



152 W. Cedar Street, Sequim, WA 98382
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**CITY OF SEQUIM
NOTICE OF APPLICATION
AND TENTATIVE PUBLIC HEARING DATE**

DATE: 10/14/2022

PROJECT NAME: North Olympic View Condominiums

FILE NO: BSP-22-001 & CDR-22-001

LOCATION: The 0.42-acre project site is positioned in the NE corner of the Phase One of Hendrickson Park, a Planned Unit Development. The subject property is all within Section 19, Township 30 N. Range 3 W., W.M. Clallam County, Washington; identified as Clallam County Assessor's Parcels No. 033019-820570.

PROPONENT: Caleb Grubb, Pointer Properties, 234 W Hammond St, 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, December 20, 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: A proposed Binding Site Plan on approved Revised Plat of Phase One of Hendrickson Park, A Planned Unit Development that was approved on August 28, 1996 – altered in 2022. The applicant proposes constructing 8 attached single family residential units as condominiums or townhomes, subject parcels to be developed in accordance with the Lifestyle District (LD) Zoning regulations as outlined in SMC 18.20.130.

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 November 3, 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 November 3, 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:

- On-Site Soils Analysis for Infiltration, October 15, 2021; prepared by Zenovic & Associates, Inc.
- Technical Traffic Letter, October 4, 2022; prepared by Jake Traffic Engineering, Inc.

LEAD AGENCY: The City of Sequim assumes lead agency status for this project (BSP-22-001 & CDR-22-001).

SEPA THRESHOLD DETERMINATION: The SEPA Responsible Official anticipates issuing a Threshold Determination following the close of the application comment period on November 3, 2022. Based on the checklist submitted and associated studies, listed above, 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: September 2, 2022.

DATE OF DETERMINATION OF COMPLETENESS: September 30, 2022.

DATE OF NOTICE OF APPLICATION: October 14, 2022.

PUBLIC COMMENT DUE DATE: November 3, 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>.