Tim Woolett

From: Barry Berezowsky
Sent: Wednesday, June 5, 2019 10:47 AM
To: Tim Woolett
Subject: FW: Legacy Ridge Subdivision

FYI

-----Original Message-----
From: Ken Phillips <kenphillips3953@gmail.com>
Sent: Wednesday, June 5, 2019 9:55 AM
To: Barry Berezowsky <bberezowsky@sequimwa.gov>
Subject: Legacy Ridge Subdivision

Mr. Berezowsky,

My wife and I live in McFarland Farms, south of the planned Legacy Ridge Subdivision. Our concern is that there needs to be additional means of entry and exit to Legacy Ridge other than Reservoir Rd to 3rd St. and 7th St to Happy Valley Road.

Thank you,

Ken & Kris Phillips
71 McFarland Dr. Sequim WA 98382
360-683-7629

Exhibit 8.c.

Received
JUN 07 2019
City of Sequim
DCD/ Public Works

33 Mockingbird Lane, Sequim, WA, 98382

June 3, 2019

To: Barry Berezowsky, City of Sequim DCD Director, 152 W. Cedar Street, Sequim, WA, 98382

Re: Legacy Ridge Development.

Dear Sir

I wish to express a number of concerns with the proposed Legacy Ridge Development based on the details on the City Website. Initially, my comment would be the map you sent out is not very well reproduced. I had to go to the website to get a clearer view of the various diagrams.

1. Transportation effects.

According to the map the main egress from the development appears to be the 7th Ave/East Silberhorn intersection. The transport report states that about 50% of the theoretical trips will leave by this route. I believe this is incorrect! If you live in this development and want to get quickly into town you would use this route not the Happy Valley or other routes suggested which are much longer. This increased discharge onto Silberhorn/7th avenue will have knock-on effects. The first would be congestion at the Prairie expansion to remove traffic pressure from Washington Street as it joins 7th Avenue and then leading to further congestion at the 7th Ave/Washington Street intersection. This just moves an existing traffic congestion choke point further west from Sequim Av/Washington. Currently there can be quite large back-up at this intersection at many points of the day - do we really need to add to this? Trafic would also increase on Silberhorn going west.

There were questions in past meeting from the Fire department about two point egress to and from the development. I cannot see a change from the previous plan. Simply putting a median or lane divider at an egress point does to constitute a two point exit as has surfaced in past development hearings. Currently, large fire engines and other long bed vehicles cannot gain easy access to the East Silberhorn developments at Cherry and Aspen estates due to lane dividers/medians installed at egress points.

2. Traffic and tourism

Increasing traffic congestion will mean it will be harder for tourists to park close to downtown where they like to shop, reducing foot traffic to local business enterprises and reducing sales tax to the city. In addition it will take away the small town feel so many people come here to enjoy and make parking and access harder for some events such as the Irrigation, Lavender and proposed Sunshine festivals again reducing potential sales tax.

3. Light Pollution

The North Olympic Peninsula is still an area where we can enjoy dark skies and see a myriad of stars. Will the exterior building and street lighting be "Dark Sky" compliant?

4. Water Supply

The PDN stated in the memorial day issue that the city was preparing for potential water restrictions this summer. In the past, we have been told there is plenty of water, so why restrictions? This is before the water demands of Legacy Ridge, the expansion of Jennie's Meadow and the development over by West Sequim Bay road are added. In addition, the main water line to the reservoir and the Highline irrigation ditch run through the development - an accident waiting to happen?

5. Employment

Most of the current developments are aimed at selling to retirees. While modestly increasing sales tax and other tax revenues, these developments bring in no industry or long term job opportunities for the local community. The main financial beneficiaries will be the developer and the City through taxes and water and sewer connection fees.

6. Storm water management.

The maps show two large retention ponds to the south and adjacent to Eastgate along Falcon Road. These are to take the combined storm water and run off from the development. They do not appear to be covered and are potentially a great breeding ground for mosquitoes which carry a number a health concerns such as viral encephalitis, West Nile Disease and other insect borne diseases. This constitutes a public health hazard which could increase as the climate warms! The storm water and run off have the potential to carry fertilizer from lawns and other toxins from the development into the ponds leading to potentially toxic algal blooms which are common in this area e.g. Anderson and other lakes.

