly shown on the face of the final plat using language from the City's Guidelines for Standard Land Use Dedications, per SMC 17.04.040.

4. The applicant will coordinate with the U.S. Postal service for the provision of mailboxes, if necessary.

5. Any future signage will require separate review by the Department of Community and Economic Development per SMC 18.58, at which time it will be reviewed for compliance with the city's sign regulations.

6. All fire hydrants must satisfy the requirements of International Fire Code (IFC), specifically IFC Chapter 507, Appendix B, Appendix C and Appendix D.

7. Appendix D Fire Apparatus Access Roads, Section D103.2 Grade reads as follows:

   > Fire apparatus access roads shall not exceed 10 percent in grade. Grades steeper than 10 percent as approved by the fire code official.

   The existing grade of the site, and the need to provide a road stub-out to the adjacent property to the east, causes the slope to exceed the IFC allowance of 10%.Per this plat, the fire code official has agreed to allow road grades to reach a maximum of 13.1% with a requirement for fire suppression systems in all homes.

8. Required fire suppression systemsmust be an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the Washington State Fire Code, or as amended. These will be reviewed with individual building permits for compliance.

SEPA MITIGATIONS

WATER QUALITY

> All site construction shall be conducted in compliance with the most current Stormwater Manual for Western Washington per SMC 13.104.030

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are pollutants. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington and is subject to enforcement action.

The following construction activities require coverage under the Construction Stormwater General Permit from the WA State Dept. of Ecology:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and

2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State. This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and

3. Any site construction activity discharging stormwater to waters of the State that Ecology:

    a) Determines to be a significant contributor of pollutants to waters of the State of Washington.

    b) Reasonably expects to cause a violation of any water quality standard.

If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact SWRO, Toxics Cleanup Program at (360) 407-7529.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application. **Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.**

AIR

Potential air impacts shall be mitigated by watering the site as necessary, utilizing dust suppression options and techniques described in the WA Department of Ecology publication # 96-433, 2016.

ENVIRONMENTAL HEALTH-NOISE

To mitigate the potential for noise impacts to surrounding properties, construction activities through complete buildout of this proposed development shall be limited from 7:00 am to 10:00 pm Monday through Friday and 9:00 am to 10:00 pm on weekends, consistent with Sequim Municipal Code 8.32.040.

ANIMALS

It shall be the responsibility of the applicant to take all necessary steps to prevent the incidental taking of protected species under the Endangered Species Act through habitat modification or degradation during the life of the project or development authorized by this permit or approval. The applicant shall notify the City through Its Public Works Director or designee and the Federal Agencies with responsibility for enforcement of the Endangered Species Act immediately, in the event of damage of degradation to Endangered Species habitat by or from the project or the development subject to this permit or approval. In any such case, the applicant shall, at its sole cost and expense, take all action necessary to prevent the furtherance of the damage or degradation and to restore the habitat as required by the Federal, State, and local agencies with jurisdiction.

HISTORICAL AND CULTURAL RESOURCES

While there are currently no known archaeological resources on this site, the Jamestown S'Klallam Tribal Historic Preservation Office highly recommends a cultural resource survey is conducted prior to ground disturbing activities due to high potential of encountering cultural resources. Based on this request, prior to issuance of City of Sequim Site Construction permits, the applicant/developer must show proof of a completed cultural resource survey. After the completion of the survey, the applicant must still follow the applicable sections of the *Inadvertent Archaeological and Historic Resources Discovery Plan for Sequim, WA* (Copy available at the City of Sequim Department of Community Development).

TRANSPORTATION

Prior to final subdivision approval, the applicant shall submit final construction plans for review and approval by the City of Sequim Public Works Department. In accordance with SMC 17.20.040, the plans shall demonstrate to the satisfaction of the City engineer, that curb, gutter, sidewalk, trail connections, transit stops, streets, storm drainage, sanitary sewer lines, water lines and other utilities as required, will be installed at the expense of the applicant and meet City specifications and applicable ordinances.

BOUNDARY LINE ADJUSTMENT

DEPARTMENT OF COMMUNITY DEVELOPMENT CONDITIONS OF APPROVAL

1. Approval conditions of SUB-24-004 as conditioned above.

2. A mylar record of survey, prepared by a licensed surveyor, signed by the Community Development Director, and titled "BOUNDARY LINE ADJUSTMENT BLA-24-004 BELLA VISTA

ESTATES", along with new legal descriptions for the subject lots shall be recorded with the Clallam County Auditor within ninety (90) days from the date of this approval. If the new survey is not recorded within 90 days, the approval shall become null and void.

3. One copy of the recorded survey and documents shall be submitted to the City of Sequim Department of Community Development. Electronic copies are accepted.

4. The final map shall include the statement that the adjustment has been made with free consent and in accordance with the desires of the owner.

5. All required easements and plat language must be clearly shown on the face of the final plat using language from the City's Guidelines for Standard Land Use Dedications, per SMC 17.04.040.