Classified Proof

Client	PDN4900094 - CITY OF SEQUIM/LEGAL	Phone	(360) 683-4139
Address	152 W CEDAR ST	E-Mail	ecoler@sequimwa.gov
	SEQUIM, WA, 98382	Fax	(360) 681-3448

Order#	1004984	Requested By	EMILY COLER	Order Price	$205.40
Classification	9933 - City of Sequim Legals	PO #	BSP-24-0001	Tax 1	$0.00
Start Date	11/08/2024	Created By	1209	Tax 2	$0.00
End Date	11/08/2024	Creation Date	11/05/2024, 02:55:56 pm	Total Net	$205.40
Run Dates	1			Payment	$0.00
Publication(s)	Peninsula Daily News				

Sales Rep	1209 - Clenard, Linda	Phone	(360) 683-3311
		E-Mail	lclenard@sequimgazette.com
		Fax	

STATE ENVIRONMENTAL POLICY ACT
NOTICE OF APPLICATION
OPTIONAL DETERMINATION OF
NONSIGNIFICANCE (DNS) 197-11-355
SEQUIM AVE DEVELOPMENT

DATE OF ISSUANCE: 11/8/24
APPLICANT: Habitat for Humanity, 728 E Front Street (PO Box 1479) Port Angeles, WA 98362
PROJECT REPRESENTATIVE: LDC Corp, Tyrell Bradley, 20210 142nd Ave NE Woodinville, WA 98072
DATE OF PERMIT APPLICATION: 10/21/24
DATE OF DETERMINATION OF COMPLETENESS: 11/4/24
DATE OF NOTICE OF APPLICATION: 11/8/24
PUBLIC COMMENT DUE DATE: 11/28/24
AGENCY CONTACT: City of Sequim Community and Economic Development Department, DCD@sequimwa.gov
FILE NO(s): BSP-24-0001, ACUP-24-0001, SEPA-24-0001
PROJECT DESCRIPTION: The Sequim Avenue Development project is a proposed 48-unit development in the City of Sequim along Brownfield Rd and Sequim Ave. The project site is comprised of one parcel: # 03-30-29-22-9020. It is approximately 6.53 acres and is zoned R4-8. The site is a land trust owned by Clallam County Habitat for Humanity and will include the construction of 8 fourplex town home developments, 2 triplexes, and 5 duplexes. The project will also include the construction of drive aisles, drainage facilities, water, sewer, and frontage improvements along South Sequim Ave and Brownfield Rd.
LOCATION: PARCEL B CLAN MURPHY SP V35 P71 and # 03-30-29-22-9020. The project is comprised of a single Parcel located East of S. Sequim Ave, north of Alpine Loop Rd and south of Brownfield Rd.
PROPONENT: Habitat for Humanity, 728 E Front Street (PO Box 1479), Port Angeles, WA 98362
PROJECT LEAD: Tyrell Bradley, 20210 142nd Ave NE Woodinville, WA 98072
SEPA ENVIRONMENTAL REVIEW: The City of Sequim has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS). This determination is based on the following findings and conclusions: Applicant acknowledges the existence of a category IV wetland onsite and proposes work within 200 feet of the described waters. Applicant is proposing to mitigate the encroachment by providing a vegetation enhancement plan over the wetland and the remainder of the buffer that will significantly improve the functions and values of the existing wetland and its buffer by providing several enhancements and restrictive conditions. Applicant proposes utilizing

open space for the nearby critical Elk Habitat shown on the Department of Fish and Wildlife PHS Mapper. The open space will allow elk to travel unimpeded. Additionally, the applicant has proposed that no fences over 4 feet in height will be constructed to further protect this habitat. The SEPA Environmental Checklist and additional application material is available at: (https://cityofsequimwa-energovweb.tylerhost.net/apps/selfservice#/home)
The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date noted above to the City of Sequim either by email or mail. Emails can be sent to DCD@sequimwa.gov reference permit number in subject line. Mailed comments can be sent to 152 W Cedar St, Sequim, WA 98382**. No environmental measures / conditions other than those identified below by the development regulations are required at this time.

