Exhibit 7.a.

JAMESTOWN S'KLALLAM TRIBE
1033 Old Blyn Highway, Sequim, WA 98382 360/683-1109 FAX 360/681-4643

October 18, 2021

ATTN: Mr. Tom Woolett
Senior Planner
City of Sequim
152 West Cedar Street
Sequim, WA. 98382

RE: Request for Comment-Preliminary Subdivision Application No. SUB 21-001-Mariner's Outlook III

Greetings:

The Jamestown S'Klallam Tribe has received a request for comment on the preliminary subdivision application No. SUB 21-001 for Mariner's Outlook III in Sequim, WA. The Jamestown Tribe sincerely appreciates the opportunity to review this project as the project area is located near traditional village sites of the S'Klallam people. The Tribe concurs with DAHP's recommendation of an archaeological survey of the project area prior to ground disturbing activities.

The Jamestown Tribe acknowledges the need for more housing in our area, however the need for affordable housing, as identified in the City of Sequim's 2018 Housing Action Plan Study, should be a priority. Projects like Mariner's Outlook III fail to create housing for the young families and service workers our community depends on.

Thank you for the opportunity to comment on this project. If you need any additional information, please contact me at (360) 681-4669 or lstrong@jamestowntribe.org

Sincerely,

Luke Robbins Strong-Cvetich
Tribal Planner
Jamestown S'Klallam Tribe

Exhibit 7.b.

October 19,2021

Tim Woolett, Senior Planner

City of Sequim

152 W. Cedar Street

Sequim, WA 98382

Dear Mr. Woolett,

The following are comments on the Preliminary Subdivision Application No. SUB21-001 Mariner's Outlook III. The PUD will need additional utility easements to feed this subdivision.

Clallam County PUD requests the following additions to this plat:

1) Include a 10' utility easement in 20' drainage easement centered between Lot 74 and Lot 75. Please see attached sketch for highlighted location.
2) Add 10' utility easement along the western edge of 86,365 SqFt Open Space, and add 10' utility easement along the southern edge of 86,365 SqFt Open Space. Please see attached sketch for highlighted location.
3) Add 10' utility easement along the northern edge of 29,612 SqFt Open Space. Please see attached sketch for highlighted location.

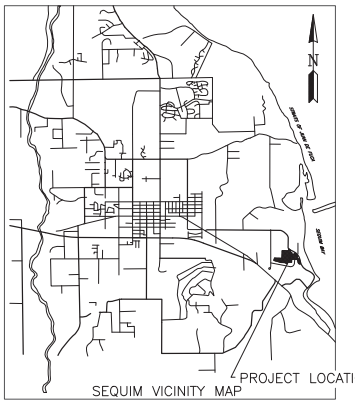
Thank you for your time,

Sincerely,

Julie Metzger

Julie Metzger

Power Systems Project Coordinator



SEQUIM VICINITY MAP

MARINERS OUTLOOK – PHASE III

PROJECT INFORMATION

APPLICANT:	MARINERS INVESTORS, LTD. 6676 GUNPARK DR., STE. D BOULDER, CO 80301
OWNER:	MARINERS INVESTORS, LTD.
PROPOSED PROJECT:	82–LOT RESIDENTIAL SUBDIVISION
ZONING:	R4–8
SETBACKS:	15' FRONT YARD 6' SIDE/REAR YARD
UTILITIES:	POWER – CLALLAM COUNTY P.U.D. #1 SANITARY SEWER AND WATER – CITY OF SEQUIM TELEPHONE – CENTURY LINK CABLE TELEVISION – WAVE BROADBAND
PARCEL NO.:	03–30–27–239050, 249080, 210180, 210140, 210130, 210050, 210125
DATE OF PREPARATION:	JANUARY 2020
PROPERTY DESCRIPTION:	PORTION OF SEC. 27, T30N, R3W, WM
AREA SUMMARY:	82 LOTS TOTAL PROJECT AREA = 28.12 AC± LOT AREA = 19.81 AC± OPEN SPACE AREA = 3.22 AC± CITY R.O.W AREA = 5.10 AC± GROSS DENSITY = 2.92 UNITS/ACRE NET DENSITY = 4.14 UNITS/ACRE

