



October 10, 2019

City of Sequim  
Tim Woolett, Senior Planner  
152 West Cedar Street  
Sequim, WA 98382

Reference: Lavender Meadows – BSP19-002  
Apex Job No.: 29928.01

Dear Mr. Woolett:

The following is in response to the comments received on September 25, 2019.

Public Works Comments:

1. Reference the SEPA Submittal Checklist, item 14. The applicant answered “N/A” for Critical Areas. The irrigation ditch and Gierin Creek water feature is depicted on wetlands maps. A wetlands survey by a licensed professional is required.

The irrigation ditch is not a stream per report by Ecological Land Services (ELS) and according to the Department of Ecology, Washington Department of Fish and Wildlife, and the Jamestown S’Klallam Tribe.

2. The irrigation ditch and Gierin Creek, which traverse the site in a northeasterly direction shall be identified on the plat, showing the requisite easements (written or unwritten) and the preliminary plat must be revised to show no building and structure encroachments across said easements.

The irrigation ditch is not a stream per report by Ecological Land Services (ELS) and according to the Department of Ecology, Washington Department of Fish and Wildlife, and the Jamestown S’Klallam Tribe. The Sequim Prairie Tri-Irrigation Association has provided comments regarding the specifics of their irrigation easement, relocation, and piping of the ditch. Applicant shall have any changes to the existing irrigation ditch meet the approval of the Sequim Prairie Tri-Irrigation Association. Prior to the Final Binding Site Plan approval an easement will be provided as necessary for the irrigation conveyance.

3. Reference the SEPA Checklist, A.8. Additional geotechnical/stormwater studies shall be provided to address seasonal groundwater fluctuation, in addition to any effects associated with the presence of Gierin Creek and irrigation ditches upon the function of the proposed development stormwater facilities, and vice versa

The irrigation ditch is not a stream per report by Ecological Land Services (ELS) and according to the Department of Ecology, Washington Department of Fish and Wildlife, and the Jamestown S’Klallam Tribe. All stormwater generated on site will be treated and released in compliance with the City of Sequim Stormwater Manual. Furthermore, Sequim Prairie Tri-Irrigation Association adjusts the flow of



the irrigation by shutting off the water completely during the winter months.

4. Reference the SEPA Checklist, B.1.h. Reference is made in the section regarding stormwater permitting to Pierce County.  
The project's stormwater design will meet the City of Sequim Stormwater Design Manual ordinance.
5. Reference the SEPA Checklist, B.3.a(2). An affected water way that should have been addressed is Gierin Creek and the irrigation ditch.  
The irrigation ditch is not a stream per report by Ecological Land Services (ELS) and according to the Department of Ecology, Washington Department of Fish and Wildlife, and the Jamestown S'Klallam Tribe. Sequim Prairie Tri-Irrigation Association has provided comments regarding the specifics of their irrigation easement, relocation, and conveyance. Any proposed design changes to the existing irrigation conveyance shall meet the approval of the Sequim Prairie Tri-Irrigation Association.
6. Reference the SEPA Checklist, B.3.c(3). Applicant shall confirm that the proposal will not alter or otherwise affect drainage patterns in the vicinity of the site by addressing Gierin Creek and the irrigation ditch. Confirm that Gierin Creek is not a seasonal flood channel.  
The irrigation ditch is not a stream per report by Ecological Land Services (ELS) and according to the Department of Ecology, Washington Department of Fish and Wildlife, and the Jamestown S'Klallam Tribe. The Applicant will comply with the Sequim Prairie Tri-Irrigation Association requirements to maintain the irrigation conveyance.
7. Reference the SEPA Checklist, B.7.a(1). Confirm that there are no previous findings regarding past agricultural use with respect to soil reuse or disposal. Reference any previous Phase 1 Environmental Site Assessment.  
Applicant has completed a Phase I which indicates no known environmental concerns.
8. Interior streets shall be stubbed to the development boundaries to connect with Gierin Creek Lane as well as the adjacent properties to the south of the development. The City of Sequim's Comprehensive plan requires connectivity to adjacent properties located within the Urban Growth Area (UGA).  
Prior to Final Binding Site Plan, Applicant shall provide access and utility easements for future connectivity to the following locations:
  1. 40' width north to the boundary of parcel 32-0060 (Reference Callout #7)
  2. 40' width south to the boundary of parcel 33-9030 (Reference Callout #5)
  3. 40' width south to the boundary of parcel 33-9010 and 33-9020. Easement shall split the boundary with 20' on each side of the boundary of 33-9010 and 33-9020. (Reference Callout #4)
9. Interior streets connecting to Gierin Creek Lane, Port Williams Road, Sequim Avenue and properties to the south of the proposed development shall be public streets built to city standards for local roads, per SMC 18.62.040.B.6a and 6e.  
All interior streets shall remain private and be built to the private mobile home park standard as depicted on Sheet 1 of the Binding Site Plan. Prior to Final Binding Site Plan, Applicant shall provide access and utility easements for future connectivity. (Reference Callout #6 and 8)
10. Interior public streets shall be built to Local Street Design Standards per SMC 17.32 and 17.48; and

