

Exhibit 8.a.

	TOPIC	COMMENT	LETTER PROVIDED BY	LETTER DATED	LETTER RECEIVED	INVOLVEMENT & NOTES	APPLICANT'S RESPONSE	STAFF COMMENT FOR REPORT
1	Stormwater	Adding 21 acres of storm water drainage from the Legacy Ridge Development project to an area that already suffers from City priority-designated storm water problems cannot be allowed . As such and per Sequim Municipal Code, the Legacy Ridge Development cannot divert stormwater runoff to "Ponds" at the southwest corner of the Plat site as shown.	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16			
2	Stormwater	onto neighboring properties comes with a serious health hazard risk from destroyed home septic systems. Please note that all nine (9) homes on Eastgate Place have septic systems as do most of the surrounding homes located on- or off of- Falcon Road. Excess runoff will adversely impact home foundations and crawl spaces leading to depreciation of property values.	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16			
3	Flooding & Stormwater	The Legacy Ridge 1 Development proposes diverting over 21 acres of storm water runoff to a lower level, 1.6 acre site located at the southwest corner of the Development site. There are nine (9) homes on Eastgate Place, bounded on the West by Falcon Road, that are contiguous and down-gradient from the 1.6 acre site. As proposed, the Legacy Ridge storm water runoff would move through a wetpond and large infiltration pond on the Development site. The majority of storm water leaving the ponds would add new and excessive stormwater flow to the nine (9) contiguous properties along Eastgate Place. From the current Stormwater MP: Flooding of private property within the City and UGA (is) caused by runoff from the west Happy Valley (outside of the UGA in the county) entering Eureka ditch near Mockingbird Lane", and •"Flooding on Silberhorn Road (is) caused by unmitigated flow from distant south and/or under-sized ditch and culvert (between South 7th and Petal Lane). New development to south would exacerbate. Existing ditch currently flows through 1 undeveloped area and ends at Silberhorn road. ' Property on north side of culvert under Silberhorn floods."	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16			
4	Public Safety	Public safety if children/adolescents gain access to the ponds and hurt themselves	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16			
5	Nuisance & Health	The potential for mosquitoes and odors to develop if Developer/Owner does not effectively maintain Ponds in perpetuity;	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16			
6	Nuisance	Potential noise being generated when the energy dissipating device operates in the Infiltration Pond;	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16			
7	Public Safety	The Location of the gravel service road for Ponds maintenance invites vandalism at homes along the south side of Eastgate Place;	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16			
8	Aesthetics	The Landscape buffer along the south side of Eastgate Place homes includes trees that can grow to 120 feet tall. Until these are mature they will not block the view of the Ponds and when they are mature they will block the views of the mountains;	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16			
9	Wildlife Habitat	There will be a loss of bird, animal and vegetation habitat in creating ponds and installing the Landscape Buffer and gravel service road to the Ponds;	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16			
10	Wetland & Buffer	The drainage pipe delivering stormwater runoff to the Ponds runs through the 75 foot wetland and buffer. There should be no construction within this buffer;	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16			
11	Archaeology	Excavation for the proposed Pond locations is considered by Tierra Right of Way Services, Ltd. to have a high to very high potential to impact archaeological deposits.	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16			
12	Water	The City is already suffering from potable water shortages. The addition of 98 homes will further add to this shortage and create more problems for ALL residents.	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16			

13	Real Estate Market	There are currently over 400 lots of land for sale in Sequim and over 200 twobedroom single family homes for sale (Zillow, June 7, 2016). Why should 98 lots for 98 homes be added? There is currently an oversupply of properties that will be adversely affected by the addition of more lots coming on to the market.	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16		
14	Traffic	Two Right-of-Ways at the southwest corner of the upper level of the Development (at home sites) are planned. These imply that the next phase of Legacy Ridge Development will bring vehicular traffic from the Legacy Ridge lots and homes to Falcon Road. This increased traffic will significantly impact residents living along Falcon Road and/or along streets that tie in to Falcon Road all the way up to Silberhorn (i.e., Mockingbird, Eastgate Place, Quail, Pheasant, etc).	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16		
15	Traffic	Despite the fact that "Traffic Studies" have been conducted and the opinion of the Traffic consultant anticipates otherwise, future traffic patterns at the the corner of 7th Avenue and Silberhorn will result in numerous vehicular accidents. These accidents carry the potential of loss of life or serious, permanent injury. One accident would be too many.	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16		
16	Character of the Neighborhood	Residents have purchased homes and property in this area so that they can enjoy a more "rural" existence. Increased population, traffic, noise, and demands on natural resources will completely and negatively change the character of this area.	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16		
17	Stormwater & Aquifer Recharge	The three basic issues outlined above generate undesirable impacts beyond the boundaries of the Legacy Ridge Development and violate passages of the Sequim Municipal Code as referenced below: Sequim Municipal Code 17.28.025, General Design Standards, Subdivision and Site Design - Performance Standards., B.3., "Development shall be laid out to avoid adversely affecting groundwater and aquifer recharge, to reduce cut and fill, to avoid unnecessary impervious surface, to prevent flooding, to provide adequate access to all lots and sites, and to mitigate adverse impacts relating to shadow, glare, traffic, odors and drainage on neighboring properties (Ord. 98-005 section 4)).	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16		
18	Nuisance	The three basic issues outlined above generate undesirable impacts beyond the boundaries of the Legacy Ridge Development and violate passages of the Sequim Municipal Code as referenced below: ii. Sequim Municipal Code 8.04.010, Nuisances, Purpose, "The purpose of this chapter is to.. - prevent and prohibit those conditions which reduce the value of private property, interfere with the enjoyment of public and private property, create and constitute fire and other safety and health hazards, and generally create a menace to the health and welfare of the public and contribute to the degradation of the character of neighborhoods and depreciation of property values" .	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16		
19	Safety	The three basic issues outlined above generate undesirable impacts beyond the boundaries of the Legacy Ridge Development and violate passages of the Sequim Municipal Code as referenced below: iii. Sequim Municipal Code 8.36.010, Flood Damage Prevention, "In conformance with this responsibility, the city of Sequim finds that flood areas may result in loss of life, property, health and safety, ... which adversely affect the public health, safety and general welfare (Ord. 2006-018 section 1).	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16		

