CITY OF SEQUIM

152 W. Cedar Street, Sequim, WA 98382
PH (360) 683-4908 FAX (360) 681-0552

NOTICE OF APPLICATION
HECKMAN SUBDIVISION – PLAT ALTERATION

FILE NO(s): SUB-24-005
APPLICANT: Maliandra Apartments LLC & Paragon Residential Real Estate LLC
PROJECT REPRESENTATIVE: Zenovic & Associates, Inc.
DATE OF DETERMINATION OF COMPLETENESS: 7/22/2024
DATE OF NOTICE OF APPLICATION: 9/7/2024
COMMENT DUE DATE: 9/27/2024
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 either a Determination of Nonsignificance (DNS) or will require an addendum to the previously approved SEPA review (SEPA #200500598). At this time, no additional environmental measures/conditions are expected to be required.

PROJECT DESCRIPTION: The project is a proposed Plat Alteration of the Heckman Subdivision recorded with Clallam County in Volume 14 of Plats Page 77. The alteration is for the purpose of satisfying conditions of Final Plat approval from 2005 that went unfinished prior to recording, as well as satisfying the terms of a tort claim regarding this property. Some include, but are not limited to, building streets to current City Engineering Standards, modifying open space, adjusting lot lines/orientation.

LOCATION: The alterations is comprised of eleven parcels: 033030-550120, 033030-550150, 033030-550130, 033030-550140, 033030-550110, 033030-550100, 033030-550090, 033030-550080, 033030-550070, 033030-550060, 033030-550050. *CORRECTION: The parcels are located west of S 7th Ave, east of Cherry Blossom Estates subdivision, north of Comfort Way and south of E Silberhorn Rd.

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

- Plat Alteration
- Site Construction for all earthwork, infrastructure, and utilities for site development.

SUBMITTED STUDIES:

- Preliminary Stormwater Control Plan; December 4, 2023; Zenovic & Associates, Inc.

PUBLIC HEARING: Will be noticed in the future. While public comments will be accepted until the hearing has concluded, comments not provided prior to the above mentioned comment deadline may not show up in the initial staff report sent to the Hearing Examiner for review. There will be an option to make public comment at the hearing as well.

*This notice corrects a typo incorrectly identifying the location of adjacent parcels.