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August 13, 2019

City of Sequim  
Planning Review Staff  
152 W, Cedar Street  
Sequim, WA 98382

RE: Application request for Home Subdivision, Phase B

Dear Review Staff,

Green Crow Investments Co., LLC, is herewith submitting an application for the subdivision of approximately 9.14 acres located at the end of Comfort Way and Rolling Hills Way, in a portion of the SW quarter of the NW Quarter, and NW quarter of the SW quarter, in Section 30, Township 30 North, Range 3, W.M. The property is referenced by Assessors tax parcel number 033030-590000. It is legally described as Home Phase A&B Parcel B.

The proposal includes the creation of 33 residential lots, ranging in size from 6,400 SF to 12,700 SF in area. The net acreage of the proposal (total acres minus planned right-of-way) is 7.11 acres (9.14 acres minus 2.03 acres of right-of-way). At that size, the minimum number of lots allowed under the R4-8 Zone is 29, making the proposal compliant with the minimum density requirements of the R4-8 Zone. It is expected that at least 1,600 cubic yards of road base material will be imported for the construction of the planned streets. No removal of excavated material from the site is planned at this time. Parking for future residential uses will consist of a minimum two parking spaces provided on each lot at the time of development, and a parking strip planned on one side of the street as required under current design standards; except that no street-side parking space is planned for the area abutting the Open Space containing the large Garry Oaks (See Preliminary Circulation Layout, attached).

The topography of the site is relatively flat, with soils consisting of Sequim Very Gravelly Sandy Loam and Sequim-McKenna-Mulkilteo Complex. Permeability is rapid and somewhat excessively drained. Given these characteristics, the project has been designed for on-site treatment and infiltration of stormwater. The property is identified on the Clallam County Critical Areas Map as being Critical Aquifer Recharge Area. The site is also served by private roads (Rolling Hills Way and Comfort Way) as Home Phase A was approved with private streets. The community is not gated.

**Landscaping.** The proposal also includes the dedication of 17,131 SF of open space, which will include five, large Garry Oaks that will be preserved under the proposed design. In addition to the preservation of these specimens, the project also proposes street trees to be planted between 25 to 45 OC, depending on infrastructure and driveway access locations. The proponent is considering varieties of American Hornbeam due to hardiness, fall color and reduced root space needs. Landscaping of the future home sites will be required as provided for in the Home Subdivision CC&Rs (see attached).

**Phasing.** The project is being proposed in accordance with SMC 17.26.030, in four (4) phases: Phase B-1 consisting of 10 lots, Phase B-2 consisting of four lots, Phase B-3 consisting of 11 lots, and Phase B-4 consisting of eight lots. The phasing plan is graphically depicted in the preliminary plans and on the Preliminary Plat Map (see attached). All required infrastructure necessary to serve each phase will be constructed prior to final submittal of each corresponding phase. Adequate circulation and other amenities for each phase will be provided as follows:

- *Phase 1.* The first 360 LF of extension of Comfort Way, and Comfort Court will be constructed. This will provide the cul-da-sac turn-around at Comfort Court and a hammer-head feature at the intersection of Comfort Way and Comfort Court.
- *Phase 2.* Phase 2 will continue the extension of Comfort Way and will include a hammer-head feature extending 30-feet into the planned extension of Rolling Hills Way to facilitate turn-around.
- *Phase 3.* This phase will complete the loop between Rolling Hills Way and Comfort Way.
- *Phase 4.* This will complete all phases of the development with the final extension of Comfort Way. The road will terminate in a cul-de-sac since there is no possibility of an extension to neighboring roads from that point.

All related in-ground utilities will be installed for each phase. Depending on market demand, Green Crow may complete more than one phase at a time, but requests that the option be left open to allow the completion of the phases in sequence.

**Enclosures.** Enclosed, please find the following:

- Completed Subdivision Application with Vicinity Map
- Statutory Warranty Deed verifying ownership of the property
- Draft Subdivision Map (full-sized, five copies) for Home Phase B
- Completed Environmental Checklist
- Preliminary Stormwater Control Plan, Zenovic & Associates, August 7, 2019
- Geotechnical Report, Zenovic & Associates, August 5, 2019
- Traffic Impact Analysis, Jake Traffic Engineering, Inc., October 4, 2018
- Copy of Pre-Application Letter from City of Sequim, April 13, 2018

- Copy of Amended and restated Declaration of Protective Covenants, Conditions, Restrictions and Easements for: Home, August 2018
- Preliminary Engineered Plans (one full-sized copy, 1 reduced-sized copy), Zenovic & Associates, July 31, 2019.
- Two (2) sets, addressed and stamped envelopes to property owners within 300-feet of the subject property, including copy of labels sheets, Assessor's data base, and map showing the Assessor's query range for the addresses
- Zip drive containing electronic copy of all application materials
- Check for \$2,790 (\$1,250 application, \$1,540 Environmental Checklist).

Thank you for your consideration on this matter. If you have any questions regarding this information, or need additional information to help in your evaluation, please contact me at 360-417-3669 or by email at [bruce@greencrow.com](mailto:bruce@greencrow.com).

Sincerely,



Bruce Emery  
Green Crow Investments Co., LLC