20	Stormwater	The three basic issues outlined above generate undesirable impacts beyond the boundaries of the Legacy Ridge Development and violate passages of the Sequim Municipal Code as referenced below: Sequim Municipal Code 18.6.030, if 1.6 acres for stormwater is considered as a "Conditional Use" for the Development "A proposal will not materially endanger the public health, safety, or general welfare, or generate undesirable impacts beyond the property boundaries. A proposal will not substantially impact the reasonable use and enjoyment of surrounding properties."	Batch Group of 20 Letters from Eastgate Place Residents	20-Jun-16	24-Jun-16		
21	Aesthetics	Are the developers planning to install a fence (type) between the north & south property lines?	Allan Goff	20-Jun-16	20-Jun-16		
22	Aesthetics	What is between the south property line & our north property line? Buffer? Set back?	Allan Goff	20-Jun-16	21-Jun-16		
23	Traffic	Why show roads going into our property from the north?	Allan Goff	20-Jun-16	21-Jun-16		
24	Traffic	Is the main entry off of 7th?	Allan Goff	20-Jun-16	21-Jun-16		
25	Traffic	What improvements will be made to So 7th?	Allan Goff	20-Jun-16	21-Jun-16		
26	Aesthetics	We would like to see a sight line study looking north from our property to the sub division..1 or 2 story homes?	Allan Goff	20-Jun-16	21-Jun-16		
27	Traffic	Sequim doesn't have the infrastructure to support such a massive development. We have one main thoroughfare through town. Can you imagine what Washington Street will look like should that development become reality? The next thing "needed" will be more thoroughfares. The traffic study predicts 933 average daily trips through the area! Why not just come out and say about 1,000?	Al Dager	21-Jun-16	21-Jun-16		
28	Traffic & Public Safety	Seventh Avenue, which is a small street, will have to be widened to accommodate the traffic. The same for Silberhorn Rd., Falcon Rd., Mockingbird, Quail, Pheasant, and other residential streets. Homes below and north of Legacy Ridge will be subjected to huge traffic increases on their residential streets, as well as increased noise, pollution, accidents, and, yes, increased risk of crime.	Al Dager	21-Jun-16	21-Jun-16		
29	Stormwater	There is also the increased threat of flooding as a result of runoff from Legacy Ridge. Our neighborhood already suffers flooding from the Home Estates development south of us, and the city has done nothing to mitigate the problem it caused by approving Home Estates without proper vetting of the flood risk. The proposed wetpond and infiltration pond for 3 Legacy Ridge would not adequately prevent runoff to the lower properties adjacent to Legacy Ridge.	Al Dager	21-Jun-16	21-Jun-16		
30	Character of the Neighborhood	The greenery of our beautiful Sequim hills will be replaced by what will look like the row houses in the hills above Issaquah. The city should zone the outer reaches of Sequim for 1 – 5 acre ranchettes rather than dense urbanization. There is already a surplus of vacant lots and empty houses in the developments north of the proposed Legacy Ridge development; do we want to destroy more of the natural beauty of the area for an overabundance of vacant developed properties? Or is there a plan to promote increased growth in our city, unknown to its citizens?	Al Dager	21-Jun-16	21-Jun-16		
31	Character of the Neighborhood	Do we want another Port Angeles? Is the city council representing the needs and desires of the city's citizens, or the profiteering of out-of-area developers who see a cash cow lazing in the verdant hills of this beautiful city?	Al Dager	21-Jun-16	21-Jun-16		
32	Character of the Neighborhood & Public Safety	My wife and I plan to attend the meeting on July 21 at the Transit Center meeting hall. It is my hope that you, the mayor, and the city council members will also be present. Will there be city-sponsored public meetings to address this plan? If so, will it be more than mere formality to give the illusion that our elected officials even care? Forgive my cynicism, but I've seen too much forced growth upon previous areas in which I have resided in the past. I just hope we're not dealing with the same big-city politics that destroyed those areas. Can someone say "graffiti"; "drugs"; "increased homelessness"; "crime"?	Al Dager	21-Jun-16	21-Jun-16		

33	Water	Will new home owners be allowed to water their plants year round? Definitely does not seem to be fair for selected class of people to have water year round and poor seniors living on limited income are not able to water their few plants around their small mobile homes.	Alice Hart	20-Jun-16	20-Jun-16		
34	Connectivity, Traffic & Transit	Presume sidewalks will be included in the Legacy Ridge plans correct? Where I live there is a bus stop on the corner of Joslin Rd & Highway and another bus stop going towards Sunny Farms Market & Highway. No sidewalks in place on Joslin Rd going to bus stop. In addition no sidewalks in place on highway going to other bus stop and Sunny Farms Market. This is very dangerous. I see many people walking on Joslin Rd and highway to access bus stops and go to the market. Joslin Rd does not have enough space for 2 larger vehicles (like pickup trucks) and pedestrians. I have seen many near misses for pedestrians especially after evening dusk. Again can something be done regarding sidewalks for the poor folks that use public transportation before someone gets hurt?	Alice Hart	20-Jun-16	20-Jun-16		
35	Health & Medical Care	Another thing I would like to just point out as a common sense situation is where will these people in the new subdivision received medical care? I tried to find a doctor that was taking new patients in Sequim and there were none and I have good medical insurance. I ended up going to Olympic Health Care in Port Angeles and got lucky and found a new doctor they just hired – there was like a one week open window of opportunity. There are other medical providers in Sequim but wanted to charge me a large annual fee in addition to my medical insurance. I'm not sure if this is even legal – again services are geared to different class of people.	Alice Hart	20-Jun-16	20-Jun-16		
36	Stormwater	My primary environmental concern is stormwater runoff, principally from hardscapes. The soils on the LRD hillside and adjacent properties (including mine) consist of relatively impervious hard-packed clay overlain by a thin veneer of topsoil. During the wet season the topsoil becomes saturated quickly, after which water runs downhill on top of the hard-packed clay. This is substantiated on page 7 of the Revised Preliminary Stormwater Drainage Report: "The area of the site proposed for residential building construction has been analyzed geotechnically, and has a poor hydrologically conductive soil." Because of the poor hydrology, the report proposes that: "For this project, perforated stub-outs apply to sites that have three or more feet of permeable soil below the proposed final grade. ... Roof stubs, therefore, will be solid PVC connected to the rigid stormwater conveyance system." There is no indication of how many, if any, of the properties will have three or more feet of permeable soil.	Gordon Bilyard	17-Jun-16	20-Jun-16	President of the Sea, Sun and Sierra Vistas Property Owners Association	

