



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: Lavender Meadows Major Binding Site Plan.

FILE NO: BSP19-002 with SEPA-Major Preliminary Binding Site Plan for Lavender Meadows Manufactured Home Park.

LOCATION: The 38.3-acre subject property is currently configured as two lots located adjacent to the south side of Port Williams Road and east side of N. Sequim Avenue, described as Parcel A and Parcel B of Volume 68, Page 61 of Surveys, Clallam County Auditor's File No. 2009-1239079; identified as Assessor's Parcel Nos. 033017-320070, and 033017-330010.

PUBLIC COMMENT PERIOD: July 7, 2019 to July 29, 2019.

PROPERTY OWNER: Mary Booth FLP, P.O. Box 622, Carlsborg, WA 98324.

PROJECT REPRESENTATIVE: Holly Blinn, Holly Blinn Consulting, PO Box 713, Augusta, MT 98382.
James Kirkebo, Apex Engineering, 2601 S. 35th Street #200, Tacoma, WA 98409

PUBLIC MEETING: Sequim Civic Center, 152 W. Cedar St. August 20, 2019 at 6:00 PM.

PUBLIC HEARING: Sequim Civic Center, 152 W. Cedar St. September 9, 2019 at 6:00 PM.

PROJECT DESCRIPTION: A proposed preliminary Major Binding Site Plan application to develop a 217 unit manufactured home park in three phases on approximately 38.3 acres of "Single Family Residential" (R 4-8) zoned property. As proposed, Phase 1 will be 82 units, Phase 2 will be 71 units, and Phase 3 will be 64 units. The proposal includes an internal private road system built to adopted city road standards, with one point of access to Port Williams Road and two points of access to N. Sequim Avenue.

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 Monday, July 29, 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 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. Public comments may be mailed, emailed, personally delivered or faxed to the City at the address above or email to twoolett@sequimwa.gov.

REQUIRED PERMITS & STUDIES:

- Major Preliminary Binding Site Plan/Approval;
- State Environmental Policy Act (SEPA) Environmental checklist;
- Geotechnical Engineering Report;
- Traffic Impact Analysis;
- Landscape Plan;
- Preliminary and Final Storm Drainage Report;

LEAD AGENCY: The City of Sequim assumes lead agency status for this project (BSP19-002).

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.sequimwa.gov).

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: June 20, 2019

DATE OF DETERMINATION OF COMPLETENESS: June 24, 2019

DATE OF NOTICE OF APPLICATION: July 7, 2019

PUBLIC COMMENT DUE DATE: July 29, 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.

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>.