shall be provided with pedestrian-scale street lighting. The local street standard is 10' travel lanes, each direction, 6' sidewalks, both sides, 4' landscaping strips, both sides between the sidewalk and travel lanes, 8' parking lanes on one side and a 1' buffer behind the sidewalk on both sides for a total of 50' in required right-of-way.

All interior streets shall remain private and be built to the private mobile home park standard as depicted on Sheet 1 of the Binding Site Plan. (Reference Callout #8)

11. Dedicate additional right-of-way at the northwest property boundary near the roundabout at Sequim-Dungeness Way and Port Williams Road to accommodate proposed improvements.

Prior to Final Binding Site Plan Approval, Applicant shall dedicate additional right of way at the corner of Sequim-Dungeness Way and Port Williams Road. (Reference Callout #1)

12. Frontage Improvements – Half street improvements and right-of-way dedication will be required along the Sequim-Dungeness Way and Port Williams Road frontages to include travel lane, bike lane, curb, gutter, sidewalk, pedestrian-scale street lights and landscaping. Sequim- Dungeness Way is a minor arterial and requires for a half-street improvement 6' of a half of a two-way left turn lane, 11' travel lane, 6' bicycle lane, 4' minimum landscaping, a 6' sidewalk and 2' of buffer behind the sidewalk for a total of 35' width of half-street improvements. A 5' easement for communication and power utilities is also required in addition to the above stated right-of-way.

Applicant shall provide the following frontage improvements:

- Sequim-Dungeness Way – Half-street improvements consistent with the exhibit “Lavender Meadows Offsite Street Sections” which is dated 08/07/19 (see attached). Improvements shall stop at station 18+70.72 at the north end of Sequim-Dungeness Rd in order to align with the future traffic circle improvements being constructed by the City. (Reference Callout #2)
- Port Williams – Half Street improvements consistent with the exhibit “Lavender Meadows Offsite Street Sections” which is dated 08/07/19 (see attached). Improvements shall stop at station 50+00 at the west end of Port Williams Rd in order to align with the future traffic circle improvements being constructed by the City. (Reference Callout #3)
- Applicant shall be permitted to cut the existing asphalt at the fog line.

13. Manufactured home park streets shall be illuminated per SMC 18.62.040B.14.

Applicant shall address at the time of Grading Permit Application

14. Manufactured home park streets shall be named and signed in accordance with SMC 18.62.040B.6.f.

Applicant shall address at the time of Grading Permit Application

15. Reference Figure 1 of the Traffic Impact Analysis (TIA). Show channelization of the lanes at all study intersections. Alternatively, a section describing the lane configuration at each study intersection may be provided.

This information has been added to the appendix and referenced in the narrative.

16. Reference Table 2 of the TIA. Disambiguate “Stop” control to be two-way or all-way stop control.

Table 2 has been modified reflecting that two-way stops are located at Sequim/Fir and Sequim/Hendrickson.

17. Reference page 8 of the TIA. The TIA states the Level of Service (LOS) standard on Washington Street



as LOS F between 5th Avenue and Brown Road in the downtown core area and cites Chapter 4 of the City of Sequim Comprehensive Plan as the source of this Standard. Comprehensive Plan reference TR 4.3.8 does not state a LOS F for Washington Street. Provide the Comprehensive Plan reference or citation for the LOS F standard for the city core area (5th Avenue to Brown Road).

