



152 W. Cedar Street, Sequim, WA 98382
PH (360) 683-4908 FAX (360) 681-0552

**CITY OF SEQUIM
NOTICE OF APPLICATION, PUBLIC MEETING AND PUBLIC HEARING
AND INTENTION TO UTILIZE THE OPTIONAL DNS PROCESS
AND ISSUE A MITIGATED DETERMINATION OF NON-SIGNIFICANCE**

PROJECT NAME: Home - Phase B Subdivision.

FILE NO: SUB 19-001; Major Preliminary Subdivision with SEPA.

LOCATION: The 9.14-acre subject property is currently configured as a single parcel situated within a portion of Section 30, Township 30 N. Range 3 W., W.M. Clallam County, Washington, located south of Comfort Way and Rolling Hills Way, and east of E. Quail Lane and Eastgate Place, Sequim, Washington; and identified as Clallam County Assessor's Parcel No. 033030-590000.

PUBLIC COMMENT PERIOD: October 6, 2019 – October 26, 2019.

PROPONENT: Green Crow Investments Company, LLC, P.O. Box 2439, Port Angeles, WA 98362.

PROJECT LEAD: Bruce Emery, Green Crow Investments Company, LLC, P.O. Box 2439, Port Angeles, WA 98362.

PUBLIC MEETING: Sequim Civic Center, 152 W. Cedar St. November 19, 2019 at 6:00 PM.

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

PROJECT DESCRIPTION: A proposed major preliminary subdivision application to develop 33 single family residential lots on approximately 9.14 acres of property currently zoned "Single Family Residence" (R 4-8). The project would be developed in four phases. Phase B-1: 10 lots, Phase B-2: 11 lots, Phase B-3: 4 lots, and Phase B-4: 8 lots.

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, October 28, 2019** (October 26th falls on a Saturday) 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, and 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.

PERMITS & STUDIES:

- Major Preliminary Subdivision Approval;
- State Environmental Policy Act (SEPA) Environmental checklist;
- Geotechnical Report, Home Subdivision-Phase B; prepared by Zenovic & Associates, Inc., August 5, 2019.
- Preliminary Stormwater Plan for Hoe Subdivision-Phase B; prepared by Zenovic & Associates, Inc., August 7, 2019.
- Home Subdivision Phase B Traffic Impact Analysis; prepared by Jake Traffic Engineering, Inc., October 4, 2018.

LEAD AGENCY: The City of Sequim assumes lead agency status for this project (SUB 19-001).

SEPA THRESHOLD DETERMINATION: The SEPA Responsible Official anticipates issuing a Threshold Determination following the project’s comment period ends on October 26, 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).

DATE OF PERMIT APPLICATION: September 23, 2019.