37	Stormwater	<p>This is a critical area of uncertainty. It is worth noting that my property and those adjacent to mine don't meet the three-foot requirement. Experience on my property indicates that early in the rainy season, the surface topsoils become saturated quickly and early in the rainy season. Subsequent rainfall runs off on the surface and through the topsoil over the clay layer for most of the duration of the winter months. LRD will experience much of the same runoff dynamics. Although much of Sequim's precipitation is light and intermittent, Sequim is prone to significant daily rainfall. The record rainfall was 4.20 inches on Jan. 28, 1999. And amounts in excess of 1 inch are common:</p> <p>1.32 inches on 11/22 2011  1.21 inches on 12/08/2015  1/96 inches on 03/15/2015  1.03 inches on 01/04/2015</p> <p>The LRD will have 63,130 sq ft of impervious surface in sub-basin #1, and 512,760 sq ft of impervious surface in sub-basin #2 (Tables 2 and 4 of Revised Preliminary Stormwater Drainage Report). These represent high percentages of the developed area, as the LRD will be a high-density, small single home development. In the absence of further data, it is reasonable to assume that most if not all roof stubs will be solid pipe, and that little or none of the rainfall on those hardscapes will be absorbed into the soils. Using volumes of the 23,928 cu ft for the sub-basin #1 pond (p. 39 of Revised Preliminary Stormwater Drainage Report) and 37,830 cu ft for the sub-basin # 2 pond, and assuming a one-day rainfall of 2.0 inches, the following data can be derived: (See Letter for Table Reference)</p>	Gordon Bilyard	17-Jun-16	20-Jun-16	President of the Sea, Sun and Sierra Vistas Property Owners Association		
38	Stormwater	<p>with a ratio of stormwater volume to pond capacity of 2.26, the capacity of the sub-basin #2 pond maynot be sufficient to handle the hardscape runoff. Further analyses of the dynamics of the proposed solutions may be warranted (e.g., kinetic analyses of inflows and outflows at all critical points in the system, using runoff data that account for the relatively impervious nature of the soils). Note that the above analysis does not consider runoff from non-hardscape areas. But given the likelihood of saturated soils at the time of the 2 inches of rainfall, much of that rainfall will end up in the ponds as well. Further, it assumes an even rate of rainfall for a 24 hour period, which is not a realistic assumption. Rainfall will certainly be heavier during some portion of the day. Hence, the above analysis may be considered conservative.</p> <p>The second concerns is that given the size and conditions of the various drainage pipes and ditches downstream of the LRD, they will not be able to handle the volumes and flow rates in the above table. Flooding problems downslope of the LDR have been noted, and it is not clear the degree to which the LDR will or will not exacerbate that existing problem.</p> <p>Although state-approved models were used in the stormwater analysis and the development of engineered solutions, the above back-of-the-envelope analysis suggests that the model and/or the assumptions inherent in the model and model inputs may not beappropriate or realistic for the LDR, given soil conditions and episodic rainfall that happens in Sequim on a regular basis. I recommend that the City require further site-specific analyses of stormwater runoff that more realistically account for soil</p>	Gordon Bilyard	17-Jun-16	20-Jun-16	President of the Sea, Sun and Sierra Vistas Property Owners Association		

39	Water	<p>Potable Water Concerns: Homes on Happy View Lane receive water from the CC PUD, not the City of Sequim, because the water tank on Reservoir road is below Happy View Lane. Further, the fire hydrant at the corner of Happy View Lane and S. 7th Ave. is not functional for the same reason. (Lack of City water in S,S&amp;SV is due to an oversight by the City Engineer when the POA plans were reviewed and the POA was subsequently approved.) Happy View Lane residents must depend on the fire department using pumper trucks and/or pulling water uphill from Reservoir Road in case of fire. If the City is to supply water for domestic use and firefighting to the homes in LRD that are higher than the water tank on Reservoir Road, a new water tank and/or a significant investment in a water pumping facility will be required. Should either of these come to pass, I request that the City connect the fire hydrant at the corner of Happy View Lane and S. 7th Ave. to the new system and make it functional, as that would significantly improve firefighting capabilities in our POA.</p>	Gordon Bilyard	17-Jun-16	20-Jun-16	President of the Sea, Sun and Sierra Vistas Property Owners Association		
40	Character of the Neighborhood & Aesthetics	<p>development. A drive through Emerald Heights reveals that lot sizes in LRD are smaller than in Emerald Heights. They also appear to be smaller than in Craftsman, below Emerald Heights. Both of these developments are well-kept by the residents, but are closely packed. The viewscape inside each development feels cramped, even from the street. And from a distance, the viewscape is dominated by ugly, intersecting rooflines with little vegetation. This type of viewscape is in striking contrast to the rest of the City, where the proportions of greenscape to structures and hardscape is considerably higher. Dense packing of homes provides maximum revenues for the developer and for the City long term. But it comes with long-term consequences: the aesthetic quality of the City's viewshed in those regions is reduced significantly, and the quality of life within those developments is reduced for want of personal greenspace. The City of Sequim depends to a large degree on an influx of retirees for its growth. (This trend is not likely to change in the near future, as Sequim and Clallam County in general have little industry and little potential to develop new industry. Hence, a large influx of working families is not likely in the near future.) Retirees come here for many reasons, but one of the most important reasons is for the spectacular views afforded every day within the City and around the greater Sequim area. If the City continues to approve high-density housing without regard to impacts on the viewshed and overall quality of life, it will eventually see a decline in retiree influx as retirees will select other locations for their final years. Significantly increasing the size of the lots and the size of the homes in LRD would result in a higher-quality viewscape and higher</p>	Gordon Bilyard	17-Jun-16	20-Jun-16	President of the Sea, Sun and Sierra Vistas Property Owners Association		

41	Traffic	both be impacted significantly by the proposed LRD. Both of these roads are narrow and have no shoulders. S. 7th is also crumbling daily due to an inadequate roadbed. Most of the traffic on these roads is private automobiles, but a significant proportion of the traffic is trucks – especially pickup trucking towing trailers with landscaping equipment, etc. Both of these roads are also heavily used as walking routes for local residents – from mothers with strollers and toddlers to retirees. Some of these young families live on Reservoir Road. Currently, when vehicles meet pedestrians on these roads, the vehicles pull over completely into the opposite traffic lane, especially when children are present. The risks of vehicle-pedestrian accidents on these roads will increase proportionally with the increase in traffic associated with LRD. If LRD is to move forward as planned, it would be prudent for the City to remove the S. 7th roadbed and rebuild it wider, with shoulders and a sidewalk along one side of each road. Reservoir Road may or may not need to be rebuilt, but should also be widened as per S. 7th. An important travel route in and out of LRD appears to be S 7th, which appears to be connected from Washington St. to Happy Valley Dr. This will provide good access to downtown for the residents of LRD and their neighbors. However, it will also carry an additional load of vehicles that presently use S 3rd to access downtown. Most residents living south of Happy Valley and west of s 7th will begin using S 7th as their primary route to downtown. This increased traffic load would further argue for replacing and upgrading S 7th over much of its length. Given the high density of small homes that are proposed for LDR it can be assumed that	Gordon Bilyard	17-Jun-16	20-Jun-16	President of the Sea, Sun and Sierra Vistas Property Owners Association	
42	General	In conclusion, I would like to thank the City for providing information on LRD, and for the opportunity to comment on the proposed LRD. Sequim is a special place, with considerable room for growth and development. But growth and development should be undertaken carefully and thoughtfully, so as not to compromise the high quality of life that Sequim enjoys. Each development project undertaken within the City contributes positively and negatively to the quality of life, and the effects are cumulative over time. As proposed, the LRD would continue the densely-packed development trend begun at Craftsman. In my opinion, densely packed developments are not consistent with the existing viewshed and quality of life that Sequim enjoys. If continued, they will reduce the quality of life in Sequim considerably, and will eventually result in slower growth and reduced revenues. Hence, I ask the City to seriously consider the concerns I have identified above, particularly those associated with stormwater management and viewshed retention, and consider requiring larger lots and fewer homes in LRD.	Gordon Bilyard	17-Jun-16	20-Jun-16	President of the Sea, Sun and Sierra Vistas Property Owners Association	
43	Water	Where are they going to get enough water?	Dennis Bourget	7-Jun-16	16-Jun-16		
44	Sewer	How are they going to deal with sewage?	Dennis Bourget	7-Jun-16	16-Jun-16		
45	Real Estate Market	Is there really a need for 98 new homes in this area ?	Dennis Bourget	7-Jun-16	16-Jun-16		
46	Real Estate Market	What is the selling price of these new after everything is said and done?	Dennis Bourget	7-Jun-16	16-Jun-16		
47	Real Estate Market	Will they be affordable enough for the area?	Dennis Bourget	7-Jun-16	16-Jun-16		
48	Traffic & Public Safety	Is there going to be enough road capacity for fire , safety and general traffic congestion?	Dennis Bourget	7-Jun-16	16-Jun-16		
49	Power	What about power for the development ? We already deal with long power brown-outs .	Dennis Bourget	7-Jun-16	16-Jun-16		
50	Stormwater	Who is liable for any future flooding or drainage issues created by this development?	Dennis Bourget	7-Jun-16	16-Jun-16		