[The mention of LOS F has been removed from the revised TIA.](#)

18. Reference the Table 4 of the TIA. Confirm that none of the transportation improvement projects in Table 4 will impact the results of the subject TIA. Include a brief statement in the TIA regarding these projects, and how, if at all, they affect the analysis (TIA).

[Additional narrative regarding the expected effect of Lavender Meadows on each project has been added to the revised TIA. See revised TIA for details.](#)

19. The AM peak hour is not being studied as part of the TIA. Note in the TIA that AM trips generated by the project are for informational purposes only.

[Additional narrative has been added to section 4.1 regarding the project PM peak traffic and the project AM peak traffic. See revised TIA for details.](#)

20. When taking into consideration traffic volumes, driveway/approach/intersection spacing, and the location of the roundabout, a two-way left-hand turn lane is warranted on Port Williams Road.

[This access has been reviewed for left turn lane warrants and a left turn lane is not warranted using standard traffic engineering methodology as provided by WSDOT. It is understood that further design review might take place at this intersection. See revised TIA for details.](#)

21. Coordinate with Clallam County Transit for the design and installation by the developer of a bus pullout and stop along Sequim Avenue.

[Prior to Grading Permit Approval, Applicant shall work with Clallam County transit to provide a bus stop location.](#)

22. The submitted Geotechnical study does not appear to propose a recommendation for a Permeable Asphalt road cross section. Recommendations for permeable concrete were suggested in the report, however the preliminary road cross section shows Permeable Asphalt.

[Geotechnical study has been updated with a permeable asphalt section \(Reference Callout #9\). Prior to Grading Permit Approval, Applicant shall submit a revised geotechnical report.](#)

23. Provide design for City potable water service consistent with Sequim's adopted Water System Plan Water (capital facility plan) and utility standards per SMC 17.20.040(C) and 17.48. The proposed design shall include a hydraulic analysis to verify the adequacy of the design to meet Sequim's service and life safety (fire flow) requirements. Extensions must be built upon public streets or alleys of the City or upon public streets over which the City has recorded easements for such utility lines per SMC 13.100.010. The required minimum water main size is 8" diameter.

[City to complete design.](#)

24. Provide a design and construction drawings for City sewer service consistent with Sequim's adopted sewer System Plan and utility standards per SMC 17.20.040(C) and 17.48. Extensions must be built upon public streets or easements. Manholes are required at the terminus of sewer mains. The required minimum sewer main size is 8" diameter.

[Applicant shall address at the time of Grading Permit Application](#)

25. Fire Hydrant locations and access shall be in accordance with Appendix C of the 2015 International Fire Code per SMC 17.48.040.  
[Applicant shall address at the time of Grading Permit Application](#)
26. Transportation Impact Fees, Parks Impact fees and Sewer and Water General Facilities charges will be collected at the time of building permit issuance for each unit per SMC 22.4.030 and 13.73.030. Fees for each unit shall be the fees in effect at building permit issuance time.  
[Noted](#)
27. Construction drawings for a site development/right-of-way shall include plan and profile for utilities as well as for the roads.  
[Noted](#)
28. Provide evidence that the proposed irrigation design has been reviewed and approved by the Irrigation District.  
[The Sequim Prairie Tri-Irrigation Association has provided comments regarding the specifics of their irrigation easement, relocation, and piping of the ditch. Applicant shall have any changes to the existing irrigation ditch meet the approval of the Sequim Prairie Tri-Irrigation Association. Applicant shall address at the time of Grading Permit Application.](#)
29. Developer shall, during construction, provide a Certified Erosion and Sediment Control Lead (CESCL) for the project, in conformance with Best Management Practice (BMP) C160 from the 2014 Stormwater Management Manual for Western Washington.  
[Applicant shall address at the time of Grading Permit Application](#)
30. The proposed Covenants, Conditions and Restrictions shall be revised to indicate that Permeable Asphalt road ways shall be included as a stormwater facility and shall be maintained in accordance with Best Management Practices by the future HOA.  
[All interior streets and storm facilities shall remain private and will be maintained by the property owner. Property will remain under single ownership as this is a Binding Site Plan Application.](#)

If you have any questions please contact me at (253) 473-4494 ex. 1256, or at [kirkebo@apexengineering.net](mailto:kirkebo@apexengineering.net).

Sincerely,



James (Tres) Kirkebo, III  
Principal