



152 W. Cedar Street, Sequim, WA 98382  
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**CITY OF SEQUIM  
NOTICE OF APPLICATION, PUBLIC MEETING AND PUBLIC HEARING  
AND INTENTION TO UTILIZE THE OPTIONAL DNS PROCESS  
AND ISSUE A DETERMINATION OF NON-SIGNIFICANCE**

**PROJECT NAME:** Littlejohn Employee Housing Major Binding Site Plan

**FILE NO:** BSP19-001 with SEPA-Major Preliminary Binding Site Plan for Littlejohn Employee Housing.

**LOCATION:** The 4.87-acre subject property is currently configured as three lots located at and adjacent to 625 Hendrickson Road, identified as Assessor's Parcel Nos. 033019-210040, 033019-219010, and 033019-219040.

**PUBLIC COMMENT PERIOD:** May 15, 2019 – June 4, 2019.

**PROPONENT:** William Littlejohn, 550 W Hendrickson Rd, Sequim, WA 98382.

**PROJECT LEAD:** Scot Clark, Clark Land Office, PO Box 2199, Sequim, WA 98382.

**PUBLIC MEETING:** Sequim Civic Center, 152 W. Cedar St. June 18, 2019 at 6:00 PM.

**PUBLIC HEARING:** Sequim Civic Center, 152 W. Cedar St. July 8, 2019 at 6:00 PM.

**PROJECT DESCRIPTION:** A proposed preliminary Binding Site Plan application to develop thirteen (13) duplexes providing 26 residential units, and four (4) single family units as employee housing on approximately 4.87 acres of "Lifestyle District" (LD) zoned property. The project will provide 57 off street parking spaces to serve the proposed residential units.

**CONSISTENCY W/APPLICABLE CITY OF SEQUIM PLANS & REGULATIONS:** The proposal will be reviewed for compliance with all applicable codes and standards, including the Comprehensive Plan & Sequim Municipal Code.

**COMMENTS:** Persons wishing to comment on the project should submit written comments within twenty (20) days of the date of this notice, by **4:00 P.M. on Tuesday, June 4, 2019** to the City of Sequim Department of Community Development (DCD), 152 West Cedar Street, Sequim, WA. **The public, tribes and agency staff are encouraged to comment on this application as this may be your only opportunity to comment on this project.** However, public comments will be accepted up to and any time prior to the closing of the public hearing, but will not be included in the staff report. Public comments should be as specific as possible and submitted to the City as early in the review of the application as possible. Any person may comment on the application, receive notice of and participate in any hearings, request a copy of the decision. Public comments may be mailed, emailed, personally delivered or faxed to the City: Any person has the right to comment on the application,

receive notice of and participate in any hearings, request a copy of the decision once made, and may appeal the decision.

**REQUIRED PERMITS & STUDIES:**

- Major Preliminary Binding Site Plan/Approval;
- State Environmental Policy Act (SEPA) Environmental checklist;

**LEAD AGENCY:** The City of Sequim assumes lead agency status for this project (BSP19-001).

**SEPA THRESHOLD DETERMINATION:** The SEPA Responsible Official anticipates issuing a Threshold Determination following the project's comment period ends on June 4, 2019. Based on the checklist submitted and associated environmental documents, listed above, and incorporated by reference (WAC 197-11-600(4)(b), the adopted City Comprehensive Plan and development regulations it is anticipated that a threshold determination resulting in a Mitigated Determination of Non-Significance (MDNS) will be issued for this project per WAC 197-11-158. An environmental impact statement (EIS) is not required under RCW 43.21(C).030(2)(c). A copy of the subsequent threshold determination may be obtained upon request and will be available on the City's webpage ([www.ci.sequim.wa.us](http://www.ci.sequim.wa.us)).

**ANTICIPATED MITIGATION MEASURES:** The Responsible Official anticipates the following Mitigation Measures:

- HISTORICAL AND CULTURAL RESOURCES
  1. While there are no known archaeological resources on this site, in the event archaeological artifacts are uncovered during construction, activity shall be halted immediately, and the State Historic Preservation Officer and Tribes will be contacted.

**DATE OF PERMIT APPLICATION:** April 30, 2019

**DATE OF DETERMINATION OF COMPLETENESS:** May 2, 2019

**DATE OF NOTICE OF APPLICATION:** May 15, 2019

**PUBLIC COMMENT DUE DATE:** June 4, 2019

**SEPA RESPONSIBLE OFFICIAL:** Barry Berezowsky, Department of Community Development Director. If you have any questions or concerns regarding this matter, please contact the City of Sequim DCD, at 152 W. Cedar St., Sequim, WA 98382 or at (360) 681-3435 email at [bberezowsky@sequimwa.gov](mailto:bberezowsky@sequimwa.gov).

Detailed information and copies of this proposal are available for review at the DCD office and on the City's DCD Current Projects webpage at: <http://www.sequimwa.gov/index.aspx?nid=471>.