Exhibit 8.a.

Tim Woolett

From: ALLAN TYSON <bigaltyson@aol.com>
Sent: Wednesday, October 13, 2021 8:33 AM
To: Tim Woolett
Cc: bbqbarb@aol.com; 1scotsman@sequimbay.net; marebruin@sequimbay.net; kwahl1@sbcglobal.net; jsrwahl@gmail.com; fkayihan@gmail.com; g7kayihan@gmail.com; dan57.butler@gmail.com; barb55.butler@gmail.com; lpysden@comcast.net; spysden@comcast.net; david.n.vancleve@gmail.com; laurie.vancleve@gmail.com; andrew@multiprop.com
Subject: Comment on SUB 21-001

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.

October 13, 2021

Mr Woolett,
I am the President of Mariner Outlook HOA, Inc which was and is the HOA of Phase 1 of the Mariners Outlook Development.

My comment is in regards to the Stormwater Control Plan for the proposed Phase 3 of Mariners Outlook Submitted by the original developer of our Phase 1, Mariners Investors,Ltd as SUB 21-001.

When our Phase 1 was platted and developed, it included a Stormwater Detention Pond and associated utility area located on Lot No 1 of our development as shown on the Plat thereof. Our CC&Rs, which were written and recorded by Mariners Investors, Ltd required our HOA to maintain the detention Pond and utility area at our HOA members expense.

The Preliminary Stormwater Control Plan for Mariners Investors proposed Phase 3 states in pertinent part " The site includes an existing stormwater detention pond intended to serve the previous **phases** (emphasis added) of the Mariners Outlook Subdivision. This pond and the area it served will be maintained by this project and no changes to the pond or drainage area are planned as part of this project."

Despite the language stating " The site includes an existing stormwater detention pond intended to serve the previous **phases** of the Mariners Outlook Subdivision " , when Phase 2 of Mariners Outlook was platted and approved by the city and their CC&Rs were written and recorded by Mariners Investors Ltd, there was no provision or requirement that the property owners of Phase 2 contribute to the maintenance of nor accept any liability for the Stormwater Detention Pond and utility area that was intended by Mariners Investors to serve Phase 2 as well as Phase 1, leaving our Phase 1 Homeowners the entire financial burden of maintaining the detention pond and bearing sole liability for any misfortune that occurred thereon.

We would like to know if the City construes and agrees that the language contained in the Preliminary Stormwater Control Plan " This pond and the area it served will be maintained by this project and no changes to the pond or drainage area are planned as part of this project." as an agreement that Mariners Investors Ltd (the current owner of Lot No 1 on which the detention pond and utility area are located as previously stated) has the responsibility now and after the project is completed to maintain our Stormwater Detention Pond and utility area as the city currently requires under the city code and will accept liability for any acts occurring thereon now and after the project is completed or that if it is only committing to maintain our detention pond and utility area until the project is completed that it will require in the CC&Rs creating the future Phase 3 HOA that it will take over all future responsibility for maintaining our current stormwater detention Pond and utility area and assume all liability for acts occurring thereon after the project is completed ?.

If not, almost all of our HOA members object to the granting of the application of Mariners Investors, Ltd for the construction of their Phase 3 subdivision until and unless it agrees to either 1) accept responsibility for the future maintenance and liability for our detention pond and utility area after the project is completed or 2) require in the CC&Rs creating the future Phase 3 HOA, that it take over all future responsibility for the maintenance and liability for

our detention pond and utility area when the project is completed or 3) create and implement an enforceable plan requiring the owners of the properties contained in all three phases of the Mariners Outlook Development to contribute equally to the maintenance of and liability for acts occurring on our detention Pond and utility area after the project is completed.
Respectfully,
Allan Tyson
President, Mariners Outlook HOA, Inc.

Sent from my iPad

Exhibit 8.b.

Tim Woolett

From: Bill Peterson <pacpete@hotmail.com>
Sent: Tuesday, October 12, 2021 1:31 PM
To: Tim Woolett
Subject: Mariner's Outlook Phase III Public Comments
Attachments: City of Sequim Ltr 12 Oct 2021.docx

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.

Mr. Woolett- I appreciate your mailing the Notice of Application for Mariner's Outlook Phase III public comments and hearing notice. I will be mailing a signed letter (unsigned attached) for the record to be included in your staff report and public hearings. As a 20 year home owner in Mariner's Outlook I am concerned mainly about the increased density in zoning for the development from a R 1-2, existing development, to a R 4-8 Proposed development and traffic safety.

This will be a significant change to the established character of the neighborhood as the high density Phase III will almost triple the homes in the development. I understand that the City wants higher density developments and supports the 82 homes on 28 acres...recognizing that mitigation of impacts to existing home owners should be a priority.

My biggest issue is traffic safety both access road isuues and main artery issues. Mariner's View Drive was NOT designed to handle a R 4-8 development in any way and should NOT be used as the main entrance to the development. The turn out of Mariner's View Drive on to West Sequim Bay Road, especially heading west, is difficult due to limited sight distance, no shoulder, and speeding traffic! The City of Sequim should mandate that the developer complete the infrastructure for the development including the proposed new divided access road entrance prior to building any homes...this should also include all the new roads in the development. Mitigate the use of Mariner's View Drive now not later.

Lastly, the City of Sequim needs to work with Clallam County to update West Sequim Bay Road from the Marina north and west to the new proposed entrance to Mariner's Outlook Phase III. West Sequim Bay Road is extremely hazardous in this area as it is too narrow with no shoulder, open irrigation drainage dtich, limited sight distances due to curves an foliage, and a 35-Mph speed limit that is exceeded by many! Add vehicles with large boats being towed, someone walking, bicycling, or the numerous deer and even elk to the equation and you have unsafe conditions.

Please make Safety a top priority when you move forward in your determinations. Appreciate your time and consideration of these comments.

V/r Bill Peterson
Owner of 71 Mariner's View Court, Sequim WA

City of Sequim 12 Oct 2021
Department of Community Development
Tim Woolett
152 West Cedar Street
Sequim, WA 98382

William Peterson
1374 Country Ridge Drive
Richland WA 99352

Subject: Mariner's Outlook Phase III Written Comments

City of Sequim- I am a home owner in Mariner's Outlook Phase II at 71 Mariner's View Court. I have had my home in Mariner's Outlook for over 20 years now and love the Community. We have always known that a Phase III was planned and would be built unfortunately we always assumed that the zoning would be for less density and comparable lot sizes (.5 to 1 acre) to the existing Phase I and II. We understand that will not happen as 82 homes will be built on just over 28 acres to meet the City mandated R 4-8 zoning of allowing at least 4 residential units to a maximum of 8 residential units per acre. That density will change the character of the established neighborhood not maintain it…I will state for the record that the Official City of Sequim Zoning Map https://www.sequimwa.gov/122/Zoning : https://www.sequimwa.gov/DocumentCenter/View/9364/Official-Zoning-Map?bidId= has NOT been updated since 2017 and does not include Mariner's Outlook or any of the developments east of the main town!! I formally request that an update be completed and posted on the official City of Sequim Zoning Map.

Currently, the only paved access road into Mariner's Outlook is via Mariner's View Drive off Sequim Bay Road. Two significant problems exist with respect to safety:

1. As an access road to a development Mariner's View Drive was NOT designed to handle a R 4-8 development in any way. The roadway is limited both visually (north to south) and in size when coming both in and out of the development. The road is fine for the existing low density (1-2 residential homes per acre) development but not the proposed R-4-8 development.
2. West Sequim Bay Road was not designed to meet the demands of the current traffic let alone the main artery for another high-density development. West Sequim Bay Road from Whitefeather Way to the Marina is adequate in size and has a reduced speed limit 25 mph which is appropriate for the Marina and RV sites. Unfortunately, as you proceed north and west past the Marina, West

Sequim Bay Road is extremely hazardous and not designed for the existing let alone increased traffic. The road is too narrow with no shoulder, open drainage ditch, limited sight distances due to curves and foliage, and a 35-mph speed limit that is exceeded by many! Add vehicles with large boats being towed, someone walking, bicycling, or the numerous deer and even elk to the equation and you quickly have unsafe conditions. West Sequim Bay Road improvements is a must.

The City of Sequim must require the developer to install and complete the proposed new divided access road entrance into Phase III prior to building any homes. Main access to Phase III must NOT be via Mainer's View Drive especially during the construction of new homes. Commercial traffic would be significant and problematic for those of us living in Mariner's Outlook Phase I and II. If you remember during the extensive work group sessions for the decision process of Public versus Private Streets in Mariner's Outlook -Determination Number 1 was to make the streets Public and Determination Number 2 was to ensure that if Phase III was to be approved that the new access road must be completed for the development to proceed. The roads in Phase III will need to be completed for anyone to reach the new lots and build homes so mandate that they be done first…mitigate the use of Mariner's View Drive now not later!

Lastly, the City of Sequim must work together with Clallam County to update West Sequim Bay Road from the Marina north and west to at least to the new proposed entrance to Mariner's Outlook Phase III. Not sure when or if West Sequim Bay Road will become a city road but it is affecting those of us that are tax payers and live in this area.

Make Safety a top priority when you move forward in your determinations. I appreciate your time and consideration of these comments. Please include my comments in the public records for both preliminary and final hearings. If you have any questions, please feel free to contact me.

V/r Bill Peterson

Exhibit 8.d.

City of Sequim
Department of Community Development
Tim Woolett
152 West Cedar Street
Sequim, WA 98382

October 25, 2021

Bruce and Carol von Borstel
2922 W. Sequim Bay Road
Sequim, WA 98382
carolvb@olypen.com

Dear Mr. Woolett,

I would like to add this photo to the public commentary for the proposed development adjacent to Mariner's Outlook. The flooding of West Sequim Bay Road has increased in frequency and intensity over the last few years. I do not believe that West Sequim Bay Road is a feasible option for transporting traffic to and from the new development.

Sincerely,

Carol von Borstel

Carol von Borstel



Exhibit 8.e.

City of Sequim
Department of Community Development
Tim Woolett
152 West Cedar Street
Sequim, WA 98382

October 18, 2021

Bruce and Carol von Borstel
2922 W. Sequim Bay Road
Sequim, WA 98382
carolvb@olypen.com

As residents of 2922 W. Sequim Bay Road, we would like to voice concerns about the density of the proposed Mariner's Outlook development plan, and specifically about the proposal to use West Sequim Bay for access and egress. In 2009 the neighbors at the eastern end of West Sequim Bay Road collected the requisite signatures and petitioned the county commissioners for a lowering of the speed limit on the eastern portion of the road. Our concerns included the following:

People use this road as a shortcut to and from Hwy 101 and they often travel it at highway speed.

