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: 10/9/2023

PROJECT NAME: South Olympic View Condominiums

FILE NO: BSP-23-001 & CDR-23-001

LOCATION: The 0.78-acre project site is positioned between N 5th Ave and Garry Oak Dr in the SW corner of the Thompson 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. 033019-840060.

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 28, 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: The applicant proposes constructing two 5-unit attached single family residential structures as condominiums or townhomes through the Binding Site Plan process. Subject parcels will undergo Design Review and will 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 October 29, 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 October 29, 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, November 2, 2022; prepared by Zenovic & Associates, Inc.
- Technical Information Report and Hydrology Calculations, June 25, 2023; prepared by Sisul Engineering
- Stormwater Plan, June 2023; prepared by Sisul Engineering

LEAD AGENCY: The City of Sequim assumes lead agency status for this project (BSP-23-001 & CDR-23-001).

SEPA THRESHOLD DETERMINATION: The SEPA Responsible Official anticipates issuing a Threshold Determination following the close of the application comment period on October 29, 2023. 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.

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

DATE OF PERMIT APPLICATION: July 28, 2023
DATE OF DETERMINATION OF COMPLETENESS: September 25, 2023
DATE OF NOTICE OF APPLICATION: October 9, 2023
PUBLIC COMMENT DUE DATE: October 29, 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.