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

- Administrative Conditional Use Permit for the construction of multifamily within the R4-8 Zone.
- Binding Site Plan for the land use development for condominium type development.
- Site Construction for all earthwork, infrastructure, and utilities for site development.
- Individual Building Permits for each structure placed on the site.

SUBMITTED STUDIES:

- Wetland Report, October 3rd, 2023; prepared by Land Services Northwest Alex Callender MS. PWS
- Drainage Design Report, October 2024; prepared by LDC INC.

EXISTING ENVIRONMENTAL DOCUMENTS:

- City of Sequim 2021 Annual Comprehensive Plan Amendment DNS. SEPA #202200464

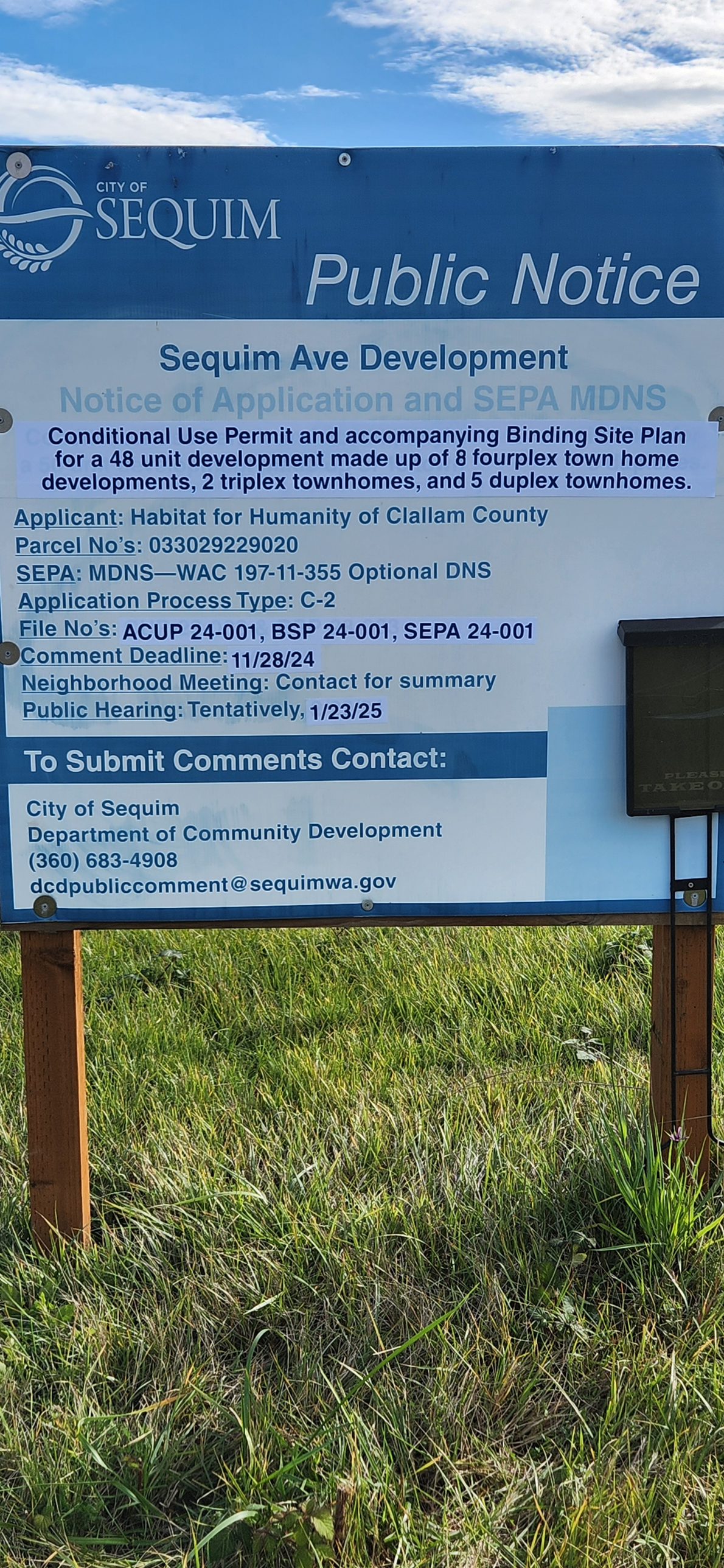
Preliminary determination of the development regulations that will be used for project mitigation and consistency under Sequim Municipal Code:

- Title 16.04 Environmental Policy
- Title 17.24 Binding Site Plan
- Title 18.60 Conditional Use Permits

PUBLIC HEARING: An open record public hearing before the Hearing Examiner is tentatively scheduled for 10 am, January 23rd, 2025. Additional public notice will be provided no more than 30 days and no less than 10 days before the official open record public hearing.

COMMENTS: Persons wishing to comment on the project should submit written comments no later than 4:00 PM on November 28th, 2024 to the City of Sequim, Department of Community Development (DCD), c/o Planning, 152 West Cedar Street, Sequim, WA – dcd@sequimwa.gov. However, public comments will be accepted up to, and any time prior to, the closing of the open record public hearing. 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.

PDN.: November 8, 2024 Legal No. 1004984


CITY OF
SEQUIM
Public Notice
Sequim Ave Development
Notice of Application and SEPA MDNS
Conditional Use Permit and accompanying Binding Site Plan for a 48 unit development made up of 8 fourplex town home developments, 2 triplex townhomes, and 5 duplex townhomes.
Applicant: Habitat for Humanity of Clallam County
Parcel No's: 033029229020
SEPA: MDNS—WAC 197-11-355 Optional DNS
Application Process Type: C-2
File No's: ACUP 24-001, BSP 24-001, SEPA 24-001
Comment Deadline: 11/28/24
Neighborhood Meeting: Contact for summary
Public Hearing: Tentatively, 1/23/25
To Submit Comments Contact:
City of Sequim
Department of Community Development
(360) 683-4908
dcdpubliccomment@sequimwa.gov


CITY OF
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To Submit Comments Contact:
City of Sequim
Department of Community Development
(360) 683-4908
dcdpubliccomment@sequimwa.gov
PLEASE
TAKE ONE

STATEMENT UNDER PENALTY OF PERJURY
REGARDING MAILING OF PUBLIC NOTICE

Re: Mailing of Public Notice for Public Comment for Habitat for Humanity Sequim Avenue Development Condominiums; Binding Site Plan, SEPA, & Administrative Conditional Use Permit.

COMES NOW the undersigned, and hereby certifies (or declares) under penalty of perjury that the below statements are true and correct, to the best of my knowledge and belief.

1 . My name is Ethan Walker, and I am over the age of 18 and competent to testify herein.
2. I am authorized to represent the City of Sequim on the above-referenced applications.
3. The public notice letters were mailed via United States Postal Service on Tuesday, November 5th, 2024 in accordance with the requirements of SMC 20.01.140.

Signed, under penalty of perjury under the laws of the State of Washington, at Sequim, Washington, on

11/5/2024

Date

Ethan Walker

Name

Associate Planner

Title

Classified Proof

Client	PDN4900094 - CITY OF SEQUIM/LEGAL	Phone	(360) 683-4139
Address	152 W CEDAR ST	E-Mail	ecoler@sequimwa.gov
	SEQUIM, WA, 98382	Fax	(360) 681-3448

Order#	1012749	Requested By	EMILY COLER	Order Price	$107.44
Classification	9933 - City of Sequim Legals	PO #	HABITAT FOR HUMANITY	Tax 1	$0.00
Start Date	04/29/2025	Created By	1209	Tax 2	$0.00
End Date	04/29/2025	Creation Date	04/25/2025, 02:27:08 pm	Total Net	$107.44
Run Dates	1			Payment	$0.00
Publication(s)	Peninsula Daily News				