51	Stormwater	<p>flooding and damage too, three homes, and significant standing water and flooding in Cherry Blossom Estates, Silberhorn and 7th Ave. a. Currently the Development of Home estates is utilizing the drainage swale on the east side of CBE to move storm water from a 12 inch pipe that is attached to dry wells at the base of the hillside, south of Jara way. This is not a public ditch; it is a private swale and was not designed or intended for the amount of water that was put into it this last fall, causing serious flooding issues. Currently the 12 pipe feeds into a holding pond with a 6 inch pipe for the outflow, leading to damage to the sidewalk and potentially Silberhorn. It is proposed that increased runoff from Legacy ridge will be channeled into this ditch and to utilize the ditch on the East Side of 7th as well as the sanitary sewer that runs thru the undeveloped property along 7th and Jara way. No easement was implied or given for this pipe to be installed or the swale to be used. The sanitary sewer was unable to move all of the runoff that occurred this last winter and water was being force thru the manhole cover and onto the pavement of the Condominium and the sidewalk along Silberhorn and 7th, causing significant flooding. b. CBE is below gradient from the holding pond and storm water runoff pond that is proposed for the southwestern corner of the development. This could and would create significant damage in a failure of that holding pond. It would also be putting water into an already overworked and under designed irrigation ditch between Aspen Creek and CBE c. Currently the irrigation ditch has 2 18 inch pipes that run under Silberhorn along the west side of CBE and Rolling hills way. These pipes are inadequate for storm water runoff and designed incorrectly causing</p>	John Coulson	24-Jun-16	24-Jun-16	President of the Cherry Blossom Estates Home Owner's Association		
52	Traffic	<p>dispute the findings that a mere 1000 trips will be the averagedaily movement of cars along and thru this development. The continuation of 7th will open up a new thru way for the entire area south of the freeway and will increase the traffic on 7th. It will act as a bypass to get around downtown Sequim during the high summer months of tourist and will increase the car trips getting out of the city via 7th to Silberhorn and to River rd. to the freeway to avoid the big box store traffic along West Washington. This kind of knowledge cannot be discovered by a one day count of the cars coming and going. The impact is felt throughout the year in increased traffic during peak times. b) Nowhere in the preliminary platting was the installation of sidewalks for the section from the bridge to the beginning of the new development mentioned. Sidewalks are currently only on 7th for about 100 ft in on the west side of 7th. Sidewalks would have to be part of the road widening of 7th to protect pedestrians and bicyclists. With the increase in car traffic this will make this section of road significantly more dangerous to pedestrians and bicyclist. c) What is the street plan for the intersection of 7th and Silberhorn? A 3 way stop, a yield, a 1way stop? Will 7th become the arterial? Will a traffic light be installed or a stop sign? This is a significant intersection that is currently a curve and could have serious potential for traffic accidents and damage. d) No traffic impact study was done on trips into and out of CBE and Home Estates from Rolling Hills way and Petal lane and there are still significant development opportunities available in both developments to increase the traffic into and out of these areas. Signage all along Silberhorn will need to be</p>	John Coulson	24-Jun-16	24-Jun-16	President of the Cherry Blossom Estates Home Owner's Association		
53	School District	<p>Finally I would like to suggest that before any approval of this development occurs the council consider the increased population of children that will enter our schools district. A district that is already overcrowded, underfunded, dangerously outdated and unable to pass bond measures to build new schools. How is this development going to help mitigate the overcrowding caused by this increased population?</p>	John Coulson	24-Jun-16	24-Jun-16	President of the Cherry Blossom Estates Home Owner's Association		

	54 Wetlands & Buffers	<p>Ecology requests the opportunity to field verify the wetland delineation. The delineation report does not contain the data sheets for all sampling locations. The report also does not contain a map or aerial photo showing the location of the all sampling points used in the delineation. Thus, it is difficult to know whether paired plots were used in determining wetland boundaries. In addition, wetland hydrology was found in one location (S7) but this locations is suggested to be non-wetland based upon the lack of a hydric soil indicator. Hydric soil indicators are "test positive" and the lack of an indicator does not mean that the soil is non-hydric. Persistently inundated or saturated soils meet the definition of hydric soils. Also, the wetland rating provided for this project uses the 2004 wetland rating system. The wetland rating system for Washington was revised in 2014. The Sequim City code references defines "Wetland categories, classes of wetlands or wetland types as descriptive classes of the wetlands taxonomic classification system of the current version of the Washington State Department of Ecology Wetlands Rating System for Western Washington" (emphasis added). The wetlands should be re-rated using the 2014 rating system. Please contact Rick Mraz to schedule the site visit.</p>	Department of Ecology Southwest Regional Office	24-Jun-16	24-Jun-16			
	55 Toxics	<p>TOXICS CLEANUP: Matthew Morris (360) 407-7529          If contamination is suspected, discovered, or occurs during the proposed development, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Matthew Morris with the SWRO, Toxic Cleanup Program at the phone number given above.</p>	Department of Ecology Southwest Regional Office	24-Jun-16	24-Jun-16			
	56 Water quality	<p>Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants. The following construction activities require coverage under the Construction Stormwater General Permit: 1. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and 2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State. a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and 3. Any size construction activity discharging stormwater to waters of the State that Ecology: a) Determines to be a significant contributor of pollutants to waters of the State of Washington. b) Reasonably expects to cause a violation of any water quality standard. If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding</p>	Department of Ecology Southwest Regional Office	24-Jun-16	24-Jun-16			