The road has rather constant pedestrian use because of its scenic draw and because vacationers at the RV Park move back and forth to and from the marina throughout the day. They also walk their dogs along the road.

Because there is no shoulder, all vehicles have to cross the double line to avoid pedestrians and cyclists.

There is also a high volume of boat transport traffic, both commercial and recreational, including the trucks that collect seafood from fishermen.

During high winter winds, waves carrying seaweed break across the road, flooding it.

The road is narrow and in poor repair and it cannot be made wider because of the constraints of the bay and wetlands.

It crosses a two-lane bridge at the estuary.

Over the years, three large vehicles, two of them commercial, one a motor home, have overturned on the bend at 3123 W. Sequim Bay Road. A vehicle was also hit by a speeding car as it turned out of the marina.

In considering the testimony of residents and the obvious facts about the limitations of the road, county commissioners granted a speed limit change to 30 mph, with 25 mph for the section near the marina. These changes did not create the reduced speed we had envisioned, as they were not enforced.

To add any new volume of additional traffic to West Sequim Bay Road does not seem feasible. The road is only marginally managing the current burden of use. It honestly feels like someone could die in an accident here. Please don't add to the drama with poorly conceived plans for a new development.

Sincerely,



Bruce and Carol von Borstel

carolvb@olypen.com

These pictures were taken within a half-hour period on Monday, Oct.20,2008.



Figure 1. Cars frequently stop to bird watch



Figure 2. Six pedestrians and six vehicles

This photograph was taken in 2008 for our petition to the County Commissioners.

The population of the city of Sequim has grown since the 2010 census by 21.92%.

This population growth is reflected in the current increase in traffic that uses West Sequim Bay Road.



Figure 3. Transit bus on the narrow road



Figure 4. Frequent walkers

Exhibit 8.f.

October 13, 2021

Mariner's Outlook III Comments/ File SUB 21-001
The proposed Mariner's Outlook III Development is adjacent to the Cedar Ridge housing development. While most developers normally respect view blockage between their own lots, we must rely on the Sequim City Department of Community Development and the Sequim City Council to ensure houses in one development do not bring harm to another housing development. In this case the harm I am referring to is the blocking of the view of Sequim Bay by some of the lots in the proposed Mariner's Outlook III Development for at least 10 homes in the Cedar Ridge development. If Mariner's Outlook III could set aside a few lots for open space, I believe this would solve the problem. The Mariner's Outlook lots in question are lots 28-34. Even one story homes will block the view. Several of these lots are also adjacent to the drainage area in Cedar Ridge, an area that is unbuildable and may well be unbuildable for Mariner's Outlook III also, despite the survey that was performed. These lots are 29-32. Other communities like Bell Hill have very good covenants in place that prevent home blockage of views. Again in this case since we are dealing with two developers, we must rely on the Sequim City Department of Community Development and the Sequim City Council to protect homeowners' property from adverse effects between different developments. I strongly urge the Sequim City Council and the owners of Mariner's Outlook III Development to consider the negative impact that the current plan will have on residents in Cedar Ridge and remedy the situation by providing more open space in the offending areas.

Christine Anderson
Cedar Ridge
Sequim

Exhibit 8.g.

October 13, 2021

Mariner's Outlook III Comments/ File SUB 21-001
The proposed Mariner's Outlook III Development is adjacent to the Cedar Ridge housing development. While most developers normally respect view blockage between their own lots, we must rely on the Sequim City Department of Community Development and the Sequim City Council to ensure houses in one development do not bring harm to another housing development. In this case the harm I am referring to is the blocking of the view of Sequim Bay by some of the lots in the proposed Mariner's Outlook III Development for at least 10 homes in the Cedar Ridge development. If Mariner's Outlook III could set aside a few lots for open space, I believe this would solve the problem. The Mariner's Outlook lots in question are lots 28-34. Even one story homes will block the view. Several of these lots are also adjacent to the drainage area in Cedar Ridge, an area that is unbuildable and may well be unbuildable for Mariner's Outlook III also, despite the survey that was performed. These lots are 29-32. Other communities like Bell Hill have very good covenants in place that prevent home blockage of views. Again in this case since we are dealing with two developers, we must rely on the Sequim City Department of Community Development and the Sequim City Council to protect homeowners' property from adverse effects between different developments. I strongly urge the Sequim City Council and the owners of Mariner's Outlook III Development to consider the negative impact that the current plan will have on residents in Cedar Ridge and remedy the situation by providing more open space in the offending areas.

Christine Anderson
Cedar Ridge
Sequim

Exhibit 8.h.

Tim Woolett

From: nwmsdoc@cs.com
Sent: Monday, November 15, 2021 6:13 PM
To: Tim Woolett
Cc: er.tierney@waycable.com; 'Frank M'
Subject: Mariner's Outlook Development

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.

M. Woolett,

I have recently reviewed information regarding the Mariner's Outlook Development proposal, which I understand is currently undergoing review. This development impacts my property (2019 West Sequim Bay Road), and as a lifelong native of Sequim who has reviewed many such proposals in my academic career at the UW, I have serious concerns that adequate due-diligence has been carried out.

Please consider this email a letter of protest to the number of units proposed in this development tract; the diligence has inadequately considered transportation corridors (West Sequim Bay Road is not prepared for this increase in population density) and environmental issues, particularly in light of climatic change and concerns for runoff due to inadequate catch basins. My artesian well, and those of other residents below this proposed development, are at risk for waste water runoff with severe precipitations (such as we are now having). I urge reducing the density of the development substantially to reduce this risk.

Basically, if Sequim wants to get more income through developments such as these, the city should provide appropriate diligence and support of necessary infrastructure.

I would also appreciate notification of any meetings to review this proposal further – with, of course, adequate notification in advance.

Respectfully,

Craig H. Smith, MD
Professor, Department of Medicine
University of Washington
School of Medicine

2019 West Sequim Bay Road

Exhibit 8.i.

Tim Woolett

From: Dave Munro <1scotsman@sequimbay.net>
Sent: Friday, October 15, 2021 9:37 AM
To: Ken Wahl
Cc: Tim Woolett
Subject: Re: Comments for Phase III

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Morning Ken

I can answer some of that for you Sir. SPD, CCSD & CCFD3 are reportedly fully staffed and said to be able to respond to any reports or problems in short order. Andrew has told us in the past that he and/or contractors intend to provide site security coupled with SPD/CCSD/FD3 resources. It is assumed that neighbors will be reporting suspicious activity, hopefully. The site will have City water and sewer, apparently serviced from the Cedar Ridge pump stations once temporary and permanent infrastructure is provided. Until then I would presume they will use Wayne Water quite likely without drilling any new wells.

I think more questions regarding disposition of the following might be appropriate:
1) Because of this new development, when will Mariners' Outlook existing properties be transitioned to our existing water & sewer infrastructure?
2) When, how and where will that existing infrastructure be connected further down Mariners' View Drive to WSBR then to Whitefeather?
3) Will the City partner with the developer to retrofit existing Mariners' Outlook owners with high-speed Internet & telephone services?
4) Is the Wayne Water District capable of fire suppression for both our existing development AND the Phase III construction process?
5) Will the City facilitate at least temporary full access of Spyglass Lane via Keeler Road to relieve expected serious congestion and services?

Dave

> On Oct 15, 2021, at 7:49 AM, ken wahl <kwahl1@sbcglobal.net> wrote:
>
> Yes. We'll researched and some excellent topics that made me think of more. Will there be any on-site security during construction to prevent thief and vandalism? Are fire and police response/ manning adequate? Does the City have adequate water or are they drilling specifically somewhere to support this project?
> My letter went out yesterday without the above topics.
>
> Ken
> Sent

On Oct 14, 2021, at 10:06 PM, Dave Munro <1scotsman@sequimbay.net> wrote:

Sent from my iPhone

Begin forwarded message:

> **From:** Jeff Considine <jeffreysconsidine@gmail.com>
> **Date:** October 14, 2021 at 16:45:41 PDT
> **To:** Dave Munro <1scotsman@sequimbay.net>
> **Subject: Re: Comments for Phase III**
>
> Thank you Dave, I've attached my comments and questions as well, just so we're on the same page. Not sure what, if any, impact any of this will have but it's worth a shot...
>
> On Mon, Oct 11, 2021 at 8:34 PM Dave Munro <1scotsman@sequimbay.net> wrote:
>
> > Bill… OUTSTANDING letter, research and comments‼️ 👌👌👏👏👏 Applause and thank you for your expert help, clear understanding of the problems and joining with your strong support on the issues‼️ Always, Dave

<development.pdf>

Exhibit 8.j.

Tim Woolett

From: Dave Munro <1scotsman@sequimbay.net>
Sent: Wednesday, October 13, 2021 12:36 PM
To: Tim Woolett
Subject: Mariners' Outlook Phase III Project Comments

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City of Sequim
Department of Community Development
Tim Woolett, Senior Planner
152 Cedar Street
Sequim, WA 98382

Dave Munro
Mariners' Outlook Phase I
871 Spyglass Lane
Sequim, WA 98382

October 13, 2021

RE: Comments & Requests, Mariners' Outlook Phase III

Dear Tim, et.al.:

Thank you for the opportunity to document comments and requests regarding this captioned project. As resident owners of contiguous properties to this project, I am concerned with a few very important issues as this project kicks off and have addressed them below. Your attention to and consideration of these issues are critical to maintaining and continuing civility and mutual cooperation as we all move forward. The City has been gracious, informative and cooperative on most issues pertaining to our Mariners' Outlook Community thus far and we look forward to that continued dialogue.

1) I endorse and agree with those detailed comments and issues already addressed and submitted by neighbors Bill Peterson, Ken Wahl, Allan Tyson and Marilynne Munro as to initial and continuing construction traffic and storm water drainage and detention ponds. We all are already experiencing heavy disruptive construction, AirBnB and community traffic because of the Spyglass Lane West-end gauntlet of traffic obstructions on the unimproved section of Spyglass. Those obstructions have all but forced the majority of property owners here to exclusively use our east entrance at WSBR (Mariners' View Drive & Spyglass Lane). That includes all construction, services, contractors, illegal customers of the AirBnB, our residents and etc.! The new Phase III construction proposes to use Mariners' View Drive @ WSBR, the only viable community entrance, for the first phase construction and likely at least the second phase as well. We don't see any viable use of the new entrance off of WSBR by anyone until it's completely finished frankly. That prospect places a majority of our Mariners' Outlook Community with a very unfair burden of contending with unnecessary and annoying disruptive traffic, noise and congestion for a very long time. We strongly request that the City firmly resolve the issues with those two north-side property/easement owners at Spyglass Lane and Keeler Road so that Spyglass Lane is restored to normal ingress/egress traffic flow to resolve this burden before construction begins on Mariners' Outlook Phase III.