Are these ponds sized for a "Snowmaggedon" or other severe event which would create a severe influx of water? Overflow from these ponds could damage the septic systems in Eastgate and in that event would the developer or the city be liable for damages caused by this landscape change? Why is storm water not tied in to the sewer discharge planned for the development? If the City's waste water treatment does not have enough capacity, then rethink these developments until the City can handle the excess.

The area behind Eastgate and Mockingbird have had flooding issues in the past, so it is imperative that landscape disruptions does not impact the irrigation ditch or slope of the land. Again if this is not taken care of the developer or City could be held responsible for creating an additional hazard.

Unfortunately, I cannot attend the meeting called by Pace, engineers for the project on June 12, 2019

I look forward to your response addressing these issues,

Yours sincerely

Robert Cain

Exhibit 8.d.

RECEIVED
City of Sequim
JUN 10 2019
Sequim, WA 98382

June 10, 2019

Hand Delivered

City of Sequim
Department of Community Development
152 W. Cedar Street
Sequim, WA. 98382

Re: Legacy Ridge Subdivision

Dear Mr. Berezowsky, the DCD and the City of Sequim:

I recognize that the Development Team has made modifications in an attempt to satisfy City and Resident concerns as well as meeting Code requirements. I was one of 21 residents who raised a series of exceptions detailed in a four-page letter to Ms. Charisse Deschenes and the City of Sequim, dated June 20, 2016 (Re: "Legacy Ridge Subdivision Notice of Application Resident Comments").

Despite modifications, I maintain that the following should be considered in the City's REJECTING the Legacy Ridge Subdivision submission as it currently exists:

1. Stormwater Management

The December 21, 2018 Wetland Resources, Inc. Critical Areas Study and Buffer Mitigation document is based on **96 (NINETY SIX)** proposed single family lots (not 97 as shown in THE Pace December 27, 2018 cover letter, or 98 shown in City of Sequim posted signs and Notice of Application issued in 2019). An increased density results in increased stormwater run-off and affects the size and location of the wet- and infiltration- ponds.

The December 2018 revised location of the two-cell wet pond is not 100 feet from the property line as indicated in the Development Team's " Legacy Ridge Neighborhood Comment Response Matrix" on page 3. Stormwater Management, point 4. The wet pond remains within 25 feet of the contiguous lot number 6 (commonly referred to as 80 Eastgate Place). This proximity still could result in stormwater down-gradient flow and infiltration into that homeowner's property.

The change of the geometry of the wet pond and the change of the location of the infiltration pond now better ensure the likelihood of no stormwater migration to *most* adjacent properties on Eastgate Place, however, the property at 80 Eastgate Place remains in jeopardy.

2. Traffic

The updated December 2018 Traffic Study conducted by the Development's Team indicates that traffic associated with **96** (NINETY-SIX) single family lots is within safe parameters. The greater the density, the greater chance of traffic accidents. Ninety-seven lots is too many.

3. Reasonable Expectations for a Single Family Residence (R 4-8) Area

A resident should have a reasonable expectation of what shall be constructed on an adjacent property zoned as "Single Family Residence" such as the Legacy Ridge Subdivison zoning classification. Homes, streets, sidewalks, fences, garages, and sheds are all reasonable. *Multiple acres* of stormwater drainage ponds, surrounded by berms that are topped with chain link fences and service roads are not reasonable in this zoning classification. This should not be allowed.

4. Impact on use, enjoyment and property value

I maintain that the close proximity of the two-cell wetpond will generate undesirable impacts beyond the property line and will substantially impact the reasonable use and enjoyment of the 80 Eastgate Place property by the homeowner. Ultimately this has the potential to reduce the value of the home at 80 Eastgate Place. I know it is only ONE home, but consider if this was YOUR home. My home is my single largest asset.

