



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

CITY OF SEQUIM NOTICE OF APPLICATION

PROJECT NAME: TRUNG DIEP PRELIMINARY MINOR (SHORT) SUBDIVISION.

FILE REF: SHP21-003.

LOCATION: Described as "Lots 4 and 5, Block 5, First Plat of the Townsite of Sequim, Clallam County, Washington, According to the Plat thereof, recorded in Volume 3 of Plats, Page 90; located at 135 W. Maple Street, Sequim, Washington" - Clallam County Assessor's tax parcel number 033019-500504.

PUBLIC COMMENT PERIOD ENDS: August 5, 2021

PROPERTY OWNER: Trung Diep

PROJECT LEAD / DESIGNATED CONTACT: Brian Cays, Olympic Peninsula Surveying & Drafting, Inc., P.O. Box 3234, Sequim, WA 98382.

PROJECT DESCRIPTION: An application for preliminary short subdivision of approximately 0.27 acres (11,872 square feet) of property into two lots was received as complete on June 22, 2021. The property is situated adjacent to the south side of the W. Maple Street right-of-way in the "Single Family Residential" (R4-8) zone. As submitted, proposed Lots 1 and 2 would be approximately 5,623 sq. ft., and 6,248 sq. ft. in area, respectively.

The application and supporting materials are available for review on the City of Sequim website at <https://www.sequimwa.gov/471/Current-Projects>.

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.

ENVIRONMENTAL REVIEW: This proposed short subdivision is not on lands covered by water and would not create more than four lots; therefore, the proposal is categorically exempt pursuant to WAC 197-11-800(6)(d).

COMMENTS: Persons wishing to comment on the project should submit written comments no later than 4:00 PM on August 5, 2021 to the City of Sequim, Department of Community Development (DCD), c/o Tim Woolett, 152 West Cedar Street, Sequim, WA or email at [twolett@sequimwa.gov](mailto:twoolett@sequimwa.gov).

Public comments should be as specific as possible and submitted to the City as early in the review of the application as possible. Public comments may be mailed, emailed, personally delivered or faxed to the City: Any person has the right to comment on the application and receive a copy of the decision once made, and may appeal the decision once it's made. Please contact the City of Sequim for information regarding the appeal process and timelines.

A final decision on the application will be made by the Community Development Director no later than September 20, 2021 which is within 90 days of the date of the determination of completeness, per SMC 20.01.230 and RCW 58.17.140(1).

2" BRASS MONUMENT
IN CASE AT INTX. OF
W MAPLE ST AND
SECOND AVE.

FIRE HYDRANT
H20 METERS

LEGAL DESCRIPTION
LOTS 4, 5, BLOCK 5, FIRST PLAT OF THE TOWNSHIP OF SEQUIM, CLALLAM COUNTY, WASHINGTON, ACCORDING TO PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 90, RECORDS OF SAID COUNTY, EXCEPT THE EAST 5 FEET THEREOF OF SAID LOT 4, SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

CONTACTS
OWNER: TRUNG DIEP
4694 CENTER ST, NE
SALEM, OREGON 987301
chomconstruction@gmail.com
AGENT: OLYMPIC PENINSULA SURVEYING & DRAFTING, INC.
PO BOX 3234
SEQUIM, WA 98382
(360) 460-2934
opsurveying@olympen.com
CONTRACTOR: CRAIG WIGGINTON
(503) 871-3390
ckwiggenson@gmail.com