2. As a 20+year community volunteer to our Mariners' Outlook owners with deeded Highland Irrigation District (HID) for expensive irrigation needs, both low and high-pressure pipeline and lateral systems, I recommend a separate and detailed working plan for maintaining and/or relocating all of our HID main and lateral lines to minimize disruptions. The high-pressure supply is critical and a necessary component available to nearly all property owners from April 15th through September 15th of each year. Clearly, any disruption to this important irrigation water supply for any extended period will bring hardship to Mariners' Outlook property owners. Because the main HID high-pressure pipeline also passes through Mariners' Outlook in a northern route... and all users in the nearby community of Cedar Ridge, along with some peripheral neighbors, will also be adversely affected.

In conclusion, I thank you, the City and Andrew Unkefer for help and cooperation on these issues. I look forward to working with you all to bring this project to a successful completion and ask that I be placed on your notification list for any and all updates on this project.

Respectfully and Best Regards,

Dave Munro
Mariners' Outlook Phase I
Sequim, WA

Exhibit 8.k.

October 26, 2021

City of Sequim
Department of Community Development
Tim Woolett
Sequim, WA 98382
Twoolett@sequimwa.gov

RE: Mariner's Outlook III
File No. SUB 21-001; Preliminary Major Subdivision

Dear Mr. Woolett:

Please consider this letter to be our Public Comments to the proposed Mariner's Outlook III preliminary proposed development (the "Proposal"). We have a number of issues, questions and concerns that need to be considered when the City reviews the Proposal.

(1) What are the City's concerns and recommendations? Will the citizens directly impacted by the Proposal be given additional chances to voice concerns prior to approval?

(2) The density of the housing in the Proposal is not consistent with the existing neighborhoods and will have a detrimental effect on the value and enjoyment of our homes. All of the existing homes are custom homes on at least ½ acre to 2 acre lots. The value of our homes are enhanced by the semi-rural feel of the neighborhood. By adding 82 tract homes on small lots, the additional traffic, noise and light pollution will destroy the serenity our area. We ask that you require the developer to build homes consistently spaced with the density of the current neighborhood.

(3) We are requesting that the City require the Developer to install a new paved construction road for the Proposal prior to beginning any construction. Mariner's View Dr. and Spyglass Ln. are not built to City Standards and cannot safely accommodate additional homeowner and construction traffic. Mariner's View is very narrow and winding road and it has a very dangerous entrance onto West Sequim Bay Rd. Mariner's View Dr. is not wide enough for construction trucks and cars to safely pass each other. Slow moving large construction trucks will have difficulty safely pulling onto West Sequim Bay Rd from Mariner's View Dr. because it is a blind corner. Additionally Mariner's View Dr. and Sequim Bay Rd. are used for biking and dog walking. The addition of numerous construction trucks will make these roads dangerous for pedestrians and will be a large liability to the City Does the City plan to update traffic studies for these 2 roads? It would be wise to conduct the studies during the summer months when we have tons of additional automotive and pedestrian traffic from the John Wayne Marina area.

(4) Has the City done a recent environmental study (or do you have access to one) evaluating the impact of adding 82 more households to the water and irrigation systems in the area? A few years ago I was privileged to tour the PNNL – Marine and Coastal Research Laboratory on West Sequim Bay Rd. The facility is a large employer in Sequim and is the Department of Energy's only Marine Research Laboratory. Have they been consulted on the impact that the storm water runoff (laced with poisonous chemicals from lawns and asphalt) from 82 additional homes will have on the pristine waters of Sequim Bay? Will this have a negative impact on the environmental studies being conducted there on behalf of the Department of Energy? I am copying them on this letter to ensure they are at least aware of the Proposal.

(5) Our home is in Phase 1 of Mariner's Outlook. When Phase 1 was platted it included a stormwater pond and associated utilities located on Mariner's Investors Ltd. Lot 1. The Phase 1 CC&R's developed by Mariner's Investors, Ltd required Phase 1 land owners to maintain the pond and utilities at HOA member expense. Even though Phase 2 CC&R's were also developed by Mariner's Investors, Ltd., there was no language to make those land owners share in the financial responsibility for the pond and utilities and they are not members of the HOA. Mariner's Investors is now proposing Phase III development. We request that the City make sure that there is a plan in place for either Mariner's Investors Ltd. to assume full liability and financial responsibility for the pond and utilities or at a minimum ensure that this burden is shared with all Phase III homeowners. It is unacceptable for the 10 lot owners in Phase 1 to be burdened with the responsibility and liability for a stormwater pond and associated utilities for 90+ landowners.

Thank you in advance for you attention in addressing these concerns. We appreciate your consideration.

Kind regards,

David and Laurie Van Cleve
1031 Spyglass Ln.
Sequim, WA 98382

cc: Genevra Harker – Klimes
Director, PNNL - Marine and Coastal Research Laboratory
1529 West Sequim Bay Rd.
Sequim, WA 98382

Exhibit 8.I.

Tim Woolett

From: David Ebert <debert@wavecable.com>
Sent: Friday, October 15, 2021 11:44 AM
To: Tim Woolett
Subject: Mariners Outlook III

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.

> On Oct 12, 2021, at 3:38 PM, David Ebert <debert@wavecable.com> wrote:
>
> I would like to address the many issues that my wife and I have with the proposed subdivision.
>
> We are on a 3 party well and are concerned about the possible contamination. Who would be responsible for addressing this?
>
> School buses go down W Sequim Bay Road. How would the development affect the bus run?
>
> What are the proposed setbacks for the lots?
>
> How much public green space would be included and who would be responsible for the upkeep? Is there going to be an HOA? Would there be landscaping and who would pay for it?
>
> Is there going to be a square foot min/max or a height limit?
>
> We are on Highland Irrigation. Would the development affect our access? This is a huge issue for us. Also, would the development be grandfathered into Highland Irrigation?
>
> What is the proposed timeline?
>
> Connecting the development to sewer would involve putting in a pump station. How is this going to be paid for? Would we be required to connect and who would have to pay for it?
>
> What has happened to the proposed 2008 development which had a great amount of green space and lots that fit more closely the property size of the existing homes?
>
> Sincerely,
> David and Terri Ebert
1860 W Sequim Bay Rd

>
>
> Sent from my iPhone

Sent from my iPhone

Exhibit 8.m.

Tim Woolett

From: David <dt.InternetMail@olypen.com>
Sent: Monday, October 25, 2021 12:42 PM
To: Tim Woolett
Cc: Barry Berezowsky
Subject: Preliminary Short Subdivision Application No. SHP 21-003, nonconforming structure issue
Attachments: Project SHP 21-003 Nonconformity Issue.pdf; Amplified Survey Map.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.

Hello Tim,

I am concerned that the nonconformity of the house structure on the project property has not been considered during the subdivision approval process.

I have attached two PDF documents for your review. One describes my understanding of some terminology, including the nonconforming house on the project property and what I feel it means to the project. The other attachment is an updated survey from the actual surveyor's office, containing their seal of authenticity as well as a legend. You probably already have the updated survey. However, I have calibrated the survey into my CAD software and have added color-coded sections that may interest you and support my opinion that the house is a nonconforming structure, preventing the removal of the east side porch. I have included an "Additional Legend" for these sections.

Please remember that I am making these observations and comments, not because I have something against the property owner or anyone at the City of Sequim. I am doing this, as I mentioned on our phone call, simply because the cover letter about this property from the City of Sequim states that "The proposal will be reviewed for compliance with all applicable codes and standards, including the Comprehensive Plan & Sequim Municipal Code" The letter also stated that "Persons wishing to comment on the project should submit written comments..." While this last statement indicated a deadline, you and I have basically agreed to extend it between the two of us, by participating in a productive phone conversation.

I hope you accept these new comments with good will, as I have sent them so.

Sincerely,
David Thomsen
dt.InternetMail@olypen.com
360-683-5234

Exhibit 8.n.

Tim Woolett

From: Donna <chakuot7@olypen.com>
Sent: Monday, October 18, 2021 10:36 AM
To: Tim Woolett
Subject: MARINERS OUTLOOK III

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.

I'm writing to you again today October 18, 2021 concerning the above mentioned proposal of Mariners Outlook phase 3. My concerns are expressed in an earlier letter concerning construction and impact on our home. In addition we strongly object to the proposed builder for this project CA Anderson homes. We have been involved in litigation against this developer concerning an Atterberry Rd project that was never started nor completed. We were represented in the CAN group on that proposed project by this same developer.

Cedar Ridge letter to City Planner Tim Woolett

Mr Tim Woolett
Senior Planner Sequim, Washington
152 Cedar St
Sequim, Washington

Dear Mr Woolett,

We are writing as Kathleen White and Donna Maclean and are residents of Cedar Ridge Homes residing at 21 Ridgefield Rd.

This letter. Is sent as an agreement in concert with the letter sent to you from Gib and Cheryl Siard. Their letter concerns the proposed development of Phase III Anderson Homes in Cedar Ridge. Our home is located on the South West corner of Water View Drive and Jones Farm Rd.
We certainly agree with the entire contents of the aforementioned letter. We would also like to add that at our location we have had several near collisions from cars, trucks and equipment used in construction speeding around this corner as we negotiate our driveway. The increase that would occur with further construction and traffic will pose further safety concerns and damage to our road.
(The additional proposal of an emergency exit from the other proposed development adjacent to Ridgefield Road makes this ludicrous!)
We spent lots of money moving from our home in the County to build in this quiet senior oriented development. These are expensive final homes for most of us and we do not wish to have our lives endangered by cumbersome noisy unnecessary traffic aiming at this corner.
I would also include just a word about infrastructure; if every project on the books is allowed to go forward without infrastructure and social spaces to accommodate this expanse in population then dissatisfaction in every aspect of society in Sequim will be overwhelming.

Sincerely

Sent from my iPhone
Carpe Diem

Exhibit 8.o.

Tim Woolett

From: Donna <macwhite1@olypen.com>
Sent: Monday, October 18, 2021 10:50 AM
To: Tim Woolett
Subject: MARINER'S OUTLOOK Phase III

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.