PHASES

1. LOTS 1–25 (25 LOTS)
   TOTAL AREA = 8.39 AC.
   LOT AREA = 6.10 AC.
   OPEN SPACE = 0.68 AC.
   R.O.W. AREA = 1.61 AC.
   GROSS DENSITY = 2.98 UNITS/ACRE
   NET DENSITY = 4.10 UNITS/ACRE

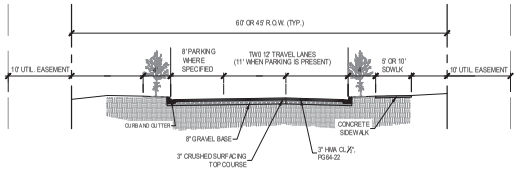
2. LOTS 26–52 (27 LOTS)
   TOTAL AREA = 9.02 AC.
   LOT AREA = 6.75 AC.
   OPEN SPACE = 0.30 AC.
   R.O.W. AREA = 2.24 AC.
   GROSS DENSITY = 2.99 UNITS/ACRE
   NET DENSITY = 4.00 UNITS/ACRE

3. LOTS 53–68 (16 LOTS)
   TOTAL AREA = 4.63 AC.
   LOT AREA = 3.82 AC.
   OPEN SPACE = 0.27 AC.
   R.O.W. AREA = 0.55 AC.
   GROSS DENSITY = 3.45 UNITS/ACRE
   NET DENSITY = 4.19 UNITS/ACRE

4. LOTS 69–82 (14 LOTS)
   TOTAL AREA = 6.08 AC.
   LOT AREA = 3.18 AC.
   OPEN SPACE = 2.20 AC.
   R.O.W. AREA = 0.70 AC.
   GROSS DENSITY = 2.30 UNITS/ACRE
   NET DENSITY = 4.40 UNITS/ACRE

LEGEND: (UNLESS OTHERWISE INDICATED)

.... PROPOSED PROPERTY BOUNDARY
.... EXISTING PROPERTY BOUNDARY
.... BUILDING SETBACK
.... EASEMENT BOUNDARY
.... RIGHT OF WAY CENTERLINE