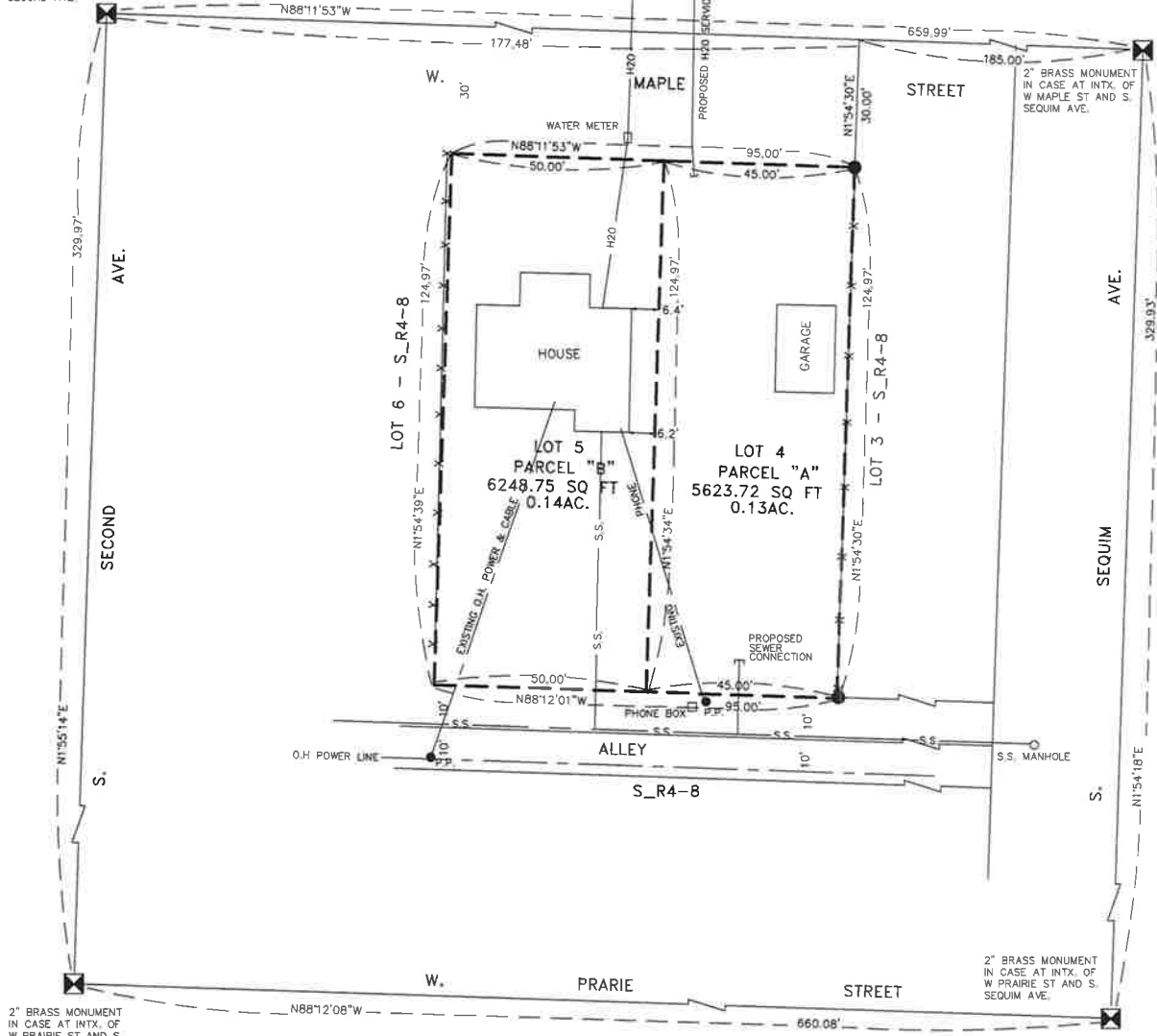
TOTAL ACREAGE
0.27 ACRES - 11872.42 SQ FT

SITE ADDRESS
135 W MAPLE ST
SEQUIM, WA 98382

SOIL TYPE
SEQUIM GRAVELLY LOAM

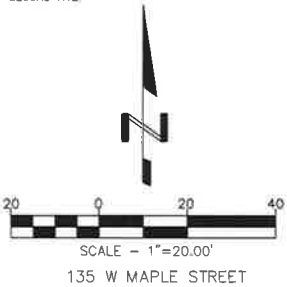
FIRE HYDRANT
NEAREST FIRE HYDRANT IS AT THE
NORTHEAST CORNER OF S. SEQUIM
AVE. AND MAPLE STREET

BASIS OF BEARING
N88°ALONG THE CENTERLINE OF W. MAPLE STREET BETWEEN THE MONUMENTS AT
S. SEQUIM AVENUE AND S. SECOND STREET.



2" BRASS MONUMENT
IN CASE AT INTX. OF
W PRAIRIE ST AND S.
SECOND AVE.

2" BRASS MONUMENT
IN CASE AT INTX. OF
W PRAIRIE ST AND S.
SEQUIM AVE.



DIEP SHORT PLAT
BEING A PORTION OF
NE. 1/4 SE. 1/4 Sec. 19, T.30N., R.3W., W.M.
Clallam County, Washington
for
Trung Diep
May 3, 2021