57	Stormwater	I live in Cherry Blossom Estates off of Silberhorn near 7th and would like to comment on the proposed addition in south Sequim. During the rainy season, runoff in the area is horrible. There are 2 areas that overflow, each ~30 yards on either side of my house. Last year the street in front of my house was so flooded I couldn't leave until the water level receded. When there is heavy rain the open lot behind the apartments at 7th and Silberhorn currently turns into a swamp and water flows OUT of the drains instead of into them. Adding houses, concrete and asphalt can only add to these current problems for the current homeowners in Cherry Blossom. some other areas of concern...	Randy Floyd	23-Jun-16	23-Jun-16	Cherry Blossom Estates resident	
58	Pedestrian access	Lack of sidewalks on 7th until you get to the freeway. Needed to get people that walk off the street.	Randy Floyd	23-Jun-16	23-Jun-16	Cherry Blossom Estates resident	
59	Traffic	Silberhorn is narrow and not in very good shape. I would think it would need to be widened and rebuilt to handle more traffic.	Randy Floyd	23-Jun-16	23-Jun-16	Cherry Blossom Estates resident	
60	Stormwater	The pipes that carry water under Silberhorn, from south to north, can't currently handle the runoff in an adequate manner.	Randy Floyd	23-Jun-16	23-Jun-16	Cherry Blossom Estates resident	
61	School District	How will a school system that already has inadequate facilities be able to handle a possible influx of more students?	Randy Floyd	23-Jun-16	23-Jun-16	Cherry Blossom Estates resident	
62	Water	Water pressure in our area currently could be described as barely adequate. Will another water source be used, more pumps added to boost pressure?	Randy Floyd	23-Jun-16	23-Jun-16	Cherry Blossom Estates resident	
63	Character of the Neighborhood	There are a number of areas of concern. We retired here to be in a quiet small town setting and feel this would definitely not contribute to that. We would like to just go on record as being against his development.	Randy Floyd	23-Jun-16	23-Jun-16	Cherry Blossom Estates resident	
64	Real Estate Market	Firstly, the availability of developed building lots, not only in our area, which is almost adjacent to the proposed building site, but city-wide as well. Our small development, called "Home Estates," has several available lots. Each of the two small subdivisions near to ours, Cherry Blossom Estates, and Aspen Creek, has several developed lots still available for building. All three subdivisions have been ready since before the market crash of 2007. The addition to the inventory of ninety-eight build-able lots, and even spec homes, will take many, many years to exhaust.	Patrick and Mary Helen Benapfl		10-Jun-16	Home Estates	
65	Aesthetics	Second, we are concerned with the beautiful growth of trees along the northwest edge of the ridge. This wall of green provides us with a major portion of our excellent view. It has been my experience that developers consider trees to be a mere nuisance, best removed to make build-out the easier with no regard to the neighbors. Please make it a condition for approval that this current growth of trees and shrubs be preserved.	Patrick and Mary Helen Benapfl		10-Jun-16	Home Estates	
66	Traffic	Thirdly, the addition of a population of approximately two hundred vehicles moving in and out of this development will require the city to radically upgrade Seventh Avenue. The current configuration, especially the Yield on Seventh and Silberhorn and the 'hump' on Seventh at the Silberhorn interchange, is quite dangerous. It is already a nervous moment when driving south on Seventh, needing to yield to Silberhorn traffic turning north on Seventh, wondering whether the car behind you will respect your need to yield or will expect you to turn west on Silberhorn and subsequently bash into your rear end. This particular stretch of road is also vulnerable to the envisioned development of multifamily dwellings on the east side of Seventh. Sidewalks will be needed.	Patrick and Mary Helen Benapfl		10-Jun-16	Home Estates	

67	Water	<p>Lastly, we are worried about our water pressure. The city tells everybody in the area who has complained that the pressure is right up to spec. Well, we have had to purchase (\$70.00) a special, lowpressure shower head just to take comfortable showers. There have been times when it has taken several minutes to fill a gallon jug in our kitchen sink. This is, frankly, the worst pressure in any house I have ever lived. I believe the City will have to find a way to give this area the kind of pressure enjoyed elsewhere in the city, should they approve the addition of ninety-eight more homes.</p>	Patrick and Mary Helen Benapfl		10-Jun-16	Home Estates		
68	Real Estate Market	<p>A year ago in February (2015) you were good enough to show me the then proposed Legacy Ridge Development site plan that had been submitted. I came in with my realtor to look at any proposed developments in the R-II property adjacent to the house/property that I was considering purchasing at 80 Eastgate Place in Sequim. As an Architect I have the benefit of the ability to read and understand site plans. The 2015 Legacy Ridge Development site plan showed development of the site EXCLUDING what is now included, roughly "Tract O", per Sheet C1.0 of the 4/22/2016 Preliminary Plat. Subsequent to our review together in 2015 I purchased the house and property. I DO understand that plans change and that a Developer/Owner (hereafter called "Developer") will always seek "highest and best use" and "maximum return on investment" as key focuses.</p>	Janet Rogatz	9-Jun-16	9-Jun-16	Trustee		
69	Stormwater	<p>The 4/22/2016 "Preliminary Plat Plans" Civil Engineering ("C") drawings indicate proposed stormwater management wherein over 21 acres of site drainage from the 98 lot-housing/roadway build-out would be conveyed by pipe to the lower elevation of "Tract O" for a 2-cell wetpond and large infiltration pond with energy dissipating inlet structure (see page 36 and attendant Figure 4-2. Developed Conditions exhibit; and Sequim Official Website, Documents to Review, 8. Preliminary Plat Plans. Sheets C2.0, C2.1 and C2.2)</p>	Janet Rogatz	9-Jun-16	9-Jun-16	Trustee		
70	Stormwater	<p>In reviewing reports from the City website, "Documents for Review", prepared by the specialty consultants retained by Pace Engineers, Inc. on behalf of the Developer for the now 2016 Legacy Ridge Development, I believe that the City of Sequim as well as the Public/ home and property owners in the land surrounding the development will require additional analysis and testing recommended by the specialty consultants retained by Pace Engineers in order to fully evaluate and provide informed comments on the Legacy Ridge Development as proposed. I first ask the City of Sequim to refer to Document 5. Pilot Infiltration Results. This is Northwestern Territories, Inc. "Pilot Infiltration Testing Results and Recommendations for Soil Infiltration Rates Related to Stormwater 2 Management for the Legacy Ridge Development Project Located in Sequim, Washington", dated February 10, 2016, Page 4, Section 4.0 GROUNDWATER MOUNDING AND POTENTIAL FLOOD IMPACTS:</p>	Janet Rogatz	9-Jun-16	9-Jun-16	Trustee		
71	Stormwater	<p>"About 200-500 lineal feet north of the proposed stormwater pond site, there are nine (9) residential homes on Eastgate Place. These residents are essentially down-gradient of the pond site and because the seasonal water table was observed at a shallow depth, completing a groundwater mounding analysis to simulate design storm events would be prudent."</p>	Janet Rogatz	9-Jun-16	9-Jun-16	Trustee		