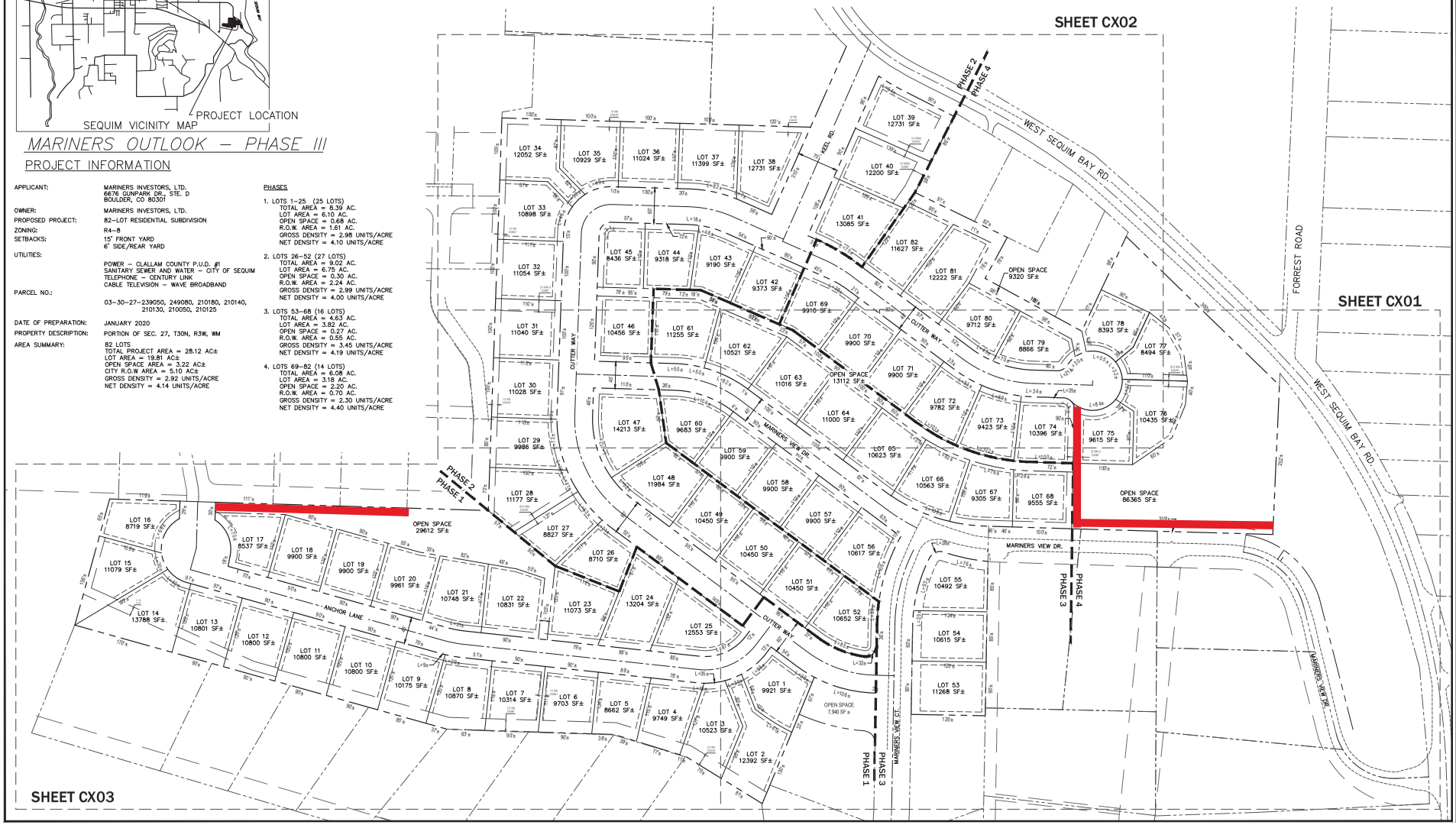


TYPICAL ROADWAY SECTION

SITE PLAN

Scale: 1" = 80'

0 80' 160' 240'



ZENOVIC & ASSOCIATES
INCORPORATED
301 E. 6TH STREET, SUITE 1
PORT ANGELES, WA. 98362
PHONE: (360) 417-0501
FAX: (360) 417-0514
EMAIL: ZENOVIC@ZENOVIC.NET

REVISIONS:

DATE	MARK	NOTE

TITLE: MARINERS OUTLOOK PHASE III – W. SEQUIM BAY ROAD, SEQUIM, WA

OVERALL LOT LAYOUT

CLIENT: MARINERS INVESTORS, LTD.
6679 GUNPARK DR. STE. D
BOULDER, CO 80301

SCALE: 1" = 80'

FILE: 18164–P9

JOB NO: 18164

DATE: August 10, 2021

SET: PRE–PLAT

SETH J. ROOKMAN
STATE OF WASHINGTON
53777
REGISTERED
PROFESSIONAL ENGINEER

SHEET
C001

Exhibit 7.c.

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

October 13, 2021

Mr. Tom Woolett
Senior Planner
City of Sequim
152 West Cedar Street
Sequim, WA. 98382

In future correspondence please refer to:
Project Tracking Code: 2021-10-07066
Property: City of Sequim_ Mariner's Outlook Phase III
Re: Survey Requested

Dear Mr. Woolett:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A desktop review using our statewide predictive model has identified the proposed project areas as having high sensitivity for archaeological resources. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Dennis Wardlaw
Transportation Archaeologist
(360) 485-5014
dennis.wardlaw@dahp.wa.gov

Exhibit 7.d.

