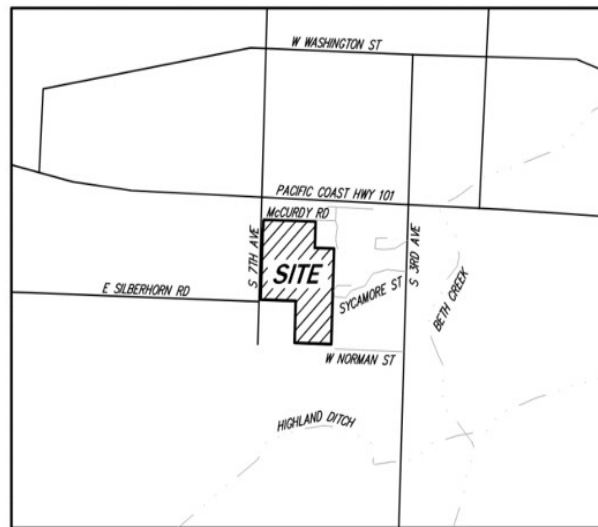

**CITY OF SEQUIM
NOTICE OF APPLICATION
AND TENTATIVE PUBLIC MEETING AND PUBLIC HEARING DATES**

DATE: 5/20/2022

PROJECT NAME: Rolling Hills Major Subdivision Planned Residential Development

FILE NO: SUB-22-002; Preliminary Major Subdivision Planned Residential Development

LOCATION: The 44.10-acre project site consists of two parcels and is positioned south of McCurdy Rd and east of S 7th Ave. The subject property is all within Section 30, Township 30 N. Range 3 W., W.M. Clallam County, Washington; identified as Clallam County Assessor's Parcels No. 033030-219030 and 033030-219040.



VICINITY MAP
1" = 2,000'



PROPONENT: Sequim Washington Investments LLC, 3599 Carlton St, Silverdale, WA 98383.

PROJECT LEAD: Holli Heavrin, Core Design Inc, 12100 NE 195th St, Suite 300, Bothell, WA 98011.

PUBLIC HEARING: An open record public hearing before the Hearing Examiner is tentatively scheduled for 1:00 pm, July 28, 2022. Additional public notice will be provided no more than 30 days and no less than 10 days before the open record public hearing.

PROJECT DESCRIPTION: The applicant is proposing a 215 lot Planned Residential Development (PRD) to be constructed in three phases. In addition, the applicant will provide 6.61 acres of open space, with active and passive recreational amenities. This project requires the subdivision of two parcels totaling approximately 44.10 acres.

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 no later than 4:00 PM on June 9, 2022, to the City of Sequim, Department of Community Development (DCD), c/o Travis Simmons, 152 West Cedar Street, Sequim, WA – tsimmons@sequimwa.gov. However, public comments will be accepted up to and any time prior to the closing of the open record public hearing, but written comments received after June 8, 2022 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 process 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 or emailed to the City.

PERMITS & STUDIES:

- Major Preliminary Subdivision Planned Residential Development Application
- State Environmental Policy Act (SEPA) Environmental checklist.
- Critical Areas Reconnaissance completed March 8, 2022, Ecological Land Services
- Rolling Hills Traffic Impact Analysis completed March 4, 2022, Heath & Associates
- Geotechnical Engineering Report completed August 5, 2021, Riley Group

LEAD AGENCY: The City of Sequim assumes lead agency status for this project (SUB-22-002).

SEPA THRESHOLD DETERMINATION: The SEPA Responsible Official anticipates issuing a Threshold Determination following the close of the application comment period on June 9, 2022. 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) under RCW 43.21(C).030(2)(c) will not be required.

SEPA RESPONSIBLE OFFICIAL: Steve Lachnicht, Department of Community Development Director.

DATE OF PERMIT APPLICATION: April 15, 2022.

DATE OF DETERMINATION OF COMPLETENESS: May 5, 2022.

DATE OF NOTICE OF APPLICATION: May 20, 2022.

PUBLIC COMMENT DUE DATE: June 9, 2022.

If you have any questions or concerns regarding this matter, please contact Steven Lachnicht, City of Sequim DCD, at 152 W. Cedar St., Sequim, WA 98382. Phone: (360)683-4908 or email at slachnicht@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: <https://www.sequimwa.gov/471/Current-Projects>.