We are writing to you today in objection to this proposal. Enclosed is an earlier letter stating the same reasons we objected to other construction that will impact our home. In addition we state firm objections to this proposed builder CA Homes. We we involved with the CAN group on Atterberry against this same builder who shortcut every known corner to complete his proposed project. It never materialized years later. Please do not allow this project breathing room.

Sincerely,
Donna MacLean
Kathleen White
21 Ridgefield Rd
Sequim

ATTACHMENT

Mr Tim Woolett
Senior Planner Sequim, Washington
152 Cedar St
Sequim, Washington

Dear Mr Woolett,

We are writing as Kathleen White and Donna Maclean and are residents of Cedar Ridge Homes residing at 21 Ridgefield Rd.
This letter. Is sent as an agreement in concert with the letter sent to you from Gib and Cheryl Siard. Their letter concerns the proposed development of Phase III Anderson Homes in Cedar Ridge. Our home is located on the South West corner of Water View Drive and Jones Farm Rd.
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(The additional proposal of an emergency exit from the other proposed development adjacent to Ridgefield Road makes this ludicrous!) We spent lots of money moving from our home in the County to build in this quiet senior oriented development. These are expensive final homes for most of us and we do not wish to have our lives endangered by cumbersome noisy unnecessary traffic aiming at this corner.
I would also include just a word about infrastructure; if every project on the books is allowed to go forward without infrastructure and social spaces to accommodate this expanse in population then dissatisfaction in every aspect of society in Sequim will be overwhelming.

Sincerely

Sent from my iPhone
D&K

491 Water View Dr
Sequim, WA 98382
October 27, 2021

City of Sequim, Department of Community Development
c/o Mr. Tim Woolett
152 West Cedar Street
Sequim, WA 98382

Re: Mariner's Outlook III, File No. SUB 21-001, Preliminary Major Subdivision, Notice of Application

Dear Mr. Woolett,

My wife and I are residents in the Cedar Ridge subdivision of Sequim. We have several comments on the Mariner's Outlook III project, File No. SUB 21-001. We feel the development of Mariner's Outlook III, if done properly, could be an asset to the City of Sequim. However, we have identified issues to be addressed during the planning and development of the subdivision.

The issues of concern are as follows. We summarize here for brevity and provide details later in the letter to present background.

1. The area of Mariner's Outlook west of the north-south segment of Water View Drive (near the sewer lift station) is usually dry during the summer and early fall, but it is very boggy in the late fall through late spring when rainfall is moderate to high. Given the soil water and drainage issues in this area, it has the potential of affecting several Mariner's Outlook lots. The developer must address this problem. This could be with special mitigation measures, or simply set aside these lots as green space, park, etc. At the very least, it would be fraudulent for a developer to sell these lots without the buyer aware of any such potential water issues.
2. Phase 1 of Mariner's Outlook slopes down toward the north (i.e., toward Cedar Ridge development). We have seen water draining off this property into the adjacent drainage ditch and onto our streets. There was a significant issue with water in the crawl spaces of houses on the south segment of Water View Drive and on Ridge Field Drive. The drainage from Mariner's Outlook almost certainly contributed to the crawl space problems, given the effects of glacial till and other stratification in the immediate area. The development of the lots in Phase I will worsen the problem unless drainage is properly designed. We want assurances from the City DCD and from Mariners Investors LTD that new water problems for Cedar Ridge residents and caused by the new development will be avoided at all costs and remedied if they do appear.
3. The preliminary plot plan for Mariner's Outlook III shows a connection to Ridge Field Drive at the northwest corner of the southwest section (aka Phase 1). The "Phasing Narrative" indicates that "Mariner's View Drive will serve as the access to this phase of development". We need assurances that the connection to Ridge Field Drive will not be used for access to Mariner's Outlook except on an emergency basis, and that there will be a gate in place that can be opened only by emergency services.
4. Line 23 of the Submittal Requirements in the Environmental Review Packet and Checklist (page 5) is not checked. If the City of Sequim does not require this item, how are the "dark sky"

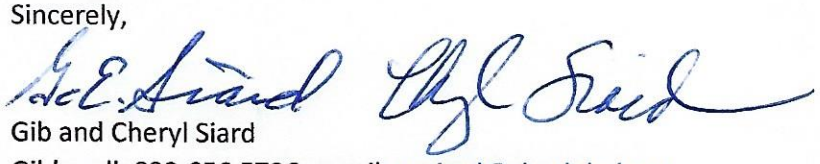
guidelines for the State of Washington going to be monitored. For example, at a minimum, it is recommended that outdoor fixtures must be fully shielded, directed downward, not to exceed 850 lumens, and have a maximum Kelvin temperature of 3000K. The Sequim Public Works Engineering Standards don't seem to address this, and the diagrams 4-28A & B don't appear to adhere to the guidelines above. Please enforce the recommended "dark sky" guidelines to minimize the negative effect on the prized nighttime beauty of this area.

Details and clarifications that correspond to the items above:

1. Some outfall from the east wetland area retention pond of Cedar Ridge Sequim subdivision flows approximately west-northwest down the slope in Mariner's Outlook across from the north-south segment of Water View Drive. The distinct vegetation type in this section of Mariner's Outlook is evidence of a significant seasonal water presence. It has the potential of affecting lots 30, 31, 44, 45, 46 and perhaps others on the preliminary plat. And to make matters worse, we have seen a major increase in water flow toward this area as rainfall has increased over the past years. This should be evaluated by the City to ensure that the buyers of these lots are not burdened by water issues as many homeowners in Cedar Ridge have been.
2. This water problem has been resolved in some homes, but it required substantial investment. As one example, our builder had to install multiple French drains and a sump with a pump within our crawl space, and then build a 100-foot French drain 2 feet wide and 4 feet deep filled above the drainpipe with drain rock. This was outside our home on the south and west of our property to catch the runoff from the south (Mariner's Outlook) and the west.
3. The streets in Cedar Ridge Sequim development are private streets that were not built to city codes. They are substandard and could not withstand additional traffic, especially heavy construction vehicles, without sustaining damage. Witness what has already happened on the south segment of Jones Farm Road, for example, where there has been degradation due to large equipment.

We respectfully request that the Sequim DCD help get these issues addressed by the developer. Thanks for your consideration of these comments.

Sincerely,



Gib and Cheryl Siard
Gib's cell: 832.656.5726; email: gesiard@sbcglobal.net
Cheryl's cell: 832.723.9584; email: siard.cheryl@gmail.com

c: Shawnee Peters

Exhibit 8.q.

JTE, Inc.

ATTN:
MR. TIM WOOLETT

MARINER INVESTORS
C/O CA Homes, Inc.
Attn: Christopher Anderson, Owner
October 19, 2018
Page -6-

RECEIVED
OCT 26 2021
City of Sequim, DCD/PW

Level of Service Standards for Washington State Highways
January 1, 2010

WSDOT sets level of service (LOS) standards for state highways and ferry routes of statewide significance (HSS) based on RCW 47.06.140(2). Regional transportation planning organizations (RTPOs) and WSDOT jointly develop and RTPOs establish LOS standards for regionally significant state highways and ferry routes (non-HSS) based on RCW 47.80.030(1)(c). LOS is based on peak-hour except where noted.

Regional Organization/County	LOS for Non-HSS		LOS for HSS	
	Urban	Rural	Urban	Rural
(PRTPO) Peninsula - RTPO				
Mason County	D	C	D	C
Jefferson County	C	C	D	C
Clallam County	D	C	D	C
Island County	(see PSRC above)		D	D

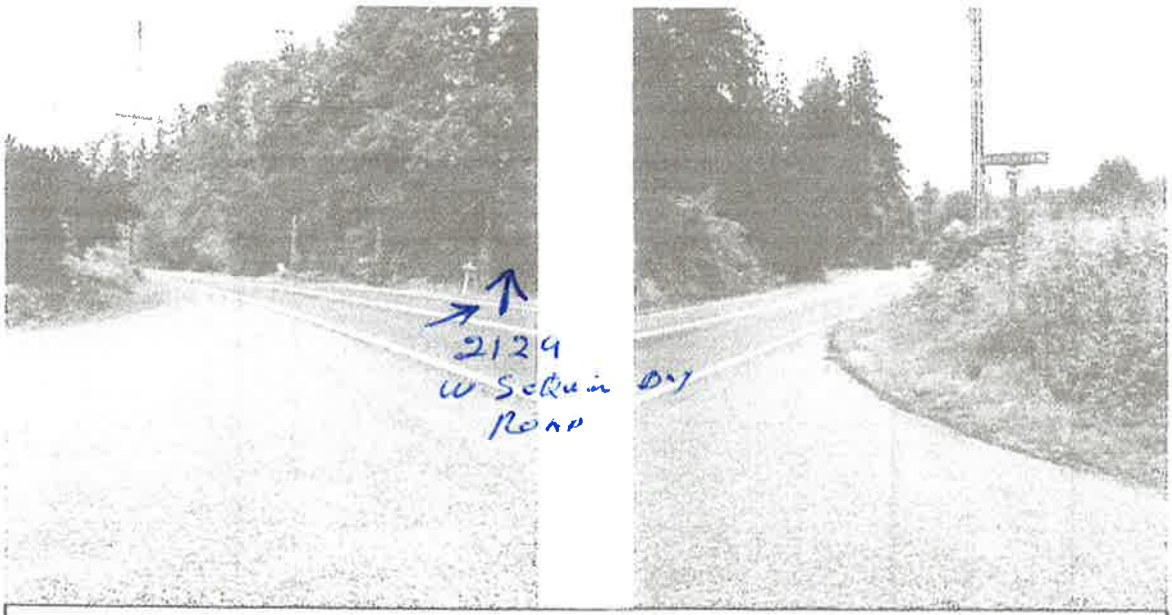
The WSDOT LOS threshold for urban portions of Clallam County is identified at LOS 'D'.

LOS Analysis Software

The LOS of the study intersections were calculated using the Synchro software program. Table 1, at the end of the report prior to Figures, shows the existing LOS operations of the study intersections. The study intersection is operating at LOS 'A' that meet City criteria.

Incident/Safety History

Photographs at the study intersection are depicted below:



Mariners View Drive at West Sequim Bay Road – looking north and south, respectively

SEAN CUMMINGS - THIS IS MY DRIVE WAY
AGE 79
PLEASE PUT A STOP
SIGN AT MARINER VIEW DRIVE AND RE-DUCE
THE SPEED TO 25 MILES AN HOUR.

SINCERELY,
10/23/2021

Exhibit 8.r.