Sales Rep	1209 - Clenard, Linda	Phone	(360) 683-3311
		E-Mail	linda.clenard@soundpublishing.com
		Fax	

STATE ENVIRONMENTAL POLICY ACT
Mitigated Determination of NonSignificance

DATE OF ISSUANCE: 4/25/25

APPLICANT: Habitat for Humanity, 728 E Front Street (PO Box 1479) Port Angeles, WA 98362

PROJECT REPRESENTATIVE: LDC Corp, Tyrell Bradley, 20210 142nd Ave NE Woodinville, WA 98072

PUBLIC COMMENT DUE DATE: 5/10/25

LEAD AGENCY: City of Sequim Community and Economic Development Department, DCD@sequimwa.gov

FILE NO(s): BSP-24-0001, CUP-24-0001, SEPA-24-0001

PROJECT DESCRIPTION: The Sequim Avenue Development project is a proposed 48-unit development in the City of Sequim along Brownfield Rd and Sequim Ave. The project site is comprised of one parcel: # 03-30-29-22-9020. It is approximately 6.53 acres and is zoned R4-8. The site is a land trust owned by Clallam County Habitat for Humanity and will include the construction of 8 fourplex town home developments, 2 triplexes, and 5 duplexes. The project will also include the construction of drive aisles, drainage facilities, water, sewer, and frontage improvements along South Sequim Ave and Brownfield Rd.

LOCATION: PARCEL B CLAN MURPHY SP V35 P71 and # 03-30-29-22-9020. The project is comprised of a single Parcel located East of S. Sequim Ave, north of Alpine Loop Rd and south of Brownfield Rd.

SEPA ENVIRONMENTAL REVIEW: The City of Sequim has reviewed the proposed project for probable adverse environmental impacts and has issued a **Mitigated Determination of Nonsignificance (MDNS)** pursuant to WAC 197-11-350. This determination is based on a review of environmental information provided by the applicant, including a SEPA Environmental Checklist and supporting technical studies, as well as applicable development regulations and staff analysis. This MDNS is issued **with conditions** that mitigate potential environmental impacts to a level below the threshold of significance. These conditions will be included as binding requirements of project approval.

The SEPA Environmental Checklist and additional application material is available at:(https://cityofsequimwa-energovweb.tylerhost.net/apps/selfservice#/home)

COMMENTS: Persons wishing to comment on the project should submit written comments no later than 4:00 PM on **May 14th, 2025** 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. 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.
This MDNS is issued under WAC 197-11-350. The comment and appeal period ends, Wednesday May 14th, 2025.
PDN.: April 29, 2025 Legal No. 1012749

STATEMENT UNDER PENALTY OF PERJURY
REGARDING MAILING OF PUBLIC NOTICE

Re: Mailing of Public Notice for SEPA MDNS for **Sequim Avenue Binding Site Plan.**

COMES NOW the undersigned, and hereby certifies (or declares) under penalty of perjury that the below statements are true and correct, to the best of my knowledge and belief.

1. My name is Ethan Walker, and I am over the age of 18 and competent to testify herein.
2. I am authorized to represent the City of Sequim on the above-referenced applications.
3. The public notice letters were mailed via United States Postal Service on Wednesday, April 29th, 2025 in accordance with the requirements of SMC 20.01.140.

Signed, under penalty of perjury under the laws of the State of Washington, at Sequim, Washington, on 4/29/25.
Date