5. Protecting Sequim's Garry Oaks

The revised location of the Infiltration Pond now engulfs the mature Garry Oak on the Development property. If allowed to move forward, this endangered remnant of Sequim's natural uniqueness will be lost. It will be killed by standing water in the Infiltration pond and the site disturbance required to construct the pond.

I have been informed by the DCD that Section 18.24.070* of **Sequim's Code does not apply to the Legacy Ridge Subdivision.**

*Sequim Code implores the preservation and protection of the Garry Oak, and Section 18.24.070 B 1. and 2. Calls for "minimizing of site disturbance... preserve open space, native soils and vegetation..."; "Building or... construction shall not take place within the drip line of existing Garry Oak trees".

DCD has indicated that:

"When you read the "Purpose" section of Chapter 18 Design Standards you will find the following Language:

18.24.010 Purpose.
The purpose of this chapter s to provide guidance and standards for the site and structural development of commercial, industrial, mixed use, and multifamily projects in order to maintain the vision of the rural heritage of the city of Sequim. This chapter apples to new commercial, industrial, mixed use and multifamily structures, not addition to or renovations of existing structures. This chapter does not pertain to a detached single-family dwelling, duplex, triple or fourplex, unless associates with a mixed use development (emphasis added)."

I ask that the City and the City's General Counsel reconsider exemption from these Code requirements.

6. Guaranteed Maintenance Repair of Stormwater Management System (ponds, roads, landscape, etc.)

The Homeowner's Association of the Legacy Ridge Development will be responsible for maintaining the Stormwater ponds, road, landscape buffer and site once the Developer is gone.

Residents of the surrounding properties have no insurance that proper maintenance and upkeep will be performed by the Homeowner's Association, with litigation against the Homeowner's Associating the only remedy for trying to enforce maintenance and upkeep. A lack of proper maintenance could result in odors, pests and annoyances to the surrounding property Owners.

The City should require the Developer provide a performance bond or other appropriate instrument covering a period of at least 25 years. Performance bond funds could be accessed for repair, maintenance, management and upkeep should the Homeowner's Association neglect any of their responsibilities attendant to the Stormwater Management System et al. An appropriate amount would be determined prior to the City providing approval of the Subdivision.

I appreciate the opportunity to go on record that the Legacy Ridge Subdivision does not meet Code or the spirit of the future of Sequim.

Respectfully submitted,



Janet L Rogatz, Trustee
Janet L. Rogatz Trust as Owner of 80 Eastgate Place, Sequim

Cc: file

Exhibit 8.e.

RECEIVED
City of Sequim
JUN 11 2019
Sequim, WA 98382

Cherry Blossom Estates
Homeowners Association

Bill Miano, President
360.305.9045
miano5@olypen.com

Deborah McKean, Secretary
303.877.6160
dmck5280@gmail.com

Norm Drewett, Vice-President
normdrewett@gmail.com

David Talley, Treasurer
david@dmtalley.com

David Rise, At Large
davidrise4@yahoo.com

To: City of Sequim

11 June 2019

From: Cherry Blossom Estates HOA

Subject: Legacy Ridge Subdivision, Public Comment

Background: Cherry Blossom Estates (CBE) has experienced moderate to severe issues due to water runoff from the Home Estates development to our south which was not city approved. Water from rain and snow melt empties into a ditch that CBE maintains and causes flooding across Silberhorn due to inadequate, City-owned, underground drainage culverts. CBE also experiences underground high water table crawlspace flooding in some homes and low water pressure in most homes.

Cherry Blossom Estates coordinated this letter with Home Estates.

The concerns of our 38 CBE property owners are reflected in the following four issues:

1. Where will Legacy Ridge Development rain water runoff be directed? Has there been any engineering studies to mitigate downstream damage to current developments?

2. Has there been engineering studies on the groundwater aquifer expected changes due to planned retention ponds?

3. What will adding 97 homes do to city-supplied water pressure to the existing developments that currently experience low water pressure?