14 Oct 2021

City of Sequim
Department of Community Development
Tim Woolett
152 West Cedar Street
Sequim, WA 98382

Jeff & Karen Considine
1790 W Sequim Bay Road
Sequim, WA 98382

RE: Mariner's Outlook III written comments

We are the homeowners of 1790 W Sequim Bay Road in the city of Sequim. Our property lies immediately adjacent to the proposed development of 82 homes on 28.12 acres. Following are our comments and questions regarding the proposed project.

1. The density of the proposed development is completely out of character with the surrounding area. Existing properties are largely ½ acre or larger and were built in a primarily quiet rural setting. Many of the existing homes were built to take advantage of the views available of the strait and Sequim Bay, Those of us who purchased property/homes in this area did so largely to take advantage of a quiet rural setting. The density of the proposed development is a significant deviation from these factors and will permanently and adversely alter the nature of our neighborhoods.

2. According to the City of Sequim document Application Information File no: SUB 21-001, access to the proposed development will be provided by "two point of access off West Sequim Bay Road" One of those points of access appears to be the existing Mariners View Drive and the other is a yet to be constructed road that will run immediately adjacent to our property as indicated on the Site Plan attached to the Application information.
    a. Traffic on West Sequim Bay road is often congested, particularly during periods of open fishing on the strait when commercial and residential boaters use the road as access to the John Wayne Marina. West Sequim Bay Road also serves as a bypass route for Highway 101 traffic during peak travel periods and when an emergency bypass is needed for accidents on the highway.
        i. What are the current and forecast traffic volumes on West Sequim Bay Road and what mitigation does the City of Sequim plan in order to accommodate the substantially increased traffic flow resulting from an additional 82 residential units to be constructed in the proposed development?
        ii. Who will bear the financial responsibility to provide such measures?

b. Current traffic on West Sequim Bay Road is frequently traveling at speeds far exceeding the posted 35 miles per hour speed limit. At present there are few, if any measures to ensure that existing traffic is honoring this speed limit. These measures will be increasingly necessary particularly given the increased traffic congestion created by the proposed development.
    i. What measures, if any, does the City of Sequim intend to put in place to provide an appropriate level of safety by ensuring that the posted speed limit is observed.
    ii. Who will bear the financial responsibility to provide such measures?

c. West Sequim Bay Road is frequently traveled by pedestrian and cycling traffic, due largely to its scenic nature and its access to John Wayne Marina. There are few, if any, accommodations for pedestrian and cycling traffic. Consequently walkers and riders are forced to stay on the road with few opportunities to avoid passing vehicles. According to the Current Comprehensive Plan 2015 - 2035, published October 26, 2015 ("The Comprehensive Plan") "The Framework includes a Transportation Layered Network that provides for alternative mobility options and improved connectivity and convenience for residents. Walkability is a high-value component of citizens' quality-of-life expectations, and the Plan's attention to paths and pedestrian-friendly streets is a key feature of the neighborhood-focused Framework. The value of more social neighborhood streets that are safe and attractive is also promoted"
    i. Given the substantially increased traffic patterns to be created by the Proposed Development, what mitigations is the developer and/or the City proposing to keep pedestrian traffic out of harm's way when utilizing West Sequim Bay Road?
    ii. In what way specifically does the proposed development meet the criteria as established in the Comprehensive Plan mentioned above?
    iii. Who will bear the financial responsibility to provide such measures?

d. Mariners View Drive is woefully inadequate to provide access to the excavation and construction equipment necessary to construct the proposed homes and infrastructure to support them. The intersection of Mariners View Drive and West Sequim Bay Road is a blind corner, particularly for traffic approaching from the north. Utilizing Mariners View Drive will likely present numerous opportunities for private and public property damage and potential injuries to people involved in accidents at the intersection.
    i. What mitigation is proposed by the developer and/or the City of Sequim to minimize the exposure to harm at the intersection of Mariners View Drive and West Sequim Bay Road?
    ii. Who will bear the financial responsibility to provide such measures

e. The second point of access indicated on the Site Map is a yet to be constructed road that will be immediately adjacent to our property. Construction of this access road will create an on-going nuisance for adjoining properties by creating dust, soil disruption noise and light pollution both during the construction phase of the road itself, and an on-going basis during construction of any eventual residences in the proposed development.
    i. What steps will the developer and/or City take to ensure that any nuisance will not be created?
    ii. What steps will the developer and/or City take to ensure that construction of the road facility will not create erosion, drainage and noise issues that will impact our property? Specifically what engineering and/or construction methods will be employed to ensure there will be no impact to our property from the construction and usage of the access road?
    iii. What steps will the developer and/or City take to mitigate the noise, dust and disruption during the construction phases of the Proposed Development?
    iv. Who will bear the financial responsibility to provide such measures?

3. The construction of the proposed development will create significant noise, water and light pollution opportunities.
    a. The Comprehensive Plan section EE 9.4.2 GROUNDWATER QUALITY states "Stormwater runoff in an urban area typically contains many pollutants resulting from streets, parking lots and other surfaces; in fact, runoff from landscaping and small crops or gardens can even cause contamination. Depending on the source, the pollutants in runoff may include heavy metals such as lead, chromium, and zinc; oil, grease or coolant; pathogens (bacteria); nutrients; pesticides; and petroleum byproducts. Other pollutant sources include improperly maintained or failing septic systems, leaking underground storage tanks, agricultural activities, hazardous material storage or dry wells if contaminants are introduced"
    b. See also section EE 9.6.3 LOW IMPACT DEVELOPMENT of The Comprehensive Plan to "Promote "low impact development" (LID) to minimize impervious surfaces and hardscapes, recharge the aquifer, reduce runoff, and conserve natural resources. " See also section EE 9.4.3 STORMWATER of The Comprehensive Plan. "Implement a storm and surface water management plan to reduce water quantity and quality impacts from runoff"
        i. With the substantial changes to the landscape created by the proposed development specifically what mitigations are planned by the Developer and/or City to eliminate the impact of such stormwater runoff issues for the proposed development.What are the expected impacts to adjoining properties both adjacent to and downhill from the proposed development? How will these impacts be mitigated?
        ii. Who will bear the financial responsibility to provide such measures?
        iii. Who will bear the long-term responsibility to maintain such measures?

4. The location of the proposed development is currently home to a wide variety of wildlife including (but not limited to coyote, deer, various fowl and any number of smaller species important to the food chain in the local ecosystem. There are active nesting sites for American Bald Eagles within less than approximately 300 yards from the proposed development. Section EE 9.5.1 of The Comprehensive Plan states that "PRESERVATION OF WILDLIFE HABITAT Maintain wildlife through the preservation and enhancement of its habitat.Wetlands, riparian vegetation, streams, and steep slope areas generally provide habitat for wildlife. When such areas are identified as supporting endangered or threatened species, measures such as acquisition or additional buffers should be considered. Incentives tied to development are another technique to protect habitat."
    a. What specific protections have been or will be enforced to ensure these criteria are met?
    b. What incentives tied to development have been instituted to provide adequate protections?

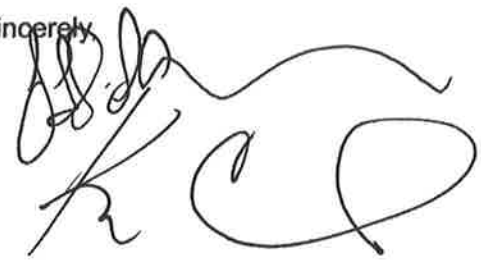
5. As previously observed the density of the proposed development is considerably different than the surrounding area. According to section EE 9.6.1 SITE DESIGN of The Comprehensive Plan future site planning for developments will "Continue to promote the use of "adaptive platting" to create lots that preserve existing vegetation and reduce impervious surfaces and associated impacts to critical areas, wetlands and groundwater resources. "
    a. What specifically has the developer and/or the City implemented in planning for the proposed development that meets this criteria?
    b. Who will bear the financial responsibility to provide such measures?

6. The Comprehensive Plan Section EE 9.6.5 DEVELOPMENT IMPACT AND BEST AVAILABLE SCIENCE METHODOLOGY provides that "the use of "best available science" methodologies when assessing the impacts of proposed development on the surrounding environment and ecosystems" The Comprehensive Plan also states that "Water is a much more acute topic for the Valley's sustainable growth. The Valley's setting within the Olympics rain shadow offers drier weather than most of the region, but that makes the Valley very dependent on the mountain watersheds for water. These are the same sources that support fisheries and the riparian habitats for many species. Wells drilled into the Valley aquifer and water diversions from streams and rivers for irrigation and potable water have a consequential effect on stream flows. However the "rights" to access water for private or public use are adjudicated, water supply greatly affects both the distribution and amount of long-term growth – there is only so much water, and the demands of man and nature are in increasing tension as more inhabitants are attracted to the Valley. There are solutions to the limits of water supply – desalination of seawater and a greater range of allowable uses of "recycled" water are two – but they come with high financial costs. If Sequim's future is to be "affordable," both in service costs and URBAN GROWTH environmental quality, short-term decisions will need to be more greatly linked to sustainable outcomes. "

a. As climate change continues to impact our region and regional watersheds are adversely impacted, how will the developer and/or the City ensure that sufficient potable water can be provided to this and future developments?
b. What specifically has the developer and/or the City implemented in planning for the proposed development that meets this criteria?
c. Who will bear the financial responsibility to provide such measures?

We appreciate your time and consideration of these comments and your anticipated answers to our questions.

Sincerely,



Jeff & Karen Considine

1790 W Sequim Bay Road
Sequim, WA 98382

Exhibit 8.s.

Tim Woolett

From: ken wahl <kwahl1@sbcglobal.net>
Sent: Saturday, October 9, 2021 10:40 AM
To: Tim Woolett
Subject: New Subdivision on West Sequim Bay Road

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
I've seen the recent Public Notice sign boards in our neighborhood. I believe there should be one more place on West Sequim Bay Road approximately where the "new Keel Road" from the proposed project meets up with WSB Rd. There are neighbors in that area that will be impacted as well from this development and I'm sure they would like to be informed. This sign could go where the proposed Lot #72 abuts up to WSB Road. Thank you for your attention to the matter. If this needs to be passed on to Public Works Department, that's fine.

Ken and Janet Wahl
155 Mariners View Drive
Sequim

Exhibit 8.t.

Tim Woolett

From: Sharon Pysden <lpysden@comcast.net>
Sent: Thursday, October 21, 2021 10:40 AM
To: Tim Woolett
Cc: ALLAN TYSON; Dan Butler; ken wahl
Subject: Questions re: SUB 21-001

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.