72	Stormwater	I respectfully request that the Developer have this groundwater mounding analysis performed at Developer's expense, submitting an analysis report to the City of Sequim and Public/home and property owners surrounding Development with ample time for review, prior to the conclusion of the comment period and future meetings and presentations.	Janet Rogatz	9-Jun-16	9-Jun-16	Trustee		
73	Stormwater	Secondly I ask the City of Sequim to refer to same Northwestern Territories, Inc. "Pilot Infiltration Testing Results and Recommendations for Soil Infiltration Rates Related to Stormwater Management for the Legacy Ridge Development Project Located in Sequim, Washington", dated February 10, 2016, Page 5, 6.0 THE LIMITATIONS TO THIS STUDY AND REPORT: o "This study and analysis was completed using shallow test pits, without the use of deep subsurface borings and without observations and measurements over long periods of time. The observations and conclusions were derived from surface observations and measurements. Undiscovered and unseen conditions could exist that would affect the observations, measurements, and conclusions of this report. Users who require a higher degree of reliance on this study may wish to obtain more detailed studies." The City of Sequim and Public/home and property owners surrounding the proposed Development should be able to have a high degree of reliance on this report not only because the 9 homes on Eastgate Place have septic systems but also because periodic surface ponding on these residential and adjacent non-residential sites have been noted in the past.	Janet Rogatz	9-Jun-16	9-Jun-16	Trustee		
74	Stormwater & Groundwater	I respectfully request that the Developer have deeper subsurface borings taken with observations and measurement performed over a longer period of time, at the Developer's expense. A report should be presented to the City of Sequim and Public/home and property owners surrounding the proposed development with ample time for review and prior to the conclusion of comment period and future meetings and presentations. Understandably as noted in the third paragraph of page 5, 6.0 THE LIMITATIONS TO THIS STUDY AND REPORT of Northwestern Territories, Inc. "Pilot Infiltration Testing Results and Recommendations for Soil Infiltration Rates Related to Stormwater Management for the Legacy Ridge Development Project Located in Sequim, Washington", dated February 10, 2016: "The observations and conclusions of this report apply only to the subject property and project site and they are not transferable to nearby or adjoining property."	Janet Rogatz	9-Jun-16	9-Jun-16	Trustee		
75	General	As one of the adjoining properties directly affected by the proposed Legacy Ridge Development I ask the City of Sequim to help "protect and ensure that undesirable impacts do not occur beyond the property boundaries and that reasonable use and enjoyment of surrounding properties are not substantially impacted"* I ask that the City request, obtain from the Developer, distribute and adjust the period of time allotted for comments and/or meetings for the testing and analysis outlined above.	Janet Rogatz	9-Jun-16	9-Jun-16	Trustee		

		As of this writing and e-mail to you I have one other request for additional information needed in order to prepare an informed comment. Referencing the "Preliminary Storm Drainage Report for Preliminary Plat Legacy Ridge Parcel No. 03-30-30-32-0020 Sequim WA 98382" prepared by Pace Engineers, Inc dated "Revised: February 26, 2016", page 41, paragraph under Table 4 – Sub-basin 2 Developed Conditions Land Use, "The pond will be fenced in accordance with the DOE manual requirements". Despite my efforts to find these requirements I could not. Would you please have the Developer's team provide detailed information as to what these requirements are (coupled with any requirements that the City of Sequim itself may have regarding fencing at or around Wetponds and Infiltration ponds)? I have no idea as to the materials, heights, setbacks, etc. of referenced fence.					
76	Stormwater		Janet Rogatz	9-Jun-16	9-Jun-16	Trustee	
77	General	In general, I believe it the proposal to be contrary to what is needed in this community. It will not create jobs. It will not increase population, it will not attract young families nor will it improve the housing market. In fact it would appear it meets none of the proposals suggested in the cities own short-term, mid-term or long-term priorities.	Joyce Volmut	24-Jun-16	24-Jun-16		
78	Wetlands & Buffers	The proposal is in fact dull, shows no imagination and most of all infringes on critical wetland areas of which I am most concerned.	Joyce Volmut	24-Jun-16	24-Jun-16		
79	General	People who move to this area do so because they are at one with the environment. Most programs the city, as well as the schools and special interest group, all involve some element of the environment and the beauty that surrounds the area. That is the uniqueness of Sequim and the most constant comment when people are asked why they continue to live here.	Joyce Volmut	24-Jun-16	24-Jun-16		
80	Wetlands & Buffers	Building 98 houses on 41 acres, encroaching wetlands and impacting wetland bluffs to build roads seems a waste of prime land use. If the area needs to be developed then enhance the beauty that is there.	Joyce Volmut	24-Jun-16	24-Jun-16		
81	Wildlife Habitat	Since I have lived on Eunice, I have been amazed at the abundance of wildlife that frequents my neighborhood, Deer, California Quail, a multitude of birds -Eagles, Red tail Hawks,chickadees, nuthatches, bushtits, woodpeckers, Stellar Jays, swallows, cedar waxwings, plus many migratory passerines. The wetlands described are part of the reason for their abundance. They and the streams in the area are critical to the wildlife I enjoy and critical to me.	Joyce Volmut	24-Jun-16	24-Jun-16		
82	Traffic	Just had to comment on our new subdivision....we live on E. Pheasant Ln and are concerned about the additional traffic on our nearby roads. We walk frequently along Silberhorn and up around Home Estates....will the current roads handle the additional car use? Silberhorn is already crazy busy with many drivers far exceeding the 25 mpg limit. How will this be addressed?	Dail & Terri Hurdlow	17-Jun-16	17-Jun-16	Neighbor	

83	Traffic	<p>Consultants traffic study reports that there will be an additional 933 trips related only to the 98 houses in the Legacy Ridge development. A quick read of the traffic study mentions Reservoir traffic, but not Happy Valley Rd west of 3rd Ave. It does not speak of additional trips added from the connection of 7th Ave. from Silberhorn Rd. to Reservoir and Happy Valley Rds. The City needs to consider these trips. Here are my questions and concerns.</p> <ul style="list-style-type: none"> <li>• How many trips will be added due to connection of 7th Ave between Silberhorn and Happy Valley?</li> <li>• Who pays for the connection of 7th? I feel it should be 100% paid by the developer.</li> <li>• Who pays for mitigation of the added trips from Reservoir and Happy Valley Rds.? Partly the developer, partly the city?</li> <li>• What about safety issue of speeders on 7th Ave from HWY 101 overpass to Washington? The traffic study should be amended to study traffic and the number of trips from Happy Valley Road west of 3rd Ave. Many of these trips will now go along 7th to Safeway and the big box stores. The City also needs to study speed along 7th, especially north of the overpass. There is unobstructed travel from Silberhorn Rd. to Washington St. North of the overpass, travel is downhill all the way to Washington St. Very few of these cars seem to travel at 25 mph speed limit. The City needs to consider safety and speed as well as number of trips. If the average current trips are exceeding the speed limit, you can extrapolate the number of added speeding cars with 933 trips, PLUS Reservoir Rd. and west Happy Valley Road trips. The City has an obligation to consider the speed on 7th Ave. and the number of trips beyond the Legacy Ridge development's 933 trips. There needs to be a plan for additional</li> </ul>	Laura Dubois	15-Jun-16	15-Jun-16	Resident		
84	Wetlands & Buffers	<p>As residents of the 5 acre parcel at 1973 S 7th Avenue, adjacent to the proposed Legacy Ridge development, we have spent some time studying the various maps available. We see that great care has been made to protect the natural wetlands, particularly Tracts C and D. It is of great concern to us that there is no record or acknowledgement of the water channel that empties out of our northern property line and into the proposed development. When it rains and the ground gets saturated, which happens quickly on these soils, there is a strong flow of water in the channel. There is standing water in this channel for much of the winter. We have always thought that this watercourse contributed to the wetland areas. When the water starts flowing in the rainy season, we know that we'll soon see water in the pond (Tract C) that is visible from our house. If the flow is obstructed by the development, it is very likely that the water will back up and flood our property. Our parcel borders the proposed development on our north and west boundaries. The channel starts about 225 feet down and 80 feet in from our southwest corner. The channel meanders downward through our property and empties 136 feet from our northwest corner, or into lot 86 of the Legacy Ridge plan. The eastern two thirds of our property largely drains into this channel.</p>	Liann Finnerty	23-Jun-16	23-Jun-16	Resident		
85	General	<p>Today's PDN did not say who the developer is for Legacy Ridge? Also, I would like to know how far down River Road do the Sequim water and sewage pipes go? and how much farther it is the the proposed ? Will the sites be hooked up to Sequim utilities?</p>	Mary Bell	17-Jun-16	17-Jun-16	Resident		
86	Sewer	<p>Many thanks, and I now know that the Sewer line on River Road ends around Grant? I do not remember when it extended up to Emerald Highlands, do you on Sequim Ave? Know that Silberhorn is not sewer all the way thru. I think Irvin Boyd would be pleased with a nice development. We all enjoyed our cattle and chats with him many years ago. I got confused about Legacy, and Reservoir Rd, and thought we were talking about the proposed reservoir on south River Rd</p>	Mary Bell	22-Jun-16	22-Jun-16	Resident		