CITY OF SEQUIM

152 W. Cedar Street, Sequim, WA 98382
PH (360) 683-4139 FAX (360) 681-3448

MEMORANDUM

DATE: February 22, 2022

TO: Tim Woolett, Senior Planner

FROM: Shawnie Peters, Development Engineer

Austin Wagner, Associate Engineer

THRU: Don Ctibor, P.E. City Engineer

SUBJECT: Mariners Outlook Phase III Pre-Plat Plans Conditions

Public Works has completed its review of the above referenced Subdivision and Preliminary Plat applications. Public Works recommends sending the Water, Sewer and Stormwater to third-party review to fully analyze the system due to onsite conditions and updated information.

Preliminary Plat Submittal General Comments:

1. Clarify line types, future vs. existing and provide a detailed legend of all aspects. (These plans aren't printed in color so varying line weights can be hard to differentiate).
2. Show topography for 200' beyond parcel boundaries
3. Add Street Names and stationing all sheets
4. Show phasing lines, including on the first page
5. Show existing overhead power and all other utilities at West Sequim Bay Road and Keel Road
6. Need to show the remaining portion of existing dry sewer line, including where it enters site at all locations
7. Date when stamp was signed
8. Provide an updated phasing narrative

External Roadway Improvements and Shared Use Path:

1. The applicant may submit a proposal for a 10' shared use path in leu of the improvements required along the West Sequim Bay Road Frontage. The shared use path is to use a direct route through the subdivision and must meet ADA and City standards.
2. Shared use path must be located within City of Sequim ROW or easement dedicated to the City of Sequim.

Subdivision Access:

1. Emergency access from Anchor Lane to Water View Drive appears to be a 30% slope for the 30' between the two roads. This slope must be under 10% for fire access and to meet City Road standards.

a. All roadways are to be under 10% slope per City Road Standards.
b. Clallam County Fire District #3 pre-application comment dated August 30, 2018.
d. Maximum grade is 10%, unless approved by the Fire Chief. (D103.2).

2. Lots 53-55 to have a 20' Alley easement for ingress egress and utilities per V12 P78.
3. Show Mariners View Court and its connection to Mariners View Drive.
4. Drainage easements shown need to be well defined and clearly show the boundaries.
5. Cutter Way access is shown as "Right-of-way for ingress, egress, utilities and irrigation to be dedicated to the City of Sequim" per V28 P88 and V28 P86 and is shown as "Open space" on the plans with the new Cutter Way intersection approximately 70' to the north. Cutter Way doesn't align with existing ROW. Developer must clearly show ROW area to be vacated by the City and the new ROW to be dedicated to the City that aligns with the actual location of Cutter Way before final plat approval will be granted.

Internal Roadways:

1. Internal Roadways shall meet "Local" and "Neighborhood" street standards per the City Standard Drawings Figure 4-00, 4-01 and 4-02 and 4-06. All roadway improvements shall meet standards in City Standard Drawings for "Light Standard" per Figure 4-28A and 4-28B, typical pavement section Figure 4-16, and "Standard Utility Location" per Figure 4-15. The roadways shall all be public and be improved to the following standards:
   a. Keel Road: Local
   b. Cutter Way, Local from 1+00 to Keel Road at approximately 15+50
   c. Cutter Way, Neighborhood from approximately 15+50 to 22+
   d. Mariners View Drive: Local
   e. Anchor Lane: Neighborhood, but must be 26' wide per Clallam County Fire District #3 pre-application comments dated August 30, 2018
      c. Where a fire hydrant is located on a fire apparatus road, the road width shall be 26 feet. (D103.1)
   f. Mariners View Court: Local

Grading and Lot Layout:

1. Per SMC per SMC17.40.010 "All lot corners at intersections of dedicated public rights-of-way shall have a minimum radius of 25 feet or shall be concentric with the curb radius."

