



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

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**CITY OF SEQUIM  
NOTICE OF APPLICATION  
AND TENTATIVE PUBLIC HEARING DATE**

**DATE:** 6/22/2022

**PROJECT NAME:** Effie Estates Preliminary Major Subdivision

**FILE NO:** SUB-22-003

**LOCATION:** The proposal is located at the NE corner of south 7<sup>th</sup> Ave and west Hemlock St. Lot 1 of Short Plat recorded October 26, 2007 in Volume 32 of Short Plats, page 100, under Auditor's File No. 2007 1211230, located in the SE 1/4 of the SW 1/4 of Section 19, Township 30 North, Range 3 West, W.M., Clallam County, WA. The tax parcel number is 033019349180.

**PROPONENT:** GMB USA Limited – Jeffrey Bruton, PO Box 2710, Sequim, WA 98382.

**PROJECT LEAD:** Same as proponent.

**PUBLIC HEARING:** An open record public hearing before the Hearing Examiner is tentatively scheduled for 1:00 pm, August 25, 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:** Major subdivision that will result in the creation of 15 residential lots. The total project area is approximately 2.72 acres. The lots will encompass all of this area except the ROW. The development will include a street and utilities to serve the proposed residential 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 no later than 4:00 PM on July 12, 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 July 12, 2022 might 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.
- Effie Estates Traffic Impact Analysis completed April 15, 2022, Heath & Associates

**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 July 12, 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 Determination of Non-Significance (DNS) 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:** May 4, 2022.

**DATE OF DETERMINATION OF COMPLETENESS:** June 1, 2022.

**DATE OF NOTICE OF APPLICATION:** June 22, 2022.

**PUBLIC COMMENT DUE DATE:** July 12, 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](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>.