87	Stormwater	As a property owner, on Eastgate Place, adjacent to the proposed Legacy Ridge Development, I have many concerns regarding the project plans. My major concern relates to the water runoff and dispersal problems that currently exist in the greater area of our home .	Pat Moored	16-Jun-16	16-Jun-16	Neighbor		
88	Stormwater	As evidenced by the significant water problems over this past winter and over the winter into early 2007, any additional water from surface runoff or inability of 'pond' collections to adequately process 'planned' storage and dispersal of water from the project would severely impact neighboring properties .	Pat Moored	16-Jun-16	16-Jun-16	Neighbor		
89	Stormwater	I have a number of pictures from last winter and from 2007 which show the inability of existing area ditches, drains and collection basins to handle exceptional water.I would welcome the opportunity to share some of these pictures with you. The soil in this area simply does not drain well . The water encountered in the two instances noted, did not drain in a few hours or a few days ; in fact it took weeks for the water to sufficiently recede . In the past, there have been several instances of water underneath or dangerously close to area homes. I have a great difficulty accepting that the project storage ponds could in any way be sufficient to handle anything like we have seen in the past and very well will see again . With the vast majority of the now vacant project area to be covered with asphalt and homes, there certainly will be a lot more surface water directed to the ponds and ultimately, potentially, to adjoining properties . The project plan for a gravity fed system to divert storage water from the second pond 'in an emergency' simply could not handle anything close to the volume of storm water which may be encountered . I see a very real possibility of damage to all areas of adjoining properties, including paved streets and driveways, septic systems and significant structural damage from additional water from the project .	Pat Moored	16-Jun-16	16-Jun-16	Neighbor		
90	Stormwater	Concern : Ponds will not sufficiently handle the amount of runoff water generated by the development resulting in flooding of properties on Eastgate Place and surrounding areas over and above what has been experienced in the past . Recommendation : Deeper and more extensive and thorough, over a period of time, analysis and testing of existing water runoff activity and capabilities .	Pat Moored	16-Jun-16	16-Jun-16	Neighbor		
91	Aesthetics & Landscaping	Concern : Planned trees will surely grow too high and will obstruct our views of the hills to the south . Why are they necessary ? Recommendation : Shrubbery would be more appropriate ; e.g., Oregon grape, butterfly bush, ocean spray, low-growing trees .	Pat Moored	16-Jun-16	16-Jun-16	Neighbor		
92	Character of the Neighborhood	Concern : The housing density in the project is unsuited to the proposed site and in comparison to what is already in the Happy Valley area . Why have ninety-eight homes packed together in such a small space ? What an eyesore ! Recommendation : Lower the density in keeping with the rural setting .	Pat Moored	16-Jun-16	16-Jun-16	Neighbor		
93	Site Layout	Concern : The pond maintenance access road is too close to the properties on the south side of Eastgate Place . Recommendation : Locate the said access road to the south side of the drainage pond and also install a locked gate to restrict access . Perhaps relocate the two 'ponds' to another area more centrally located within the project	Pat Moored	16-Jun-16	16-Jun-16	Neighbor		

94	General	I have a number of other 'concerns', including : traffic and congestion, increased demand on existing city water and power infrastructures, noise [from several sources, including the 'dispersal' system], who's going to purchase said homes[ is there really a demand and are there 'jobs' ?], negative impact on area wildlife and existing oak trees, damage liabilities of impact on neighboring properties, are we considering the possibility of effects on project resources and capabilities from the "Sequim Earthquake Fault" ?, do we really have enough detailed information about the water table in the area ?, etc. .	Pat Moored	16-Jun-16	16-Jun-16	Neighbor		
95	General	As A resident of Sequim for over 15+ yrs and hearing bua the PDN about a new planned developemnt I AM VERY OPPOSED TO MORE DEVELOPMENTS! KILL and STOP this development plan! NO MORE BIG BOX/CHAIN STORES IN SEQUIM AND NO MORE DAMN DEVELOPMENT! Sequim does not and must not become the "hub" of the Peninsula like the Corrupt City council wants and MUST REMAIN RURAL AND FARMING AREA! So please kill and stop this Legacy Ridge Development as Sequim already has more than enough "planned developments"	Noelle Levesque	17-Jun-16	17-Jun-16	Resident		
96	Flooding & Stormwater	Flooding . Since 1997, my property has flooded 5 times. After the 3rd flood event, I installed a 500 foot curtain drain around my property. This past winter, I pumped approximately 2,592,000 gallons of ground water, that's 346,500 cubic feet of water, from my backyard, over a period of 60 days. This prevented that same amount from going into the crawlspace beneath my house, as it had on three previous flood events. To give you a sense of scale, it is about nine iron shot from my backyard to the center of the proposed settling/infiltration pond, associated with the development. As you can imagine, adding runoff from an additional 21 hard surfaced acres, to an already overburdened flood area, can only exacerbate an already difficult situation.	Pat Clark	22-Jun-16	22-Jun-16	Neighbor		
97	Light Pollution	Light Glare and Light Trespass. Having worked with the sometimes reluctant City Council, and a wonderfully supportive City Staff, on the adoption of the current street lighting plan, I believe that adding additional street lighting in the proposed development will absolutely add glare and light trespass, to a presently dark night sky. If I understand the matter correctly, the present street-scape plan allows the usage of two different light standards; one Dark Skies Approved and the other horridly polluting, but still approved, " Nevada" style light standards, found up and down main street and in most of the big box store parking lots. As long as it remains the choice of developers to use the slightly cheaper light polluting " Nevada" standard, one can safely assume that it will be incorporated into this proposed development.	Pat Clark	22-Jun-16	22-Jun-16	Neighbor		
98	Traffic	Traffic Matters. If you actually queried the hundred plus people who live on Falcon Road, as to the single greatest benefit of living here, I believe they would nearly unanimously agree that the chief benefit is the lack of thru traffic. That benefit is felt in minimal traffic noise, freedom to walk safely (a virtue which draws walkers from the entire surrounding area) and piece of mind that one's grand child will not be run over by the next drunk driver, should he or she wander onto Falcon road.	Pat Clark	22-Jun-16	22-Jun-16	Neighbor		