General Utilities:

1. Intersection of Mariners View Dr. and Mariners View Ct. (near lot 68) there is 6 pipes within the road right of way. There are 2 water lines, 2 sewer lines, stormwater, and irrigation. The design shall meet the City Standard Drawing Figure 4-15 Standard Utility Location.
2. See City Standard Drawing Figure 4-15 Standard Utility Location, attached, for pipe location and separation. All pipes must have 10-foot horizontal separation. Water Pipes shall be located on the North and East side of streets. Sewer must be constructed on the South and West side of streets.
3. Easement between lots 31 & 32 should be a general utility easement (See comment 4a in Sewer Main).
4. Fire hydrants shall be located every 600-feet per SMC 17.48.040 and location to be review by Clallam County Fire District 3.

Sewer Main:

1. The Cedar Ridge lift station was designed as a temporary lift station and was sized as such. The Preliminary Cedar Ridge Sewer Lift Station Analysis dated August 2, 2021, from Zenovic & Assoc: states there is an additional 31 hookup capacity. Analysis is subject to third party review (at applicant's sole expense) and existing sewer system plans and commitments.

2. The proposed phase 2 lift station shall be placed at Forest Road in a location approved by the City of Sequim and be sized per the sewer system master plan.
3. The developer shall be allowed to pump from Forest Road lift station to the Cedar Ridge lift station if sewer improvements have not yet been completed and operational in West Sequim Bay Road.
4. Provisions to Cedar Ridge lift station shall be put in place during phase 2 of Mariners Outlook III as follows:
    a. An easement and pipe shall be installed between lots 31 & 32 to allow for all flow that goes into Cedar Ridge lift station to then gravity flow to Forest Road through Mariners Outlook. (The stormwater drainage line needs offset a minimum of 5-feet from center of easement to account for 10-foot separation between the 2 lines in the 20-foot easement)
    b. If sewer improvements are not completed in West Sequim Bay Road, then a capacity increase for Cedar Ridge Lift station is subject to installation.
    c. If sewer improvements are completed and operational in West Sequim Bay Road, then the pipe shall be connected to an approved bypass of Cedar Ridge lift station and gravity flow all sewer to the Forest Road lift station. In lieu of placing the force main from Forest Road lift station to Cedar Ridge lift station, the developer shall negotiate with and fairly compensate the city for the costs of force main construction that would have been built by the developer if the improvements in West Sequim Bay Road were not complete.
5. For sewer main locations, follow the Standard Utility Locations Figure 4-15 in the City Standard Drawing. The area of Mariners View Drive and Mariners View Court will need revisions to meet this requirement, which must be addressed in the site construction permit.
6. Show SS Profile for SSMH-18 to SSMH-20, show entire service line from Keel Road.
7. Show SS Profile for SSMH-09 to SSMH-02, show entire service line from Cutter Way to Mariners View Court to Mariners View Drive to Lift station.
8. Widen Mariners View Drive Profiles to 60’ right-of-way.
9. All force mains that shall be dedicated to the City are required to be 4” minimum and C900 material, unless otherwise approved.
10. The force main that is located in Keel Road shall be placed outside the City right-of-way and will be a private system not to be maintained by the city.

Water Main:

1. For water main locations, please follow the Standard Utility Locations Figure 4-15 in the City Standard Drawing. Maintain 10-foot horizontal spacing between all utility lines.
2. City and Marina potable water conditions:
    a. If the city has not taken ownership of the Resort Marina Water system, plans shall proceed with proper separation of the two potable water system lines.
    b. If the city has taken ownership of the Resort Marina Water system, then the developer at that point shall connect to the cities newly acquired line such that only one potable water system line is located within the City’s Street.

General Stormwater:

1. All site construction shall be conducted in compliance with the City’s currently adopted storm water manual.
2. Applicant and City agree that plans for preliminary plat approval are conceptual, and a more precise stormwater design will be submitted for approval in the site construction permit process and will meet Sequim Municipal Code Section 13.104. Design to include but not limited to detention basin sizing and design, line locations, setbacks, infiltration, maintenance, HOA ownership, phasing, hydrology and

hydraulic design and testing, offsite conveyance, hard surface limits, and establishing seasonal high groundwater.
All lots must have connection to stormwater system and flow to detention ponds unless adequate infiltration or combination is approved by the City.