Dear Mr. Woolett,

Here are the questions we have re: SUB 21-001. As you will note I am copying the board members of Mariners Outlook Homeowners Association, Inc. to keep them in the loop.

I assume that the City will require completion bonds to assure that any critical infrastructure such as roads and sewers can and will be completed should the developer be unable to complete this project for any reason. Is this correct?

The Phasing Narrative is confusing to me as there is no timeline for the completion of individual phases or the entire project. I understand that giving specific dates for said completion is impossible however an estimate would be very helpful in understanding when specific infrastructure items (roads and sewer) will be completed.

According to the Phasing Narrative Phase 1 will be completed and the homes built sold prior to the completion of the sewer system which appears to be scheduled in phases 2. I'm sure that the sewer system would have to be finished prior to the City issuing any final occupancy permits. Is this correct?

Phase 2 describes the installation of the sewer lift station and states that "Gravity sewer mains will be constructed outside of the current phase to connect to the sewer lift station". Is this when the dry sewer system installed in Phases1 & 2 of the Mariners Outlook development will be connected to a functioning sewer system and be available for existing homes to connect to?

Though not a part of this project, all the homes in Phases 1 & 2 of Mariners Outlook are currently on septic systems. When, or under what circumstances, will the City require existing homes to hook up? At what cost?

The road development plan as stated in the Phasing Narrative is an incremental upgrade from construction road to fully developed road surfaces. There are some 30 homes which are currently restricted to one paved ingress and egress point. Paving Keel Way to Sequim Bay road is not scheduled until phase 2 of the development. This means that another 25 homes will be added to the one access source of Mariners View Drive making a total of 55 or so homes restricted to one access. I believe the limit set by State code is 15. Is the condition as stated in the developers proposal acceptable to the City? Again, without an estimated completion timeline the existing homeowners can't know if we will be waiting months or years for our access situation to be resolved.

Phase 4 references the construction of a 10' multi-use path bordered by an open space of varying width to be constructed along Mariners View Drive to connect to Sequim Bay Road. It appear that this path will be along the Northern boundary of the easement granted to the City as part of the resolution of the Road Island project. Who will be responsible for the maintenance and snow/ice removal from this path and maintenance of the open area?

The proposed path will cover the existing drainage ditch supporting Phases 1& 2 and part of Phase 3 should this project be approved. What is the plan to keep the drainage system operational? Also, near the northeast corner of Lot 5 of Phase 1 there is an access/cleanout point for the Highland Water System, and near the northwest corner of Lot 5 Phase 1 there is a fire hydrant, monuments for water, and a street sign which are in the proposed envelope of the path. I

assume the City is aware of these issues but since they are not mentioned in the documentation I thought I would bring them up.

Another issue I have is in regard to the existing drain pond servicing Phases 1 & 2 currently and part of phase 3 in the future. Part of the reason the City acquiesced to accepting the Phase 1 road easements making Mariners View and Spyglass Lane public roads along their entire length was the inverse condemnation situation the City's permitting of the Phase 2 development, without sufficient ingress-egress, created. This same condition is present with the drain pond. According to the City, the drainage system was designed to support both Phases 1 & 2 (the phase 3 load was not present at that time but appears to be acceptable to the City). However the City's position is that the Phase 1 owners are solely responsible for it's upkeep and repair. Consequently an inverse condemnation situation has been established and will have to be resolved, possibly by establishing a LID or maybe by adding a city designated fee to the property tax bill for each lot serviced by the system so that everyone who uses the system pays for it's upkeep.

I understand that this part of the review process is restricted to land and infrastructure only and that City code will control set-backs, building height restrictions, and so forth during the home building portion of this project. Will the public be allowed any input on anything other than this portion of the project?

Thank you for your time and expected responses to my questions. I truly appreciate the work you are doing on our behalf.

Cordially,

Lee and Sharon Pysden
1030 Spyglass Lane
Sequim WA 98382

Sent from Mail for Windows

Exhibit 8.u.

Tim Woolett

From: barb55.butler@gmail.com
Sent: Sunday, January 9, 2022 11:33 AM
To: Tim Woolett
Cc: Butler Dan
Subject: Saving a Tree in Mariner's Phase Three Developement

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,

I understand you are the person to write to concerning the preservation of trees when a new housing development is being proposed. I was given your contact by my husband, Dan Butler, who is on the planning commission and in a recent meeting this issue of trees came up along with a code sited for preserving them:

17.28.030 Trees.

A. Every reasonable effort will be made to preserve existing trees.

B. If preservation of the existing trees would enhance the appearance of the subdivision, or prevent erosion and other negative environmental effects, the city may impose tree cutting restrictions on trees eight inches in diameter or larger. Such restrictions will be noted on the face of the final plat and shall run with the land. (Ord. 98-005 § 4)

There is only one tree I am concerned about preserving and it is an old Walnut tree. I'm not an arborist, but I believe it is an English Walnut - something not grown wild here (like black walnut), but rather is cultivated. I don't know it's age, but assume it is quite old and probably planted by the original owner of the farm here, on land that no longer holds any

remnants of the barn or house. The tree is about 25-30 feet tall, with a wide spreading canopy,

the trunk is well over 8 inches in diameter,



and the tree still produces lovely walnuts.



I think the tree would not only enhance the subdivision, but also give a sense of history to it.

Is there something I need to do in order to formally request this preservation?

Barb Butler
951 Spyglass Ln.

Sent from my iPad

Exhibit 8.v.

Tim Woolett

From: barb55.butler@gmail.com
Sent: Tuesday, March 8, 2022 12:43 PM
To: Tim Woolett
Cc: Butler Dan
Subject: Fwd: Saving a Tree in Mariner's Phase Three Developement

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,

I am forwarding this thread on once again as I've now been notified of the public hearing to take place March 28th and want to make sure this issue of the tree, and the city code concerning preservation of trees in developments, has been considered.

Barb

Sent from my iPad

Begin forwarded message:

> **From:** barb55.butler@gmail.com
> **Date:** January 24, 2022 at 5:18:55 PM PST
> **To:** Tim Woolett <twoolett@sequimwa.gov>
> **Subject: Re: Saving a Tree in Mariner's Phase Three Developement**
>
> Tim,
>
> I'm sorry I let this slip by while life has gotten a bit hectic. My mom died Jan.1 and there is lots to deal with!
>
> Do you still want me to call you and if so when is a good time; days and times you are there? I'm not sitting at my computer all day and email often gets down the list of things to check so give me a day or two to see your response.
>
> Thanks,
>
> Barb
>
> Sent from my iPad
>
> > On Jan 20, 2022, at 4:59 PM, Tim Woolett <twoolett@sequimwa.gov> wrote:
> >
> > What I'm working on will be rather lengthy and is an internal discussion. I will be in the office tomorrow and would be happy to discuss with you as I would like some feedback

on the issue as well. Please feel free to call me tomorrow as time allows. If you happen to miss me just leave a message and I will get back to you directly.

Thanks again Barb.

From: barb55.butler@gmail.com <barb55.butler@gmail.com>
Sent: Thursday, January 20, 2022 4:56 PM
To: Tim Woolett <twoolett@sequimwa.gov>
Subject: Re: Saving a Tree in Mariner's Phase Three Developement

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,

Thank you for your response, but it is not convenient for me to call now, as I'm about to begin a zoom call at 5:00. Since you are looking at the issue right now perhaps you could send me what your thoughts are before we set up a time to discuss it. Thanks.

Barb

Sent from my iPad

> On Jan 20, 2022, at 4:47 PM, Tim Woolett <twoolett@sequimwa.gov> wrote:
>
> HI Barb,
>
> My sincerest apologies. This is better discussed, so if you have the time, please give me a call at 360 582-2476. I am currently at my desk looking at this very issue and would be happy to discuss with you. Please feel free to give me a call at this time.
>
> Thanks Barb.
>
> Tim
>
> ---
>
> **From:** barb55.butler@gmail.com <barb55.butler@gmail.com>
> **Sent:** Thursday, January 20, 2022 4:44 PM
> **To:** Tim Woolett <twoolett@sequimwa.gov>
> **Cc:** Butler Dan <dan57butler@gmail.com>
> **Subject:** Fwd: Saving a Tree in Mariner's Phase Three Developement
>
> **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.

I'm resending this again as I've not seen a response to my inquiry so perhaps it got buried in your inbox like mine does.

From: barb55.butler@gmail.com
Date: January 9, 2022 at 11:33:51 AM PST
To: twoolett@sequimwa.gov
Cc: Butler Dan <dan57butler@gmail.com>
Subject: Saving a Tree in Mariner's Phase Three Developement

Tim,

I understand you are the person to write to concerning the preservation of trees when a new housing development is being proposed. I was given your contact by my husband, Dan Butler, who is on the planning commission and in a recent meeting this issue of trees came up along with a code sited for preserving them:

17.28.030 Trees.

A. Every reasonable effort will be made to preserve existing trees.

B. If preservation of the existing trees would enhance the appearance of the subdivision, or prevent erosion and other negative environmental effects, the city may impose tree cutting restrictions on trees eight inches in diameter or larger. Such restrictions will be noted on the face of the final plat and shall run with the land. (Ord. 98-005 § 4)

There is only one tree I am concerned about preserving and it is an old Walnut tree. I'm not an arborist, but I believe it is an English Walnut - something not grown wild here (like black walnut), but rather is cultivated. I don't know it's age, but assume it is quite old and probably planted by the original owner of the farm here, on land that no longer holds any remnants of the barn or house. The tree is about 25-30 feet tall, with a

wide spreading canopy,



the trunk is well over 8 inches in diameter,



and the tree still produces lovely
walnuts.



I think the tree would not only enhance the subdivision,
but also give a sense of history to it.

Is there something I need to do in order to formally
request this preservation?

Barb Butler
951 Spyglass Ln.

Sent from my iPad

Exhibit 8.w.

Tim Woolett

From: Bill Peterson <pacpete@hotmail.com>
Sent: Monday, March 14, 2022 3:39 PM
To: Tim Woolett
Subject: Public Comments for Mariner's Outlook Phase III File sub 21-001

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.

Sir- I would like to provide comments for the public hearings on Mariner's Outlook Phase III File Sub 21-001

I own and have lived at 71 Mariner's View Court in Mariner's Outlook since 2001. For over 20 years, we have enjoyed living in this area and I look forward to 20 more years. The only issue I have with the planned development is road access for 82 homes which is more than twice the homes in Mariner's Outlook Phase I and II. The neighborhood will significantly change with the high density R4-8 designation and new residents.

