

## SEQUIM CITY COUNCIL AGENDA COVER SHEET

<b>First Discussion Date</b> November 27, 2006	<b>Second Discussion Date</b>	<b>Third Discussion Date</b>	<b>Other Dates</b> PC 11-7-06
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**MEETING DATE:** November 27, 2006

**TO:** Mayor and City Council Members

**THRU:** William B. Elliott, City Manager \_\_\_\_\_  
Initials

**FROM:** Dennis K. Lefevre, Planning Director \_\_\_\_\_  
Initials

**SUBJECT/ISSUE:** Bell Creek Village Binding Site Plan (BSP06/001)

**BACKGROUND INFORMATION:**

This proposal is being processed consistent with the requirements of Chapter 17.24 (Binding Site Plans) and Title 20 (Land Use and Development) of the Sequim Municipal Code. There was a previous project proposed on this site that included a substantial number of studies. These studies analyzed the undeveloped land base and have been attached as part of this project.

**ATTACHMENTS:**

- 1) [Staff Report](#);
- 2) [Map 1](#) – Vicinity Map;
- 3) [Phasing Map](#);
- 4) Site Plan (August 2006);
- 5) [Bell Creek Village Traffic Impact Study](#), Parametrix, July 2006;
- 6) [Geographic Extent of Waters of the U.S.](#), including Wetlands on the Bell farm Center Site, L.C. Lee & Associates, Inc., November 2003;
- 7) [Phase I Environmental Site Assessment](#), Geotech Consultants, Inc., May 2002;
- 8) [Geotechnical Report](#), Terra Associates, Inc., August 2002;
- 9) [Cultural Resources Assessment for Bell Farm Center](#), Western Shore Heritage Services, Inc., December 2003;
- 10) [Bell Farm Center Buffer Averaging Plan](#), Sequim Properties 1, Inc. February 2004;
- 11) [Bell Creek Village Design Standards and Guidelines](#);
- 12) [SEPA Checklist](#);
- 13) [Notice of Application and MDNS](#);
- 14) [Comments Received](#);
- 15) November 7, 2006 [Planning Commission Minutes](#).

**DISCUSSION/ANALYSIS:**

A complete analysis is included as part of the Staff report. Staff recommended approval to the Planning Commission. The Planning Commission, by unanimous decision, recommends City Council approval.

**BUDGET IMPLICATIONS:**

Additional property tax revenue will result from the development. Additional City services will be required for the future commercial and residential development within this area.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of this binding site plan. An affirmative motion would be:

***I move to adopt the Mitigated Determination of Non-significance (SEPA06-014) and Binding Site Plan (BSP06/001) subject to the findings, conclusions and special conditions of approval.***