



JUN 28 2019

City of Sequim
DCD/ Public Works

June 21, 2019

Re: 2019 Neighborhood Meeting for the Legacy Ridge Project

Dear Property Owner:

Thank you for attending the Neighborhood Meeting on June 12, 2019 at the Cole Center. We appreciate each of you taking time from your day to meet with us and discuss the preliminary plat proposal for Legacy Ridge.

The information obtained from this neighborhood presentation shall not be considered, in whole or in part, as part of the official city record by the developer, attendee, or city decision makers.

We appreciate each of the comments offered and have strived to capture the essence of the conversation by providing summary responses to the comments. As you see, the responses are organized in a topical manner and we have attempted to provide you with specific statements.

Development and Real Estate

1. Lot size and density are established by the City of Sequim Comprehensive Plan and Zoning Code, as vested by the initial application to R-II standards .
2. Development timing is not yet determined as a homebuilder has not been identified. The approval process is directed by the City. This three-step process includes Preliminary Plat, Construction Plans and Site Development activity to Final Plat. This may take several years, depending on the strength and interest of the local real estate market.
3. The developer will be required to install and provide functional utilities to each lot (such as: operable fire hydrants, streetlights, and street landscaping) prior to the approval of a Final Plat and the construction of homes.
4. The application does not require variations, exceptions, deviation or variances to the City Code.
5. The price of the homes has not been established. Pricing will be defined once a developer and homebuilder are selected.
6. It is possible the homes may be built by more than one homebuilder.
7. Under the City's Land Use Entitlement process, an economic study for the purposes of assessing impacts to surrounding property values is not required.
8. The homes may be built in phases to allow the orderly sale of homes consistent with reception of the marketplace.

Water, Sewer and Irrigation Services

1. Water service is to be provided by the city of Sequim through a wholesale agreement with Clallam County PUD.
2. Clallam County PUD has confirmed sufficient volume and pressure to support the future homes and the fire-fighting needs of the local Fire Marshall.

3. The new lots will have irrigation connections to the Highland Irrigation District system as required.
4. Utility and street infrastructure improvements are to be constructed by the developer.
5. Fire hydrants will be operable and installed in accordance with the City Public Works requirements, prior to the beginning of home construction.
6. It is not viable to connect Eastgate Place homes to the sewer line of Legacy Ridge, proposed to be located at a higher elevation, draining to the north within S. 7th Avenue.

Traffic/Transportation

1. The Legacy Ridge Traffic Impact Analysis, prepared by Gibson Traffic Consultants, is available for review at the City offices.
2. Roadway improvements offsite, beyond the contiguous boundaries of the plat, are not planned or required.

Stormwater Management

1. Stormwater runoff from approximately 35 acres, which currently runs overland uncontrolled to the northwest, will be collected, controlled and conveyed via pipe system to the proposed wet pond and then to the infiltration pond facility. Although unlikely to ever be needed, an emergency pond overflow route is proposed via a pipe to the existing piped storm system located at the toe of the northwest slope. The overflow piping ensures that no flooding will be created by a malfunctioning infiltration pond system.
2. The infiltration pond is designed in accordance with the analysis of the recent infiltration and acquirer studies prepared by the geotechnical engineering firms of Northwest Territories and Associated Earth Sciences in December 2015 and August 2018. This design includes a factor of safety of approximately three (3), which means the infiltration rates used in design are $\frac{1}{3}$ of actual field measured infiltration rates.
3. The wet pond is designed to promote settlement of silt and impurities before the water flows to the infiltration pond.
4. The wet settlement ponds will require some periodic maintenance.
5. Any pollutants will not seep into the groundwater as they are trapped in the wet pond. Any pollutants will settle out of the water and be removed with routine maintenance.
6. The location of the gated pond access road will be reviewed to determine if a more compatible alignment is possible with the neighbors living at Eastgate Place. The expressed concern is the pond access road may create unwanted pedestrian access to private properties; however, note that this is no different than the current situation as anyone can cross the fence and enter the pasture adjoining the southerly homes along Eastgate Place.
7. For questions related to successful percolation/infiltration, please refer to the recent geotechnical studies on file at the City.
8. The pond system is to be maintained by the Homeowners Association.
9. Alternative screening vegetation along the boundary with Eastgate Place will be reviewed in lieu of large trees that may create unwanted shade to the homes.
10. The westerly ponds having relaxed side slopes of 3:1 are not required to be fenced. The north pond will have a fence surrounding the pond.

Environmental / Critical Areas

1. Wetland buffers are prescribed by the Department of Ecology based on habitat value and assessment by the consulting biologist, subject to review and approval by the City of Sequim.
2. Slope stability was reviewed and assessed by licensed geotechnical consultants to determine stability and then to assess the appropriate slope buffer setback from the "Top of Slope," which then defines the boundary of the critical area tract. The tract is owned in common by the Homeowners Association.

Thank you,
PACE Engineers, Inc.



Steve Calhoon, ASLA
Principal Planner



Philip D. Cheesman, PE
Vice President

LEGACY RIDGE - NEIGHBORHOOD MEETING #2

THANK YOU FOR ATTENDING!

Name	Mailing Address
Marianne J. Payer	500 Marine Drive, Sequim 98382
DENNIS BOURGET	21 EASTGATE PLACE
Sally Moore	1301 S. 3rd Ave #5C Sequim
NORAL DREWETT	161 Petal Lane, Sequim
WILLIAM MIANO	121 PETAL LANE, SEQUIM
COLIN Cunningham	2294 S 7 th Ave Sequim
Joyce Volmet	411 Eunice St Sequim
Mary Helen Benapfl	51 Jara Way Sequim
Joan & George Morris	31 McFarland Dr, Sequim
Liann Finnerty	1973 S. 7th Ave, Sequim
Dan Long	1973 S. 7 th Ave, Sequim
Bruce Emery, Green Crow Inv.	PO Box 2439 Port Angeles, WA 98162 <small>Bruce@greencrow.com</small>
Lamy + Carolyn Dudley	2210 S. 7 th Ave, Sequim, WA
Bruce Paddock	2092 S. 7 th Ave, Sequim, wa
Pete Callimane	" " " " " "
MARC HANNIGAN	620 HAPPY VIEW LN, SEQUIM
Sherri A. Smith P.O.	BOX 3602, SEQUIM
Jack Metcalfe	60 Eastgate Pl., Sequim,
JIM COLEP	5486 HAPPY VALLEY RD SEQUIM
Tim Woollett, City	152 W. Cedar St., Sequim