



December 27, 2018

City of Sequim
Matt Klontz, Sequim City Engineer
152 West Cedar Street
Sequim, Washington 98382

**Subject: Legacy Ridge 1 – Resubmittal Cover Letter
PACE Project No. 13480**

Dear Mr. Klontz:

This cover letter and accompanying documents (sent via FedEx overnight delivery service) have been prepared in response to the June 22, 2018 City review letter, and supplementary comments provided in matrix format:

- Section A – “DCD Comments”
- Section B – “PW Comments”
- Section C – “New Comments June 2018”

Preliminary Plat Overview

The Legacy Ridge 1 Preliminary Plat has been somewhat revised, as reflected in the resubmittal plans and materials dated December 27, 2018. The redesign has been influenced by comments received in the June 22, 2016 City comment letter and subsequent emails and telephone conversations with the City. The preliminary plat has maintained **97 proposed** single-family lots.

Boundary Line Adjustment (BLA)

The applicant intends to have a Boundary Line Adjustment (BLA) submitted for review concurrent to the Preliminary Plat approval. As noted in DCD comments Item #5, *“The BLA Application will be provided prior to the Preliminary Plat Hearing.”* The BLA will be prepared at such time when there are no further comments regarding the preliminary plat application and there is confidence of the boundary line change as proposed is likely to be unchanged during the SEPA process and the staff report preparations.

Site Design Modifications

We believe the updated neighborhood design, as now proposed, will meet the City’s objectives.

The road connection to Reservoir Road has been revised (moved further easterly) and now reduces impacts to the wetland buffer (Wetland O), as desired. This recent modification of the alignment was coordinated with your office in August. Please refer to your email dated August 27, 2018, stating; *“Regarding Road E, the proposed realignment appears to keep the roadway prism out of the wetland buffer. That said, I concur with the revised alignment with an understanding that intersection sight distance requirements are satisfied”*.

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Recognizing the intersection of South 7th Avenue and Reservoir Road has been located in the wetland buffer for decades, the proposed solution seeks to improve but cannot fully avoid the limited intrusion and yet maintain the required road design standards of Public Works. The plans and associated updated reports reflect the latest revisions.

We are optimistic that the revised plans will meet with the approval of the City of Sequim Departments of Community Development and Public Works.

One (1) copy of each of the following updated or new materials is provided for review by City staff:

1. Cover Letter;
2. Review Comment & Response Matrix;
3. Preliminary Plat drawings, 1 full size (24" x 36");
4. Critical Areas Study & Buffer Mitigation Plan;
5. Traffic Impact Comment Response;
6. Declaration of Easements for Greentrust Short Plat.

A flash drive with pdf files of each of the above is also included in this resubmittal.

We look forward to working with you as the project progresses to the Public Hearing.

Sincerely,

PACE Engineers, Inc.



Steve Calhoon
Principal Planner