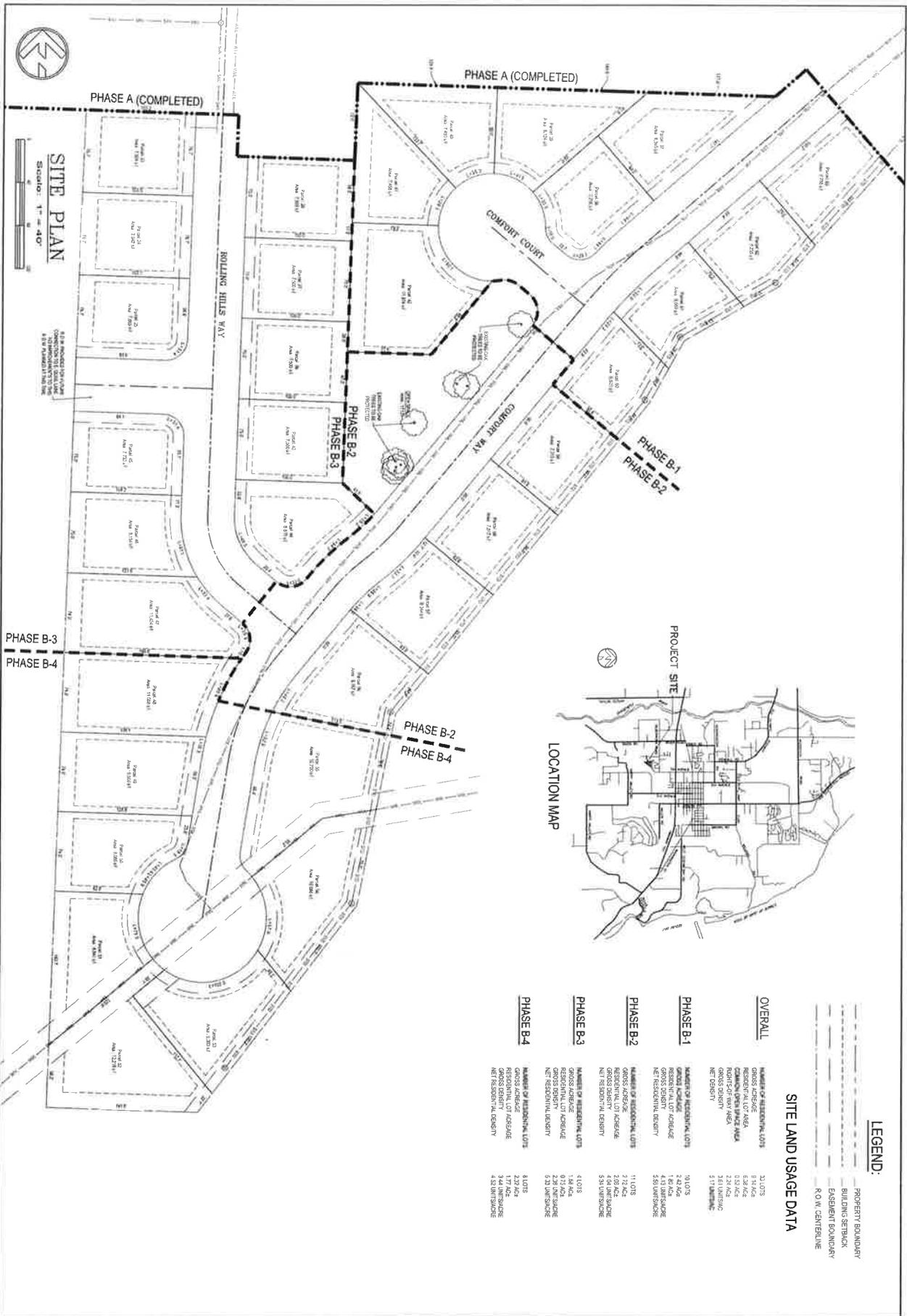
DATE OF DETERMINATION OF COMPLETENESS: September 25, 2019.

DATE OF NOTICE OF APPLICATION: October 6, 2019.

PUBLIC COMMENT DUE DATE: October 26, 2019 (October 26th falls on Saturday-comments accepted until the close of business the following Monday, October 28th).

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>.



SITING PLAN
SCALE: 1" = 40'

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE



LEGEND:

- PROPERTY BOUNDARY
- BUILDING SETBACK
- EASEMENT BOUNDARY
- R.O.W. CENTERLINE

SITE LAND USAGE DATA

PHASE	NUMBER OF RESIDENTIAL LOTS	RESIDENTIAL LOT AREA	COMMON OPEN SPACE AREA	NET RESIDENTIAL DENSITY
OVERALL	31 LOTS	6,204 AC	0.23 AC	5.17 UNITS/AC
PHASE B-1	10 LOTS	2,424 AC	0.01 AC	4.13 UNITS/AC
PHASE B-2	11 LOTS	2,724 AC	0.01 AC	4.04 UNITS/AC
PHASE B-3	10 LOTS	2,274 AC	0.01 AC	4.39 UNITS/AC
PHASE B-4	10 LOTS	2,274 AC	0.01 AC	4.39 UNITS/AC

	<p>PRELIMINARY LOT LAYOUT</p> <p>CURT: GREEN CROW INVESTMENTS CO. LLC P.O. BOX 2438 PORT ANGELES, WA 98362</p>	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>MARK</th> <th>NOTE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	MARK	NOTE				<p>ZENOVIC & ASSOCIATES</p> <p>INCORPORATED 3014 6TH AVENUE, SUITE 1 PORT ANGELES, WA 98362 PHONE: (360) 417-0001 FAX: (360) 417-0001 EMAIL: ZENOVIC@ZENOVIC.COM</p>
	DATE	MARK	NOTE						
<p>TITLE: PHASE B-1 HOME SUBDIVISION AT COMFORT WAY AND COMFORT HILLS WAY SECOND PH</p> <p>SCALE: 1" = 40'</p> <p>DATE: 10/26/22</p> <p>BY: 10/26/22</p> <p>DATE: August 7, 2019</p> <p>BY: PRE-PLAN</p> <p>SHEET: 01 OF 01</p> <p>C001</p>									