Ethan Walker
Name

Associate Planner
Title

Legal Invoice

Date: 05/09/2025

Sound Publishing, Inc.
Unit Attn: A/R
PO Box 930
Everett WA 98206-0930

Peninsula Daily News

Bill To:
CITY OF SEQUIM/LEGAL
152 W CEDAR ST
SEQUIM WA 98382

Customer Account #: 48203016
Legal Description: PDN1013390

Legal Description: City Notices

Desc: BSP-24-001 ETC

Ordered By: ETHAN WALKER

Issues Ordered: 1

Legal #: PDN1013390

Ad Cost: $ 109.02

Published: Peninsula Daily News

Start Date: 05/09/2025 **End Date:** 05/09/2025

Date 5/15/2025
Dept DCD
Approved Ethan Walker
Bars/Project 001-050-558-60-44

Due: $ 109.02

Please return this with payment. Questions? Call 1-800-485-4920

CITY OF SEQUIM/LEGAL
152 W CEDAR ST
SEQUIM WA 98382

Account #: 48203016
Invoice #: PDN1013390
Due: $ 109.02

Peninsula Daily News

Affidavit of Publication

State of Washington }
County of Clallam/Jefferson } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Peninsula Daily News a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Clallam/Jefferson County, Washington and is and always has been printed in whole or part in the Peninsula Daily News and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Clallam/Jefferson County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of PDN1013390 BSP-24-001 ETC as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 05/09/2025 and ending on 05/09/2025 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is $109.02.

Subscribed and sworn before me on this 9th day of May, 2025.

RANDIE POSPICAL
Commission Expires 10-20-2027
NOTARY PUBLIC
License Number 23034934
STATE OF WASHINGTON

Notary Public in and for the State of Washington.

CITY OF SEQUIM/LEGAL | 48203016
ETHAN WALKER

CITY OF SEQUIM
NOTICE OF PUBLIC HEARING
SEQUIM AVE. BINDING SITE PLAN
BSP-24-0001 / CUP-24-0001 / SEPA-24-0001

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 24, 2024. The hearing is scheduled for 10:00 am on May 22, 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 48-unit residential development located in the City of Sequim, at the intersection of Brownfield Road and Sequim Avenue. The project site consists of a single parcel (Parcel No. 033029229020), encompassing approximately 6.52 acres and zoned R4-8. The development will feature eight fourplex townhomes, two triplex townhomes, and five duplex townhomes. 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: Habitat for Humanity, 728 E Front Street (PO Box 1479) Port Angeles, WA 98362

PROJECT LEAD: LDC Corp, Tyrell Bradley, 20210 142nd Ave NE Woodinville, WA 98072

PROJECT LOCATION: PARCEL B CLAN MURPHY SP V35 P71 and # 03-30-29-22-9020. The project is comprised of a single Parcel located East of S. Sequim Ave, north of Alpine Loop Rd and south of Brownfield Rd.