My main concern is that the City should require the installation of the new entrance road and associated infrastructure before any building begins in the new Phase. The current entrance road to Mariner's Outlook, Mariner's View Drive cannot sustain heavy equipment and loading that comes with building new homes and infrastructure. The current entrance has a very limited sight distance when entering West Sequim Bay Road which is a safety hazard. Mariner's View Drive has limited shoulder width and sight distance when climbing up the hill into the development and in the late afternoon with the sun forward visibility is greatly if not completely limited (heading west). Seeing the road ahead and any traffic is very difficult if not impossible as the sun is blinding even with your visor down. If you add large trucks and significantly more traffic with construction vehicles, accidents will occur and the roadway will suffer.

I recommend no waivers pursuant to City planning guidelines for the new subdivision...the proposed new entrance road and infrastructure should be completed, just like in Cedar Ridge, before lots are sold and new home construction begins. Staging the date for the new entrance down the road is significantly problematic for all of us currently living in the area. The proposed new entrance road is in a much safer location and will greatly reduce the impact of the new developments' density. Follow the Mission, Vision, and Value Statements for the City of Sequim- specifically you are entrusted by the community to do the right thing for the right reason even when no one is looking...in building an exceptional community and a great place to live. Completing the new entrance road and infrastructure for the development prior to building on the lots is the right thing to do.

Appreciate your time.

V/r Bill Peterson

CAPT Bill Peterson USCG (ret)
71 Mariners View Court
Sequim WA
Cell 360 461 5030

Mailing address 1374 Country Ridge Drive Richland WA 99352

Tim Woolett

From: Bill Peterson <pacpete@hotmail.com>
Sent: Monday, March 14, 2022 3:39 PM
To: Tim Woolett
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Appreciate your time.

V/r Bill Peterson

CAPT Bill Peterson USCG (ret)
71 Mariners View Court
Sequim WA
Cell 360 461 5030

Mailing address 1374 Country Ridge Drive Richland WA 99352

Exhibit 8.x.

City of Sequim
Department of Community Development
Tim Woolett
152 West Cedar Street
Sequim, WA 98382

October 14, 2021

Ken and Janet Wahl
155 Mariners View Dr
Sequim, WA 98382

Subject: Mariners Outlook Phase III, Subdivision Application (SUB21-001)

Tim

I am a home owner in Mariners Outlook Phase I at 155 Mariners View Drive. We have been here 5-1/2 years and enjoy our community's semi-rural setting in the City of Sequim. We have always known that a Phase III was in the 10-20 year time frame, but now the realization is about to happen. I am writing to express a few concerns, as our residence is the MOST IMPACTED by the construction of this huge development. By impact, I mean, our property abuts to Lots 53, 54 and 55 (Mariners View Ct), looks directly into Lots 67 and 68 and sits on Mariners View Drive, the main thoroughfare. We will bear the brunt of the traffic related to the Phase III project as proposed in the current application for development.

Currently, the only paved access road into Mariners Outlook is via Mariners View Drive off of West Sequim Bay Road. I would like to have the Phasing Narrative (1- 4) of this project revisited, not for the benefit of the developers but, please take into consideration us existing property owners. Things like noise, traffic, equipment movement, deliveries, curious bystanders and general construction workers coming and going adds an element of uncertainty to this "secure" community we have enjoyed. Entrance to the Mariners Outlook Phase III should be started and developed from the proposed Northern entrance egress and ingress road named Keel Road. Despite the developer speaking of an auxiliary entrance, proposed Keel Road must be considered as the preliminary entrance/exit for Phase 1 and 2. The current Phase 2 and Phase 4 should be considered as a possible Phase 1 and 2, respectfully. This change would have an added advantage, where as, model homes could be conveniently poised near the entrance on Keel Road and West Sequim Bay Road. Main access to Phase III must not be via Mainers View Drive, especially during the construction of new homes.

West Sequim Bay Road and Mariners View Drive is not designed to handle an R 4-8 development. Mariners View Drive to West Sequim Bay Road has limited line-of-site to the North and South visually, Additionally, there is no left-turn lane to leave West Sequim Bay Road. The current 35-mph speed limit on West Sequim Bay Road, makes it very hazardous especially when heading out of the development. Recreation vehicles, utility trailers in tow and construction heavy equipment have a tough time getting onto West Sequim Bay Road with this limited site. It may take an accident to change this, sad to say. Just today, I observed the minimal shoulder, right/left edge lines, range from 0.5 feet to 3 feet in width. Is this standard? This is a very dangerous situation for pedestrians, bicyclists and drivers. The City of Sequim must require Mariners Investors LTD the opportunity to improve this road section prior to building any access roads or homes for Phase III. True, this would take a great deal of re-engineering and a final agreement with the City of Sequim and the developer, but this "good faith" offer would go a long way to appease the currently residents and the general public.

Having read and viewed much of the submitted reports and drawings, I do have a few comments and questions about the Environmental Review Packet and Checklist. There was no mention of the migratory eagles that have returned to the area year after year. Also, on page 20 of 29, 10. Aesthetics, there is mention of a 25 foot height maximum for proposed structures. The entire reports speaks of "lot and road development" but I do not see any mention of the type or style of housing being proposed other than single family housing. Modular, single story, colonial, or custom built? Can we get an idea of what to expect for houses from the yet to be named home builder? I am opposed to any two-story houses that may be built, as this may impede our views towards the Bay. Looking at rooftops from my elevation is bad enough, but an out-of-place two story house simply adds another negative view. Also in this report there is no mention of low light, "dark-sky" street lighting to restrict light pollution often caused by inconsiderate street lighting. I would also like this limited lighting to be engineered into this project.

I was happy to see walking paths with throughout the project and connecting to West Sequim Bay Road. I do think ten feet is a little too generous and this could very well be six feet and serve the same purpose. With regard to the tree lined streets as proposed, who will maintain those trees and will there be a restriction on their height? Owners or city responsibility? Again, it's a view of the Bay we so much appreciate. Can the developer continue the row of trees to "shield" the detention basin (phase 4) along Mariners View Drive. What are the fencing options being discussed and will there be restriction on types and heights? Sitting on the very edge of three lots in Phase 3, my driveway bordering the properties, fencing

and privacy is a very big concern that I would like to have a voice in what is erected.

Thanks you for your time. Times are changing and we hope to work for an equitable outcome on these matters. If you have any questions, please contact me.

Respectfully,

Ken Wahl

Exhibit 8.y.

Tim Woolett

From: Dave Munro <1scotsman@sequimbay.net>
Sent: Wednesday, March 16, 2022 3:01 PM
To: Tim Woolett
Subject: Comments ~ Mariners' Outlook Subdivision

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Good Afternoon Tim, Sequim City Staff, City Council & Planning Commission

As a long-term Mariners' Outlook resident and retired Executive and HOA President, I would like to submit additional comments regarding the above-captioned impending Subdivision for the City Council and Staff consideration. Personally, I applaud the Planning Commission's majority endorsement and forward to the City Council of last evening. Personally, I sincerely applaud the entire City Staff for their outstanding Report submitted on this project. I am very aware of the years of hard and serious work committed to this entire issue by Staff, Council and our caring and wonderful residents. You all deserve abundant accolades for the devotion and meticulous work very evident and discussed throughout the Staff Report.

In that regard and moving forward, I wish to comment on a few of the more salient points of concern for Council consideration in their forthcoming deliberations on the project:

(1) The Planning Commission briefly discussed the construction and other traffic conditions which will be a troubling issue when the first phase of the new subdivision begins. That said, myself and other residents here wholeheartedly endorse the recommendation in the Staff Report pertaining to no more than 9 lots to be constructed in that Phase I before the new second proposed entrance is completed. Otherwise, traffic safety hazards and serious congestion will prevail from WSBR @ Mariners' View Drive all the way up and West into that construction site. The developer's suggestion that the proposed emergency access at Cedar Ridge would alleviate concerns, is not a viable option and would do nothing to help the obvious impending construction traffic trouble.

(2) We strongly suggest a long-requested reconsideration of the City's firm and immediate acquisition of the remaining Spyglass Lane street easements at Keeler Road and for the City to open Spyglass Lane at that end, removing those abundant barriers and obstructions now in place. A clear majority of Mariners' Outlook residents, nearly all emergency services and most other delivery traffic now completely avoid that entrance because of those existing obstructions. This would immediately provide the secondary ingress/egress point sorely needed for easing most of the suggested traffic congestion concerns and facilitate access by the neighborhood residents until the new WSBR proposed access entrance is constructed. Clearly, this is for the greater good of our east-end City development and is in the best interests of safety for Police, Fire, Life Saving, other Emergency and business Services and our growing number of residents.

(3) Lastly, but of significant importance, is the City's impending acquisition of the Wayne Water System and existing dry sewer system, both of which presently serve most all existing residents of Phases I & II of Mariners' Outlook. It appearing that this Phase III new Subdivision is to be serviced by City domestic water and sewer gives rise to our concerns about our transition to each of those City services and it would be appreciated if our community is made aware of City plans in this regard. Thank you for your considerations.

Respectfully,

Dave Munro

Exhibit 8.z.

Tim Woolett

From: Raenette Abbey <rae.abbey@gmail.com>
Sent: Wednesday, March 16, 2022 4:03 PM
To: Tim Woolett
Subject: Mariners Outlook Phase III

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.

Hello Tim,
We watched your Planning Commision meeting last night. I have a question. If I understood correctly, Mr Unkefer has 5 years to complete the Mariners Outlook Phase III project. What was not made clear is: will he be required to complete all of the grading, underground sewer, electric, drainage etc...as well as roads, sidewalks, curb & gutter, street lights etc....for the entire project, **before** he starts construction of any of the houses? You mentioned that he was allowed to build only 9 houses within phase 1. What was not made clear is exactly what will be required from him before these first 9 homes can start construction. It was also not made clear what his next requirements are before he can continue to build more of the homes in phase 1. In other words, the staging of this project and the City's requirements for Mr Unkefer to be able to proceed on to the next stage, to build each consecutive group of homes, is completely unclear! One of our big concerns is that if you only require the underground & streets for the first 9 homes--and the real estate market dies---we are left with a huge, unfished, unsightly mess---possibly for many, many years! We had always assumed that the City's requirements for this project would be the same as for others, like Cedar Ridge

and Lavender Meadows. All the grading, underground, streets, sidewalks & lights were completed, so if the real estate market did die--the neighbors and passing residents weren't left with a visual disaster. Willow Creek Manor has a secondary gravel road that keeps the construction traffic from going through the existing Willow Creek neighborhood.