4. Will the intersection of 7th Avenue and Silberhorn be modified to mitigate expected traffic issues?

Upon the receipt of prompt answers to the above concerns CBE HOA will consider its support for the Legacy Ridge development.

Respectfully,

William Miano
CBE, HOA President

Exhibit 8.f.

Tim Woolett

From: Barry Berezowsky
Sent: Wednesday, June 12, 2019 2:34 PM
To: Matthew Klontz; Dave Nakagawara
Cc: David M. Garlington; Tim Woolett
Subject: FW: Legacy Ridge Subdivision
Attachments: City Water Easement.pdf; Water line map.pdf; Legacy Ridge Subdivision.pdf

FYI

From: Diann Dickey <ddickey@olypen.com>
Sent: Wednesday, June 12, 2019 12:36 PM
To: Barry Berezowsky <bberezowsky@sequimwa.gov>
Subject: Legacy Ridge Subdivision

Barry:

Attached is the overview of Legacy Ridge Subdivision I received in the mail provided by the City of Sequim. Public comments are due by 4 pm Monday June 17th to the DCD at the City of Sequim.

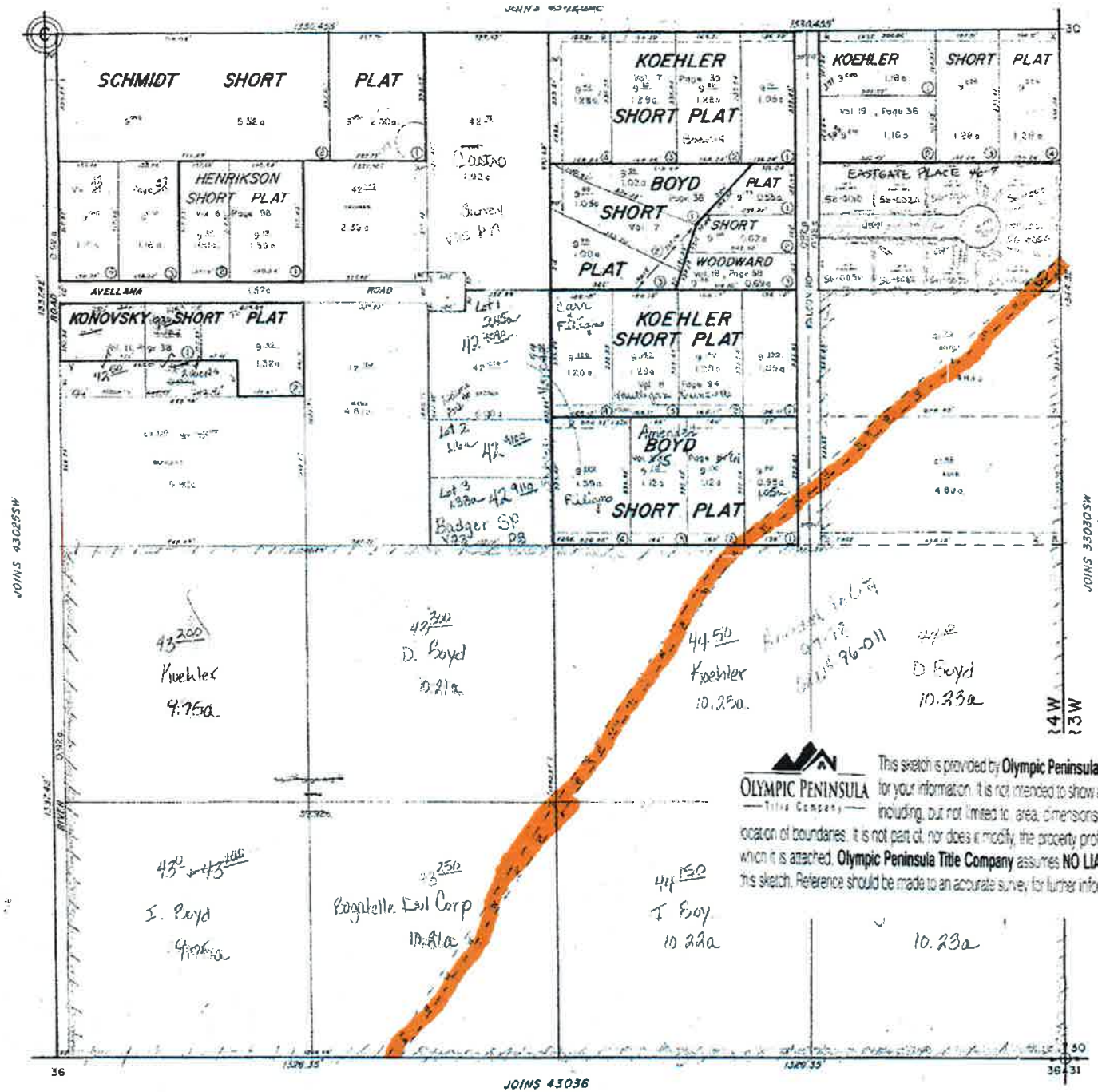
These are my comments:

I found it interesting that Title records show that the main water line for the City of Sequim runs through this property on a diagonal line from SW to NE just a few feet below the surface. I have seen excavations by the City when they were searching for the water line on private property in this area. They were digging holes the size of small cars and could not find the line until I brought them the attached title information. The water line path is now marked about every ¼ mile with white and blue concrete markers. A lot of the site work, fencing and foundation work could come very close to reaching the depth where these water lines are.

- This is one of my concerns about this project and I think the City should provide clear identification of the location and depth of these lines to the developer and property owner prior to issuing a preliminary approval.
- The site design take the water line depth and location into consideration.

Respectfully submitted,

Diann Dickey
Managing Broker
John L. Scott Sequim
1190 E. Washington
Sequim, WA 98382
Office: 360-683-4131
Cell: 360-477-3907



04302540

SE 4

Section 25

Township 30N

Range 4W

163.84a. Total

SCALE: 1"=200'

N

CLALLAM COUNTY ASSESSOR

10 MAY 1973

14 APR '75

9-4-01 Scanned

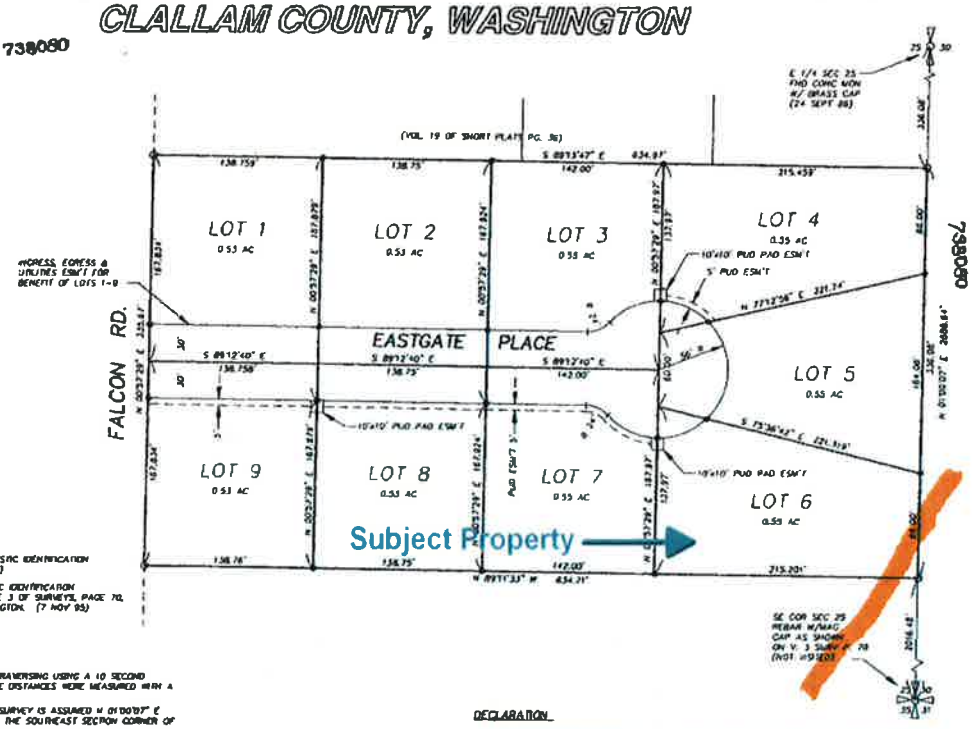
OLYMPIC PENINSULA Title Company

This sketch is provided by **Olympic Peninsula Title Company**, without charge, for your information. It is not intended to show all matters related to the property including, but not limited to: area, dimensions, easements, encroachments, or location of boundaries. It is not part of, nor does it modify, the property profile, the commitment, or policy to which it is attached. **Olympic Peninsula Title Company** assumes **NO LIABILITY** for any matter related to this sketch. Reference should be made to an accurate survey for further information.