Irrigation Line:

1. Provide documentation from irrigation district approving size, line type, and realignment of new irrigation system before approval of a site construction permit will be granted.

Tim Woolett

From: Mike Mingee <mmingee@ClallamFire3.Org>
Sent: Tuesday, October 26, 2021 11:54 AM
To: Tim Woolett
Cc: Dan Orr
Subject: Request for Public Comments - Mariners Outlook III , File SUB 21-001

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On behalf of **Clallam County Fire District 3** we would ask the following comments be added to the record:

1) Site Plans identify 8' street parking "Where Specified" If neighborhood street dimensions are inadequate width for street parking will signage be included at sub-division entrances that advises resident and visitor of such restrictions?

2) Application states two access points to West Sequim Bay Road. Further describe new access to include width, surface and slope.

3) Will second access be for public or emergency access only? If emergency access only, will there be any restrictions such as gates or bollards, and who is responsible for their maintenance?

4) Currently street identification sign is missing at the corner of Mariners View Drive and Mariners View Court. Will this and all other Street Identification signage be in place prior to occupancy?

Thank you for considering our comments

Michael Mingee
Fire Code Technician

Clallam County Fire District No. 3
360-683-4242 ext. 125
mmingee@ccfd3.org

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Tim Woolett

From: Mike Mingee <mmingee@ccfd3.org>
Sent: Tuesday, March 1, 2022 9:06 AM
To: Tim Woolett
Subject: RE: SEPA MDNS-Mariner's Outlook III; Preliminary Subdivision Application No SUB 21-001

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Three Comments from Clallam County Fire District No. 3

1) Plat typical roadway section states "12' travel lanes, 11' when parking is present". Typical roadway section also states "8' parking where specified". If parking is allowed on both sides of a 24' wide typical roadway section without the aforementioned 8' specified parking, the roadway lanes could be reduced to as narrow as 8'. How will the City minimum residential street width of 22' be maintained with this current design?

2) The Fire District is requesting consultation on final fire hydrant location

3) Currently Mariners View Court has no street signage. During the development of this new phase the Fire District would ask that correct street signage is in place.

Thank you for soliciting our comments

Michael Mingee
Fire Code Technician

Clallam County Fire District No. 3
360-683-4242 ext. 125
mmingee@ccfd3.org

From: Tim Woolett [mailto:twoolett@sequimwa.gov]
Sent: Monday, February 28, 2022 5:39 PM
To: Barry Berezowsky <bberezowsky@sequimwa.gov>; Don Ctibor <dctibor@sequimwa.gov>; Shawnie Peters <speters@sequimwa.gov>; ECY RE SWRO SEPA COORDINATOR <swrosepacoordinator@ECY.WA.GOV>; gballard@co.clallam.wa.us; ataylor@jamestowntribe.org; Mike Mingee <mmingee@ccfd3.org>; Kevin Gallacci <keving@clallamtransit.com>; Lisa Monrow <lmonroe@jeffersontransit.com>; MikeH@clallampud.net; or-sepa-review@wsdot.wa.gov; sepa@dahp.wa.gov; Sarah VanAusdle <svanausdle@sequimwa.gov>; Zitomer, Danielle R (DFW) <danielle.zitomer@dfw.wa.gov>; bens@olypen.com; Jesse Waknitz <jessew@portofpa.com>
Subject: SEPA MDNS-Mariner's Outlook III; Preliminary Subdivision Application No SUB 21-001

Attached for your review is the SEPA MDNS, Environmental Checklist Lead Agency Review, the Environmental Checklist and preliminary plans for the Mariner's Outlook III preliminary subdivision application. Additionally, the application materials and supporting documentation can be accessed at the following link:
https://www.sequimwa.gov/471/Current-Projects

