CITY OF SEQUIM

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NOTICE OF APPLICATION

BELLA VISTA ESTATES DEVELOPMENT – PRELIMINARY MAJOR SUBDIVISION & BOUNDARY LINE ADJUSTMENT

FILE NO(s): SUB-24-004 & BLA-24-004
APPLICANT: Bella Vista Estates, Inc., Chris Weymouth
PROJECT REPRESENTATIVE: Goldsmith Land Development Services, Trish Clements
DATE OF APPLICATION: 4/15/2024
DATE OF DETERMINATION OF COMPLETENESS: 5/13/2024
DATE OF NOTICE OF APPLICATION: 5/29/2024
COMMENT DUE DATE: 6/18/2024
AGENCY CONTACT: City of Sequim Planning Department, planningdept@sequimwa.gov
PROJECT DOCUMENTS: https://www.sequimwa.gov/471/Current-Projects

SEPA ENVIRONMENTAL REVIEW: The City of Sequim is reviewing the proposed project for possible adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS). At this time, additional environmental measures/conditions other than those identified through development regulations or as otherwise outlined in the future MDNS are expected to be required.

PROJECT DESCRIPTION: The project is a proposed 24-lot development in the City of Sequim accessed via S Sequim Ave and Miller Rd. It is approximately 7.26 acres and is zoned R4-8. An additional 0.20 acres is proposed as part of a Boundary Line Adjustment to account to stormwater infrastructure. The project will include the construction of lots to be developed per R4-8 standards. The project will also include the construction of streets, drainage facilities, and frontage improvements along adjacent existing streets.

LOCATION: The project site is comprised of two parcels: 033029240100 & 033029249015. The parcels are located east of S Sequim Ave, west of American Eagle Dr, north of Fox Hollow Rd and south of vacant land accessed via Miller Rd.

REQUIRED PERMITS: The following local, state, and federal permits/approvals are needed for the proposed project:

- Major Subdivision for land use development.
- Boundary Line Adjustment
- Site Construction for all earthwork, infrastructure, and utilities for site development.

SUBMITTED STUDIES:

- Traffic Impact Analysis, Transportation Engineering NorthWest, March 6, 2024
- Geotechnical Report, Terra Associates, Inc., October 12, 2023
- Topographic Survey, Goldsmith Land Development Services, March 12, 2024
- Preliminary Storm Drainage Report, Goldsmith Land Development Services, April, 2024

PUBLIC HEARING: - Will be noticed in the future.