04302540

EASTGATE SUBDIVISION, LDV92-0007
S 1/2, NE 1/4, NE 1/4, SE 1/4, SECTION 25, T.30 N., R.4 W., W.M.
CLALLAM COUNTY, WASHINGTON

738080



LEGEND

- SET 5/8" REBAR WITH SURVEYOR'S PLASTIC IDENTIFICATION CAP STAMPED "L.S. 18104" (7 NOV 95)
- FOUND REBAR WITH SURVEYOR'S PLASTIC IDENTIFICATION CAP STAMPED "L.S. 12750" PER VOLUME 3 OF SURVEYS, PAGE 70, RECORDS OF CLALLAM COUNTY, WASHINGTON. (7 NOV 95)

NOTES

1.) THIS SURVEY WAS PERFORMED BY FIELD TRAVERSING USING A 10 SECOND MANUAL ROYAL STARRIN THEODOLITE. SOME DISTANCES WERE MEASURED WITH A 100 FT. STEEL TAPE.

2.) THE BASIS OF BEARINGS USED FOR THIS SURVEY IS ASSUMED N 01°00'07" E BETWEEN THE EAST SECTION CORNER AND THE SOUTHEAST SECTION CORNER OF SECTION 25 AS SHOWN ON THIS SURVEY.

3.) FOR SECTION SUBDIVISION SEE VOLUME 18 OF SHORT PLATS, PG. 38, RECORDS OF CLALLAM COUNTY, WASHINGTON.

PROPERTY DESCRIPTION

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON BEING PARCEL B, DELINEATED ON SURVEY RECORDED IN VOLUME 3 OF SURVEYS, PAGE 70, AUDITOR'S FILE No. 485783.

EXCEPT THE NORTHERLY 30 FEET THEREOF CONVEYED TO CLALLAM COUNTY BY DEED RECORDED AUGUST 8, 1986, UNDER AUDITOR'S FILE No. 580783.

SITUATE IN CLALLAM COUNTY, WASHINGTON.

RESTRICTIONS

ALL LOTS SHALL BE A VALID LAND USE NOTWITHSTANDING A CHANGE IN ZONING LAWS FOR A PERIOD OF FIVE YEARS FROM THE DATE OF RECORDING.

NO PORTION OF THIS SUBDIVISION MAY BE ALTERED, AMENDED, DELETED, ADDED TO OR CHANGED IN ANY MANNER EXCEPT BY THE LAND SHORT SUBDIVISION PROCEDURES SET FORTH IN CLALLAM COUNTY CODE TITLE 29.01.

SETBACKS FROM PROPERTY LINES TO STRUCTURES SHALL CONFORM WITH THE CLALLAM COUNTY ZONING CODE, AND UNIFORM BUILDING CODE.

SPECIAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS MAY BE REQUIRED FOR LOTS WITHIN THE SHORT PLAT. CONTACT THE CLALLAM COUNTY ENVIRONMENTAL HEALTH DIVISION FOR ADDITIONAL INFORMATION.

