



152 W. Cedar Street, Sequim, WA 98382  
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**CITY OF SEQUIM  
APPLICATION INFORMATION ONLY**

**PROJECT NAME:** Rolling Hills Preliminary Major Subdivision Planned Residential Development  
**FILE NO:** SUB-22-002

**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.

**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.

**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.

**COMMENTS:** Persons wishing to comment on the project should submit written comments no later than 4:00 PM on June 8, 2022, to the City of Sequim, Department of Community Development (DCD), c/o Travis Simmons, 152 West Cedar Street, Sequim, WA – [tsimmons@sequimwa.gov](mailto: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.

**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 24, 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 19, 2022.

**PUBLIC COMMENT DUE DATE:** June 8, 2022.

**PUBLIC MEETING AND HEARING DATES WILL BE ANNOUNCED AND NOTICED AT A DATE TO BE DETERMINED.**

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](mailto: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>.