



# PUBLIC NOTICE

## - Notice of Preliminary Subdivision and Planned Residential Development Overlay Zone Permit Applications (PZ. 22-22 & 22-23) and SEPA Checklist-

**WHO:** General public are provided notice at City Hall. Stakeholders and all community members are provided notice indirectly in the Peninsula Daily News, the City’s website, at the proposal’s location, and at City Hall (321 East 5th Street).

**WHAT:** The City of Port Angeles received a development application, see application details below. A necessary virtual public hearing for a Preliminary Subdivision (SUB) and Planned Residential Development Overlay Zone (PRD) Permit Application Nos. PZ 22-22 and 22-23 conducted by the City’s Hearing Examiner has not yet been scheduled. Application information may be requested from the Department of Community & Economic Development (DCED) by emailing [ced@cityofpa.us](mailto:ced@cityofpa.us) or by viewing the application materials online at <https://www.cityofpa.us/145/Current-Projects-and-Plans>.

### APPLICATION DETAILS: Nos. 22-22 & 22-23

<b>APPLICATION TYPE:</b> SUB and PRD Permits with SEPA Addendum	<b>DESCRIPTION:</b> Complete the Reserve at Valley Creek subdivision and planned residential development’s remaining two phases with 52 duplex lots, 12 fourplex lots and 31 Single Occupancy Residence lots.
<b>APPLICANT:</b> Sage – Port Angeles, LLC <b>LOCATION:</b> Parcel No. 0630-1655-0000 <b>ZONE:</b> R7, Residential Lower Density	<b>APPLICATION SUBMITTED:</b> 3/21/22 <b>APPLICATION COMPLETE:</b> 4/7/22 <b>SEPA COMMENT PERIOD CLOSE:</b> 5/14/22

### PUBLIC HEARING DETAILS

**WHEN:** Not Yet Scheduled. To Be Determined.  
**Link to Project Information:** <https://www.cityofpa.us/145/Current-Projects-and-Plans>

**HOW TO COMMENT:** Interested parties are encouraged to comment on the Application Proposal and may request a copy of the decision once it’s been made. Any interested parties may submit written comment during the 14-day public comment period care of the Department of Community & Economic Development (DCED) via email [ced@cityofpa.us](mailto:ced@cityofpa.us), or addressed to 321 E 5<sup>th</sup> St., Port Angeles, WA 98362 no later than the comment period closing date of 5/14/22. Verbal Comments can be made during the Public Hearing public comment period on the date listed below.

**STATE ENVIRONMENTAL POLICY ACT:** It is expected that a Determination of Non-Significance will be issued for the project per the WAC 197-11-355 optional DNS process. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Interested parties are encouraged to comment on the SEPA Checklist and may request a copy of the determination once it’s been made. Any interested parties may submit written comment during the 14-day public comment period care of the Department of Community & Economic Development (DCED) via email [ced@cityofpa.us](mailto:ced@cityofpa.us), or addressed to 321 E 5<sup>th</sup> St., Port Angeles, WA 98362 no later than the comment period closing date of 5/14/22.

**For additional information please contact:** Ben Braudrick, Associate Planner at (360) 417-4750 or [ced@cityofpa.us](mailto:ced@cityofpa.us).