The application a proposal to develop to develop 82 single family residential lots 28.12 acres of property currently zoned "Single Family Residential" (R 4-8). The development will include the installation of streets and utilities to City of Sequim standards that will serve the proposed residential lots. Access to the proposed subdivision will be from two points of access off West Sequim Bay Road.
The 15-day comment period for the MDNS closes on March 15, 2022. Comments must be as specific as possible and may address either the adequacy of the environmental document or the merits of the alternatives discussed or both. Commenters shall briefly describe the nature of any documents referenced in their comments, indicating the material's relevance, and should indicate where the material can be reviewed or obtained.

If you have any questions, please don't hesitate to contact me.

Thank you.

Tim Woolett, Senior Planner
City of Sequim
152 W. Cedar Street
Sequim, WA 98382
(360) 582-2476
twoolett@sequimwa.gov

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Exhibit 7.f.

Tim Woolett

From: Nicole Gauthier <ngauthier@jeffersontransit.com>
Sent: Thursday, March 3, 2022 2:15 PM
To: Tim Woolett
Subject: FW: [External] SEPA MDNS-Mariner's Outlook III; Preliminary Subdivision Application No SUB 21-001
Attachments: ENVIRONMENTAL REVIEW PACKET AND CHECKLIST.pdf; MDNS SEPA Checklist Review signed.pdf; MDNS Threshold Determination signed SUB 21-001.pdf; 18164 - Pre-Plat Plans 08-10-2021.pdf

EXTERNAL SENDER: This email originated outside the organization. Do not click links or open attachments unless you verify the sender and know the content is safe.

Tim,
This project will not impact Jefferson Transit.

Thank you,
Nicole

Nicole Gauthier
Fixed Route Operations Manager
Jefferson Transit Authority
63 4 Corners Road, Port Townsend, WA 98368
ngauthier@jeffersontransit.com | 360-385-3020 x 128

This e-mail and any files transmitted with it are confidential and are intended solely for the use of the individual to whom they are addressed. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this email in error, please immediately advise the sender by reply e-mail and delete the e-mail. We appreciate your cooperation.
Disclaimer: Public documents and records are available to the public as provided under the Washington State Public Records Act (RCW 42.56). This e-mail may be considered subject to the Public Records Act and may be disclosed to a third-party requestor.

From: Leesa Monroe
Sent: Wednesday, March 02, 2022 12:53 PM
To: Nicole Gauthier <ngauthier@jeffersontransit.com>
Subject: FW: [External] SEPA MDNS-Mariner's Outlook III; Preliminary Subdivision Application No SUB 21-001

From: Tim Woolett [mailto:twoolett@sequimwa.gov]
Sent: Monday, February 28, 2022 5:39 PM
To: Barry Berezowsky <bberezowsky@sequimwa.gov>; Don Ctibor <dctibor@sequimwa.gov>; Shawnie Peters <speters@sequimwa.gov>; ECY RE SWRO SEPA COORDINATOR <swrosepacoordinator@ECY.WA.GOV>; gballard@co.clallam.wa.us; ataylor@jamestowntribe.org; Mike Mingee <mmingee@ClallamFire3.Org>; Kevin Gallacci

<keving@clallamtransit.com>; Leesa Monroe <LMonroe@jeffersontransit.com>; MikeH@clallampud.net; or-sepa-review@wsdot.wa.gov; sepa@dahp.wa.gov; Sarah VanAusdle <svanausdle@sequimwa.gov>; Zitomer, Danielle R (DFW) <danielle.zitomer@dfw.wa.gov>; bens@olypen.com; Jesse Waknitz <jessew@portofpa.com>
Subject: [External] SEPA MDNS-Mariner's Outlook III; Preliminary Subdivision Application No SUB 21-001

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Thank you.

Tim Woolett, Senior Planner
City of Sequim
152 W. Cedar Street
Sequim, WA 98382
(360) 582-2476
twoolett@sequimwa.gov