SEE LOT OWNERS ASSOCIATION FILED UNDER AUDITOR'S FILE NO. 738082 VOL. 1135 PG. 80

SEE C. C. & R. FILED UNDER AUDITOR'S FILE NO. 738081 VOL. 1135 PG. 78

EXAMINED AND APPROVED

THIS 23 DAY OF April 1996

BY: Chairman of the Board of County Commissioners

Member

Member

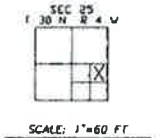
ATTEST: Clerk of the Board of County Commissioners

SURVEYOR'S CERTIFICATE

I, ROBERT H. WINTERS, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT THE MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

1/5/96
ROBERT H. WINTERS, P.L.S. #18104
SURVEYED & MONUMENTED





DECLARATION

WE, THE UNDERSIGNED, OWNERS OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS SUBDIVISION AND GRANT TO LOT OWNERS THE NON-EXCLUSIVE RIGHT TO USE EASEMENTS AS PLATTED AS A MEANS OF INGRESS, EGRESS AND UTILITIES. THE PLATTOR HEREBY ACCEPTS ALL RESPONSIBILITY FOR ALL CLAIMS AND DAMAGES WHICH MAY BE OCCASIONED FOR ANY OTHER LAND OR PERSONS BY ACTIONS OF SAID PLATTOR AUTHORIZED BY THE COUNTY IN RELATION TO THIS ADMINISTRATIVE SUBDIVISION. WE HEREBY CONSENT TO THIS SUBDIVISION.

Joel Damon East — JOEL DAMON EAST, TRUSTEE, EAST FAMILY TRUST

Robbin Jean East — ROBBIN JEAN EAST, TRUSTEE, EAST FAMILY TRUST

JOHN R. BANTA AND C. BRENDA BANTA

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss

THIS IS TO CERTIFY THAT ON THIS 19 DAY OF JANUARY, 1996, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED JOEL DAMON EAST AND ROBBIN JEAN EAST, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN

John T. Lauderdale
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA RESIDING IN SAN DIEGO

TREASURER'S CERTIFICATE

I, RUTH M. GORDON, TREASURER OF CLALLAM COUNTY, WASHINGTON, HEREBY CERTIFY THAT PAYMENT OF ALL TAXES AND DELINQUENT ASSESSMENTS ON THE ABOVE PROPERTY FOR THE YEAR 1996, HAS BEEN DULY PAID AS REQUIRED BY RCW 58.08.040

Judith Smith 4-19-96
DEPUTY COUNTY TREASURER

APPROVAL BY COUNTY ADMINISTRATOR Tom Morse DATE 4/22/96

APPROVAL BY COUNTY ENGINEER Don McInnes DATE February 5, 1996

APPROVAL BY COUNTY SANITARIAN Ray T. Hamlin DATE 2/7/96

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24th DAY OF April 1996 AT 11:02 A.M., IN VOLUME 13 OF PLATS AT PAGE 13 AT THE REQUEST OF R.H. WINTERS CO., INC.

Geraldine Brown
DEPUTY COUNTY AUDITOR

ROBERT H. WINTERS — STATE OF WASHINGTON — 18104 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 9/30/96

R.H. Winters Co., Inc.
SURVEYING & MAPPING
261641 HWY. 101
SEQUIM, WA.
PH:683-3363
FAX:683-1860
PT. TOWNSEND
PH: 385-1225

Vol 13 PAGE 13

P5M.

Tim Woolett

From: Barry Berezowsky
Sent: Wednesday, June 12, 2019 2:34 PM
To: Matthew Klontz; Dave Nakagawara
Cc: David M. Garlington; Tim Woolett
Subject: FW: Legacy Ridge Subdivision
Attachments: City Water Easement.pdf; Water line map.pdf; Legacy Ridge Subdivision.pdf

FYI

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- The site design take the water line depth and location into consideration.

