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Order#	1008610	Requested By	TRAVIS SIMMONS	Order Price	$105.86
Classification	9933 - City of Sequim Legals	PO #	HEARING 2/27/25	Tax 1	$0.00
Start Date	01/31/2025	Created By	1209	Tax 2	$0.00
End Date	01/31/2025	Creation Date	01/30/2025, 10:04:29 am	Total Net	$105.86
Run Dates	1			Payment	$0.00
Publication(s)	Peninsula Daily News				

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CITY OF SEQUIM
NOTICE OF PUBLIC HEARING
BELL CREEK MAJOR SUBDIVISION
SUB-24-002

NOTICE IS HEREBY GIVEN, that the City of Sequim received the following permit application and determined that it was complete for processing as of April 9, 2024. The hearing is scheduled for 10:00 am on February 27, 2025 and will be conducted by the Hearing Examiner. This is also a reminder that you can still submit public comments for this project until the close of the public hearing.

PROJECT DESCRIPTION: The project is a proposed 104-lot development in the City of Sequim accessed via S Sequim Ave and S 3rd Ave. It is approximately 28.38 acres and is zoned R4-8. The site is owned by Sequim Avenue LLC and will include the construction of single-family homes. The project will also include the construction of streets, drainage facilities, and frontage improvements along adjacent existing streets. A SEPA Mitigated Determination of Nonsignificance was issued for this project and can be viewed on the City's Current Projects page and the SEPA Register.

PROPONENT: Sequim Ave LLC, Tom Foley

PROJECT LEAD: Bell Creek Investments LLC, Levi Holmes

LOCATION: 1212 S Third Ave, Sequim, WA 98382, Parcel #0330130110000. Parcel located east of S 3rd Ave, west of S Sequim Ave, south of W Brownfield Rd, and north of a mix of developed and undeveloped land along the southern boundary of the property.

PUBLIC HEARING TIME AND LOCATION: The public hearing will be held virtually via Zoom. The public can attend the **February 27, 2025**, Public Hearing starting tentatively at 11am (actual start time subject to change based on conclusion of an earlier hearing). Those interested can attend via the following options below: Website for Audio Streaming: Microsoft Teams Link - Public Hearing, Meeting ID# 215 662 440 841 People may also join by calling 1-253-363-9585, Phone Meeting ID# 741 892 173 If you cannot attend online you may attend in person at the Civic Center Council Chambers located at 152 W Cedar St.

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 / APPEALS: Any person has the right to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and may appeal the decision. Public comments will be accepted until the close of the public hearing scheduled for **February 27, 2025**. Comments may be submitted in

person via hardcopy at the Civic Center (address noted above), or by U.S. Mail. Comments may also be submitted electronically to dcdpubliccomment@sequimwa.gov. The application materials are available on the City of Sequim's website at https://www.sequimwa.gov/471/Current-Projects.
STAFF CONTACT: Travis Simmons, Senior Planner (360)683-490
PDN.: January 31, 2025 Legal No. 1008610