We live at 70 Mariners View Ct. Our home will be just a few feet away from where Cutter Way connects with Mariners View Ct. The first two houses that will be built in phase 1, along with all of the accompanying construction traffic, noise & dust will be only a few feet from our side and back yard. So, we have an intense interest in getting clarity on the above questions and several others. We were hoping that someone from the City's Public Works/Engineering Department would be attending your meeting and available to address important issues---but they were not. Will they be available during the City Council's meeting? Do we still have the ability to communicate our concerns to the City Council members before their meeting on the 28th? And if yes--who & how would we bring them to the council member's attention? We have attended all of the neighborhood meetings That Andrew Unkefer arranged. He has always been fair and patiently listened to our comments and concerns, but we rely on our City Officials to protect its citizen's legitimate concerns and interests first.

Thank you for taking the time to respond to our concerns.

Raenette & Tom Abbey
70 Mariners View Ct
Sequim WA. 8382

760 807-1357
rae.abbey@gmail.com

Exhibit 8.aa.

Tim Woolett

From: Donna <chakuot7@olypen.com>
Sent: Wednesday, March 16, 2022 7:06 PM
To: Tim Woolett
Cc: Kathi White; Donna MacLean
Subject: MARINERS OUTLOOK phase III

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.

We are writing to you in objection to the proposals to use Cedar Ridge roads as an “emergency/ transitional” use during the initial and I'm sure ongoing construction of this project.
Our address is 21 Ridgefield Rd, Sequim Wa 98382 this is directly across from the proposed “emergency/transitional” exit/entrance Unkefer proposed using. We have breathed a sigh of relief since Anderson Homes no longer uses these roadways as we’ve had near crashes with speeding trucks careening around this corner.
I will attach previous letters to you regarding this danger. I o next strenuously to the whole project .
Donna MacLean
Kathleen White

Cedar Ridge letter to City Planner Tim Woolett

Mr Tim Woolett
Senior Planner Sequim, Washington
152 Cedar St
Sequim, Washington

Dear Mr Woolett,

We are writing as Kathleen White and Donna Maclean and are residents of Cedar Ridge Homes residing at 21 Ridgefield Rd.
This letter. Is sent as an agreement in concert with the letter sent to you from Gib and Cheryl Siard. Their letter concerns the proposed development of Phase III Anderson Homes in Cedar Ridge. Our home is located on the South West corner of Water View Drive and Jones Farm Rd.
We certainly agree with the entire contents of the aforementioned letter. We would also like to add that at our location we have had several near collisions from cars, trucks and equipment used in construction speeding around this corner as we negotiate our driveway. The increase that would occur with further construction and traffic will pose further safety concerns and damage to our road.
(The additional proposal of an emergency exit from the other proposed development adjacent to Ridgefield Road makes this ludicrous!) (Mariners Outlook III) We spent lots of money moving from our home in the County to build in this quiet senior oriented development. These are expensive final homes for most of us and we do not wish to have our lives endangered by cumbersome noisy unnecessary traffic aiming at this corner.
I would also include just a word about infrastructure; if every project on the books is allowed to go forward without infrastructure and social spaces to accommodate this expanse in population then dissatisfaction in every aspect of society in Sequim will be overwhelming.

Sincerely

Sent from my iPhone
Carpe Diem

MARINERS VIEW PHASE IIII

We are writing to you today in objection to this proposal. Enclosed is an earlier letter stating the same reasons we objected to other construction that will impact our home. In addition we state firm objections to this proposed builder CA Homes. We we involved with the CAN group on Atterberry against this same builder who shortcut every known corner to complete his proposed project. It never materialized years later. Please do not allow this project breathing room.

Sincerely,
Donna MacLean
Kathleen White
21 Ridgefield Rd
Sequim

ATTACHMENT

Mr Tim Woolett
Senior Planner Sequim, Washington
152 Cedar St
Seq

Exhibit 8.bb.

Tim Woolett

From: Alice Crapo <alicecrapo@gmail.com>
Sent: Thursday, March 17, 2022 1:00 PM
To: Tim Woolett
Subject: Mariner II Outlook

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.

Thank you for your great information at the meeting on March 15.

I am not up to speed on land use in Sequim and I appreciate your expertise.

I Support more affordable housing for Sequim and I understand the position of low lotline housing.

In Previous towns that I have lived, a developer was held liable for the impact it could make on neighboring roads and existing structures, water systems, drainage and with protecting old growth trees not easily replaced.

I am concerned about adding so much more traffic (car, truck and Pedestrian) on to W. Sequim Bay, Keeler, Mariners View Dr., As well as ingress and egress for all the homes along those roads. And it seems the city and the developers of new areas should be responsible for the impact to existing adjacent private roads, even for emergency use. Lofgrin, a privately maintained road, will be the main access for all those new homes to Highway 101. New development should not put a burden on private roads or existing city roads that already do not accommodate existing traffic well.

I am concerned about the narrow roads and no accommodation for on street parking in the proposed subdivision.

And I am told, Cedar Ridge Roads, unlike Mariner's Outlook roads including Spyglass, are NOT city roads and thus a unilateral decision of this nature must be made in consultation with the Cedar Ridge HOA Board.

And…I too think the old growth walnut should not be damaged. It is rare, not replaceable.

Enough said. Thank you for incorporating my concerns into your tough decisions.

Alice Crapo 970-759-1019.

Exhibit 8.cc.

Tim Woolett

From: Thomas A Stark <tstark1@me.com>
Sent: Monday, March 21, 2022 1:26 PM
To: Tim Woolett
Subject: Mariners Outlook III comment

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.

Hi sir,

Questions Re Proposed Mariners Outlook III

* CEDAR RIDGE SEWER UPLIFT STATION
- Per your planning documents, the Cedar Ridge Uplift station will be modified in order to increase capacity. Will that cost be levied against all city property owners or just the neighborhood users of the Cedar Ridge facility?

- Is there a rough timeline…or critical path….for the uplift station sewer work? Will current users experience a temporary interruption of service?

* Suggestions for consideration based on experiences where we have resided.

1. While living in VA., the city held a neighborhood “walkthrough” of a proposed plat led by a staff engineer and supported by a city “ scribe” who took note of all pertinent questions. Plat was preliminary staked. This was invaluable in alleviating concerns and helping all visualize the proposed neighborhood. Might be worth considering.

2. Given the availability of advanced CAD programs, why can’t a 3D neighborhood presentation be drawn? Infrastructure and slope should be relatively straight forward. Only challenge might be placing a nominal house on each lot. This also might afford affected residents better insight, especially regarding sight lines, view, traffic, and drainage.

Thank you for this opportunity to comment. Governing is hard.

Respectfully,

Thomas A. Stark
300 Jones Farm Road
Sequim, WA 98382

703.472.0786

Sent from my iPad

Exhibit 8.dd.

TO: Barry Berezowsky, Tim Woolett

Cc: City of Sequim Council Members, Tom Ferrell, Lowell Rathbun, Brandon Janisse, Rachel Anderson, Vicki Lowe, Kathy Downer, William Armacost

FROM: Cheryl and Gib Siard

RE: Planning Commission Public Meeting, March 15, 2020

We have listened to the Planning Commission Public Hearing on March 15, 2020. We are concerned about the planned emergency exit from Mariner's Outlook III. Who created it and why wasn't Cedar Ridge HOA consulted about use? We are also concerned about what was approved at the end of the meeting. What were the modifications to the PC Staff Report that were actually approved?

Who initially developed the plan for the emergency exit? Was it the developer or the City of Sequim? If this was planned by the City of Sequim, why was the HOA of Cedar Ridge not contacted to discuss concerns related to merging public and private roads? Why was an emergency access deemed necessary if there would be two points of access from West Sequim Bay Road?

It is our understanding that Mariner's Outlook III would need two separate points of access off West Sequim Bay Road to meet the requirements for permission to build the subdivision. This was stated in the notice of SEPA MDNS, Public Meeting, and Public Hearing. During the recent meeting, Mr. Unkefer requested to build only one new access and temporarily use the emergency access as his second access point while he built the first 25 homes. His opinion was that it would be "cumbersome" to build the phase 2 access at this time. Seth Rodman said that "we do not want that [emergency exit] being an access for residents at this time." How does a non-resident-usable (emergency only) access truly solve the dual-access problem?

A possible solution would be for Mariner's Outlook III to be built so that the first phase of construction starts further east near Mariner's View Court or Mariner's View Drive if only one access is built at this time.

Again, during the Planning Commission vote, we could not discern what modifications to the staff report were approved.

We look forward to being present for the City Council public hearing and would be grateful for clarification of the above issues, so we are prepared for the public hearing. Thank you.

Exhibit 8.ee.

To: Mr. Tim Woolett, Mr. Barry Berezowski

Cc: Sequim City Council Members; Cedar Ridge HOA Board Members

Subject: Sequim City Council Public Hearing March 28, 2022 regarding Mariner's Outlook III Subdivision

Thank you for the opportunity to comment. I attended via phone the March 15 Planning Commission Hearing and have now read the associated staff report. I have two comments.

1. Second Access Point to Mariner's Outlook III. I would suggest the staff clarify the issue of the second access point to the Mariner's Outlook III site for phase 1 development. The staff report states clearly that phase 1 shall be limited to nine houses with the proposed single access point. It also makes clear that for 25 houses two access points are needed. However, in light of Mr. Unkefer's proposal presented at the March 15 public hearing to multipurpose the emergency exit on Water View Dr. as a temporary second access point for phase 1, the staff should clearly state whether using the emergency exit as proposed by Mr. Unkefer for the second access point during phase 1 would be acceptable or not for the 25 house option. That is, are you recommending approval to the City Council of Mr. Unkefer's proposal or not? The current wording is not clear on this issue.

2. Emergency Exit on Water View Dr. My second comment regards the need, or lack thereof, for the emergency exit on Water View Dr. As you are aware it exists on paper only. It is shown on plat maps but has never been built. Clearly it is not needed for Cedar Ridge as Cedar Ridge has two access points. It would seem it is not needed for Mariner's Outlook III as there are two proposed access points off of West Sequim Bay Road. It would seem it may have had some historical significance but is no longer needed. It also seems ill advised to link city roads as in Mariner's Outlook III to private roads as in Cedar Ridge. I recommend the staff and City Council take immediate action to delete it from the plat maps and avoid future friction between the two subdivisions.

Respectfully,

Christine Anderson
Cedar Ridge resident