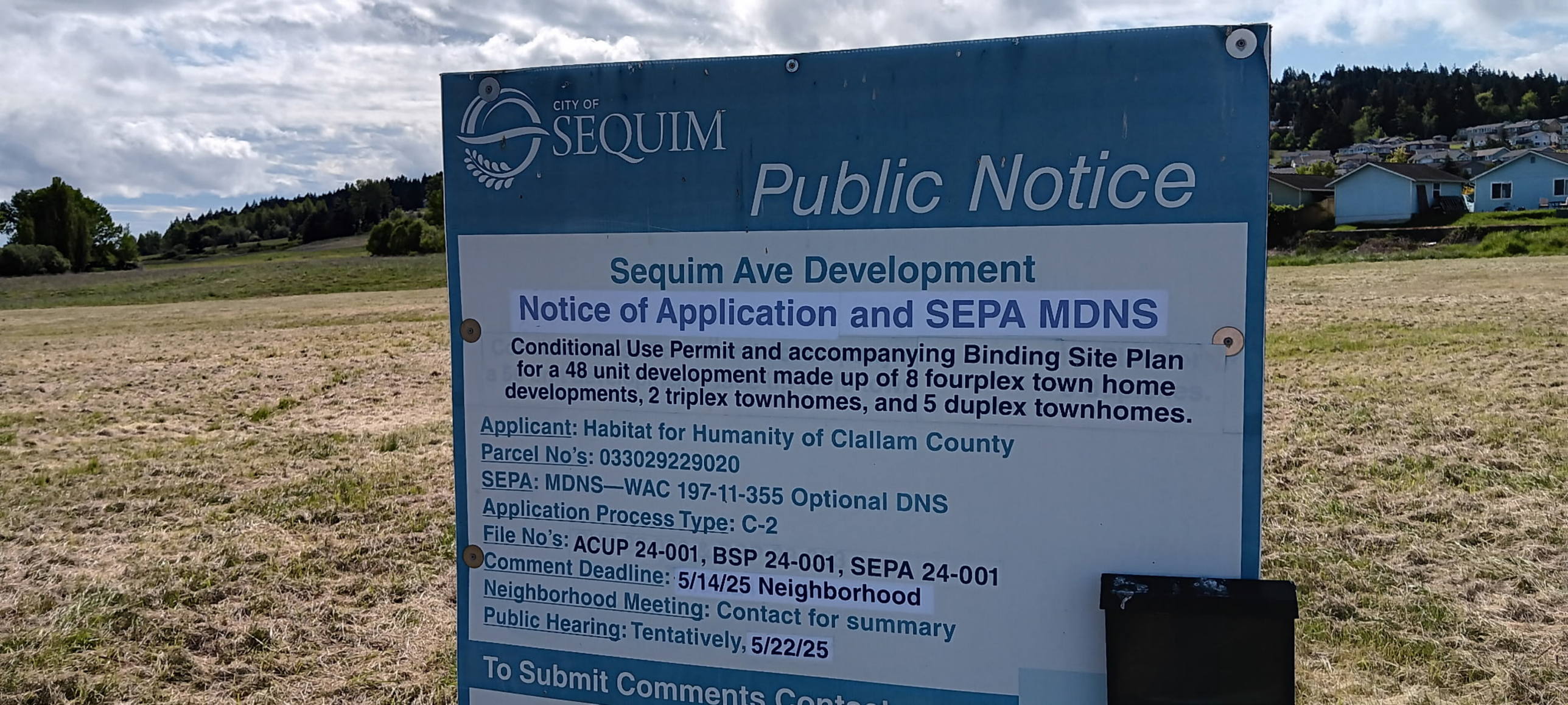
PUBLIC HEARING TIME AND LOCATION: The public hearing will be held virtually via Zoom.

The public can attend the **May 22, 2025**, Public Hearing starting tentatively at 10 am. 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 **May 22, 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.
This MDNS is issued under WAC 197-11-350. The comment and appeal period ends, Wednesday May 14th, 2025.
STAFF CONTACT: Ethan Walker, Associate Planner (360)683-4908 ext. 439
PDN.: May 9, 2025 Legal No. 1013390


CITY OF
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Public Notice
Sequim Ave Development
Notice of Application and SEPA MDNS
Conditional Use Permit and accompanying Binding Site Plan for a 48 unit development made up of 8 fourplex town home developments, 2 triplex townhomes, and 5 duplex townhomes.
Applicant: Habitat for Humanity of Clallam County
Parcel No's: 033029229020
SEPA: MDNS—WAC 197-11-355 Optional DNS
Application Process Type: C-2
File No's: ACUP 24-001, BSP 24-001, SEPA 24-001
Comment Deadline: 5/14/25 Neighborhood
Neighborhood Meeting: Contact for summary
Public Hearing: Tentatively, 5/22/25
To Submit Comments Contact

STATEMENT UNDER PENALTY OF PERJURY
REGARDING MAILING OF PUBLIC NOTICE

Re: Mailing of Public Notice for Public Notice for Public Hearing for **Sequim Avenue Binding Site Plan.**

COMES NOW the undersigned, and hereby certifies (or declares) under penalty of perjury that the below statements are true and correct, to the best of my knowledge and belief.

1. My name is Ethan Walker, and I am over the age of 18 and competent to testify herein.
2. I am authorized to represent the City of Sequim on the above-referenced applications.
3. The public notice letters were mailed via United States Postal Service on Wednesday, May 7th, 2025 in accordance with the requirements of SMC 20.01.140.

Signed, under penalty of perjury under the laws of the State of Washington, at Sequim, Washington, on 5/7/25.

Date

Ethan Walker

Name

Associate Planner

Title