99	General	As a resident of Sequim I am writing this letter to the City opposing the Legacy Ridge Subdivision Application ("Development") as proposed and posted on June 3, 2016. This Development does not meet the requirements or intent of the Sequim Municipal Code in protecting residents or neighboring property Owners. Specifically, it places neighboring properties at risk from flooding, imposes other unacceptable conditions related to the disposition of storm water, and does not make sense for community welfare. I intend to ask that the City Council not approve the Application.	Thomas Mulhern Jr.	20-Jun-16	22-Jun-16	Neighbor		
100	Flooding & Stormwater	The Legacy Ridge 1 Development proposes diverting over 21 acres of storm water runoff to a lower level, 1.6 acre site located at the southwest corner of the Development site. There are nine (9) homes on Eastgate Place, bounded on the West by Falcon Road, that are contiguous and down-gradient from the 1.6 acre site. As proposed, the Legacy Ridge storm water runoff would move through a wetpond and large infiltration pond on the Development site. The majority of storm water leaving the ponds would add new and excessive stormwater flow to the nine (9) contiguous properties along Eastgate Place.	Thomas Mulhern Jr.	20-Jun-16	22-Jun-16	Neighbor		
101	Flooding & Stormwater	Properties on Eastgate Place and those located next to or in close proximity to Eastgate Place already experience periodic flooding and/or standing storm water. The City of Sequim " Storm and Surface Water Master Plan" , prepared by Herrera Environmental Consultants, dated February 25, 2106, states: •"Flooding of private property within the City and UGA (is) caused by runoff from the west Happy Valley (outside of the UGA in the county) entering Eureka ditch near Mockingbird Lane", ana •"Flooding on Silberhorn Road (is) caused by unmitigated flow from distant south and/or under-sized ditch and culvert (between South 7th and Petal Lane). New development to south would exacerbate. Existing ditch currently flows through undeveloped area and ends at Silberhorn road. 'Property on north side of culvert under Silberhorn floods."	Thomas Mulhern Jr.	20-Jun-16	22-Jun-16	Neighbor		
102	Flooding & Stormwater	Diverted storm water runoff and drainage from the "Development" onto neighboring properties comes with a serious health hazard risk from destroyed home septic systems. Please note that all nine (9) homes on Eastgate Place have septic systems as do most of the surrounding homes located on- or off of- Falcon Road.	Thomas Mulhern Jr.	20-Jun-16	22-Jun-16	Neighbor		
103	Flooding & Stormwater	Excess runoff will adversely impact home foundations and crawl spaces leading to depreciation of property values.	Thomas Mulhern Jr.	20-Jun-16	22-Jun-16	Neighbor		
104	Flooding & Stormwater	Excess runoff will create surface water ponds which will, at the least, interfere with the enjoyment of private property.	Thomas Mulhern Jr.	20-Jun-16	22-Jun-16	Neighbor		
105	Flooding & Stormwater	Adding 21 acres of storm water drainage from the Legacy Ridge Development project to an area that already suffers from City priority-designated storm water problems cannot be allowed. As such and per Sequim Municipal Code, the Legacy Ridge Development cannot divert stormwater runoff to "Ponds" at the southwest corner of the Plat site as shown.	Thomas Mulhern Jr.	20-Jun-16	22-Jun-16	Neighbor		

		Several related unacceptable conditions result from the proposed Development stormwater runoff to "Ponds" at the southwest corner of the Plat site: a. Public safety if children/adolescents gain access to the ponds and hurt themselves; b. The potential for mosquitoes and odors to develop if Developer/Owner does not effectively maintain Ponds in perpetuity; c. Potential noise being generated when the energy dissipating device operates in the Infiltration Pond; d. The Location of the gravel service road for Ponds maintenance invites vandalism at homes along the south side of Eastgate Place; e. The Landscape buffer along the south side of Eastgate Place homes includes trees that can grow to 120 feet tall. Until these are mature they will not block the view of the Ponds and when they are mature they will block the views of the mountains; f. There will be a loss of bird, animal and vegetation habitat in creating ponds and installing the Landscape Buffer and gravel service road to the Ponds; g. The drainage pipe delivering stormwater runoff to the Ponds runs through the 75 foot wetland and buffer. There should be no construction within this buffer; h. Excavation for the proposed Pond locations is considered by Tierra Right of Way Services, Ltd. to have a high to very high potential to impact archaeological deposits.					
106	Flooding & Stormwater		Thomas Mulhern Jr.	20-Jun-16	22-Jun-16	Neighbor	
107	Water	The City is already suffering from potable water shortages. The addition of 98 homes will further add to this shortage and create more problems for ALL residents.	Thomas Mulhern Jr.	20-Jun-16	22-Jun-16	Neighbor	
108	Real Estate Market	There are currently over 400 lots of land for sale in Sequim and over 200 twobedroom single family homes for sale (Zillow, June 7, 2016). Why should 98 lots for 98 homes be added? There is currently an oversupply of properties that will be adversely affected by the addition of more lots coming on to the market.	Thomas Mulhern Jr.	20-Jun-16	22-Jun-16	Neighbor	
109	Traffic	Two Right-of-Ways at the southwest corner of the upper level of the Development (at home sites) are planned. These imply that the next phase of Legacy Ridge Development will bring vehicular traffic from the Legacy Ridge lots and homes to Falcon Road. This increased traffic will significantly impact residents living along Falcon Road and/or along streets that tie in to Falcon Road all the way up to Silberhorn (i.e., Mockingbird, Eastgate Place, Quail, Pheasant, etc).	Thomas Mulhern Jr.	20-Jun-16	22-Jun-16	Neighbor	
110	Traffic	Despite the fact that "Traffic Studies" have been conducted and the opinion of the Traffic consultant anticipates otherwise, future traffic patterns at the the corner of 7th Avenue and Silberhorn will result in numerous vehicular accidents. These accidents carry the potential of loss of life or serious, permanent injury. One accident would be too many.	Thomas Mulhern Jr.	20-Jun-16	22-Jun-16	Neighbor	
111	Character of the Neighborhood	Residents have purchased homes and property in this area so that they can enjoy a more "rural" existence. Increased population, traffic, noise, and demands on natural resources will completely and negatively change the character of this area.	Thomas Mulhern Jr.	20-Jun-16	22-Jun-16	Neighbor	
112		The three basic issues outlined above generate undesirable impacts beyond the boundaries of the Legacy Ridge Development and violate passages of the Sequim Municipal Code as referenced below:	Thomas Mulhern Jr.	20-Jun-16	22-Jun-16	Neighbor	

