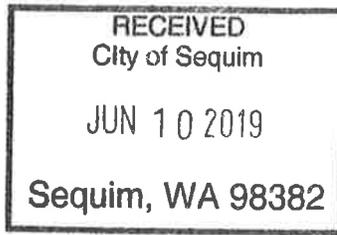


Exhibit 8.d.

June 10, 2019

City of Sequim
Department of Community Development
152 W. Cedar Street
Sequim, WA. 98382



Hand Delivered

Re: Legacy Ridge Subdivision

Dear Mr. Berezowsky, the DCD and the City of Sequim:

I recognize that the Development Team has made modifications in an attempt to satisfy City and Resident concerns as well as meeting Code requirements. I was one of 21 residents who raised a series of exceptions detailed in a four-page letter to Ms. Charisse Deschenes and the City of Sequim, dated June 20, 2016 (Re: "Legacy Ridge Subdivision Notice of Application Resident Comments").

Despite modifications, I maintain that the following should be considered in the City's REJECTING the Legacy Ridge Subdivision submission as it currently exists:

1. Stormwater Management

The December 21, 2018 Wetland Resources, Inc. Critical Areas Study and Buffer Mitigation document is based on 96 (NINETY SIX) proposed single family lots (not 97 as shown in THE Pace December 27, 2018 cover letter, or 98 shown in City of Sequim posted signs and Notice of Application issued in 2019). An increased density results in increased stormwater run-off and affects the size and location of the wet- and infiltration- ponds.

The December 2018 revised location of the two-cell wet pond is not 100 feet from the property line as indicated in the Development Team's " Legacy Ridge Neighborhood Comment Response Matrix" on page 3. Stormwater Management, point 4. The wet pond remains within 25 feet of the contiguous lot number 6 (commonly referred to as 80 Eastgate Place). This proximity still could result in stormwater down-gradient flow and infiltration into that homeowner's property.

The change of the geometry of the wet pond and the change of the location of the infiltration pond now better ensure the likelihood of no stormwater migration to *most* adjacent properties on Eastgate Place, however, the property at 80 Eastgate Place remains in jeopardy.

2. Traffic

The updated December 2018 Traffic Study conducted by the Development's Team indicates that traffic associated with 96 (NINETY-SIX) single family lots is within safe parameters. The greater the density, the greater chance of traffic accidents. Ninety-seven lots is too many.

3. Reasonable Expectations for a Single Family Residence (R 4-8) Area

A resident should have a reasonable expectation of what shall be constructed on an adjacent property zoned as "Single Family Residence" such as the Legacy Ridge Subdivision zoning classification. Homes, streets, sidewalks, fences, garages, and sheds are all reasonable. Multiple acres of stormwater drainage ponds, surrounded by berms that are topped with chain link fences and service roads are not reasonable in this zoning classification. This should not be allowed.

4. Impact on use, enjoyment and property value

I maintain that the close proximity of the two-cell wetpond will generate undesirable impacts beyond the property line and will substantially impact the reasonable use and enjoyment of the 80 Eastgate Place property by the homeowner. Ultimately this has the potential to reduce the value of the home at 80 Eastgate Place. I know it is only ONE home, but consider if this was YOUR home. My home is my single largest asset.

5. Protecting Sequim's Garry Oaks

The revised location of the Infiltration Pond now engulfs the mature Garry Oak on the Development property. If allowed to move forward, this endangered remnant of Sequim's natural uniqueness will be lost. It will be killed by standing water in the Infiltration pond and the site disturbance required to construct the pond.

I have been informed by the DCD that Section 18.24.070* of **Sequim's Code does not apply to the Legacy Ridge Subdivision.**

*Sequim Code implores the preservation and protection of the Garry Oak, and Section 18.24.070 B 1. and 2. Calls for "minimizing of site disturbance... preserve open space, native soils and vegetation..."; "Building or... construction shall not take place within the drip line of existing Garry Oak trees".

DCD has indicated that:

"When you read the "Purpose" section of Chapter 18 Design Standards you will find the following Language:

18.24.010 Purpose.

The purpose of this chapter s to provide guidance and standards for the site and structural development of commercial, industrial, mixed use, and multifamily projects in order to maintain the vision of the rural heritage of the city of Sequim. This chapter applies to new commercial, industrial, mixed use and multifamily structures, not addition to or renovations of existing structures. This chapter does not pertain to a detached single-family dwelling, duplex, triple or fourplex, unless associates with a mixed use development (emphasis added)."

I ask that the City and the City's General Counsel reconsider exemption from these Code requirements.

6. Guaranteed Maintenance Repair of Stormwater Management System (ponds, roads, landscape, etc.)

The Homeowner's Association of the Legacy Ridge Development will be responsible for maintaining the Stormwater ponds, road, landscape buffer and site once the Developer is gone.

Residents of the surrounding properties have no insurance that proper maintenance and upkeep will be performed by the Homeowner's Association, with litigation against the Homeowner's Associating the only remedy for trying to enforce maintenance and upkeep. A lack of proper maintenance could result in odors, pests and annoyances to the surrounding property Owners.

The City should require the Developer provide a performance bond or other appropriate instrument covering a period of at least 25 years. Performance bond funds could be accessed for repair, maintenance, management and upkeep should the Homeowner's Association neglect any of their responsibilities attendant to the Stormwater Management System et al. An appropriate amount would be determined prior to the City providing approval of the Subdivision.

I appreciate the opportunity to go on record that the Legacy Ridge Subdivision does not meet Code or the spirit of the future of Sequim.

Respectfully submitted,



Janet L Rogatz, Trustee
Janet L. Rogatz Trust as Owner of 80 Eastgate Place, Sequim

Cc: file