CITY OF SEQUIM

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

DATE: 6/9/2023

PROJECT NAME: North Olympic View Condominiums

FILE NO: BSP-22-001, CDR-22-001 & SUB-23-002

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, July 27, 2023. 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 Plat Alteration to remove an existing driveway easement in addition to a Binding Site Plan on approved Revised Plat of Phase One of Hendrickson Park, A Planned Unit Development that was approved on August 28, 1996. A previous plat alteration in 2022 was reviewed and approved, but did not address the easement in question and therefore was never recorded. This new alteration will include the previous alterations that had been approved as well as a new item to be altered. Additionally, 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 June 23, 2023, to the City of Sequim, Department of Community Development (DCD), c/o Planning, 152 West Cedar Street, Sequim, WA – dcdpubliccomment@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 23, 2023 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 (SUB-23-002, BSP-22-001 & CDR-22-001).

SEPA THRESHOLD DETERMINATION: The SEPA Responsible Official issued 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 was determined that a threshold determination resulting in a Determination of Non-Significance (DNS) would be issued for this project per WAC 197-11-158. An environmental impact statement (EIS) under RCW 43.21(C).030(2)(c) was not required. The record can be reviewed on the Department of Ecology's SEPA Registry under SEPA number 202205550.

SEPA RESPONSIBLE OFFICIAL: Charisse Deschenes, Deputy City Manager, Community & Economic Development Director.

DATE OF PERMIT APPLICATION: May 19, 2023.
DATE OF DETERMINATION OF COMPLETENESS: May 30, 2023.
DATE OF NOTICE OF APPLICATION: June 9, 2023.
PUBLIC COMMENT DUE DATE: June 23, 2023.

If you have any questions or concerns regarding this matter, please contact the Department of Community Development, City of Sequim DCD, at 152 W. Cedar St., Sequim, WA 98382. Phone: (360)683-4908.

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.