Respectfully submitted,

Diann Dickey
Managing Broker
John L. Scott Sequim
1190 E. Washington
Sequim, WA 98382
Office: 360-683-4131
Cell: 360-477-3907

6. COVENANTS, CONDITIONS AND RESTRICTIONS, IMPOSED BY DOCUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NO. **738081**, AND AMENDMENT THERETO RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2000 1051793, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

7. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY **BANTA** SHORT PLAT RECORDED UNDER CLALLAM COUNTY RECORDING NO. **658379**, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTIONS IS PERMITTED BY APPLICABLE LAW.

   RIGHTS OR BENEFITS, IF ANY, WHICH MAY BE DISCLOSED BY THE RECORDED DOCUMENT(S) ABOVE AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED HEREIN.

8. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF EASTGATE SUBDIVISION, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FOR IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTIONS IS PERMITTED BY APPLICABLE LAW.

   RIGHTS OR BENEFITS, IF ANY, WHICH MAY BE DISCLOSED BY THE RECORDED DOCUMENT(S) ABOVE AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED HEREIN.

9. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO.**2001 1057407**, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

   RIGHTS OR BENEFITS, IF ANY, WHICH MAY BE DISCLOSED BY THE RECORDED DOCUMENT(S) ABOVE AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED HEREIN.

10. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

    GRANTEE: TOWN OF SEQUIM
    PURPOSE: WATER PIPE
    AREA AFFECTED: PORTION OF PROPERTY HEREIN DESCRIBED
    RECORDED: SEPTEMBER 7, 1954
    RECORDING NO.: 282255

    MODIFICATION OF EASEMENT RECORDED AUGUST 16, 1973 UNDER CLALLAM COUNTY RECORDING NO. 425986.

Easement
Florence M. Wagner, a single woman

to

Town of Sequim, a mun corp

282255
Da Oct. 8, 1953
Fi Sept. 7, 1954
Vol 231 P 52
$1.00
Exempt

- - -and by these presents does give, grant, and convey unto the sd 2p the right, privilege and estate in perpetuity to construct, maintain, repair, replace, enlarge, substitute or duplicate a line of pipe for the transmission of water for the 2p. as a part of the plan and system of the 2p over and across the fol- described property:

A strip or tract of land lying in the Northwest Quarter of the Southwest Quarter of Section 30, Township 30 North, Range 3 W.W.M., and in the

Southeast Quarter of Section 25, Township 30 North, Range 4 W.W.M., and in the

Northeast Quarter of Section 36, Township 30 North, range 4 W.W.M., more particularly described as follows:

Assuming that the North boundary line of Section 30, Township 30 North, Range 3 W.W.M., is a true east-west line, said tract of land is a tract thirty feet wide lywing 15.0 feet on each side of a line whose point of beginning is a point 1339.3 feet east and 2801.4 feet south from the Northwest corner of said Section 30; thence South 78 degrees 41 minutes West 1127.2 feet; thence South 48 degrees, 48 minutes west 1494.3 feet; thence South 34 degrees 10 minutes west 3179.9 feet to a point in the North-south county road through said Section 36, containing 4.00 acres, more or less, all being situated in Clallam County, State of Washington.

2p shall supply the lp with domestic water for house, barn and milkhouse for the lp's use through a 1-½" pipe and 3/4ths" service taps which said taps and installation shall be at the expense of the 2p and one connection shall be located in the Southeast corner of the Southwest Quarter of the Southeast Quarter, Section 25, Township 30 North, Range 4, W.W.M., and one connection shall be located in the Northwest corner of the Northwest Quarter of the Southwest Quarter, Section 30, Township 30 North, Range 3 W.W.M., all being Situated in CCSW-

Florence M. Wagner

Ack in CCSW- Oct. 8, 1953 by Florence M. Wagner, as her fvad before Peter F. Black, npss nsx Sept. 7, 1954

425866

MODIFICATION AGREEMENT

WHEREAS, the Town of Sequim, a municipal corporation, obtained a right of way and easement over and across certain property located in the County of Clallam, State of Washington, from Florence M. Wagner, an unmarried woman, on or about the 8th day of October, 1953, which easement is recorded in Volume 231 of Deeds, page 524, records of said County and by this reference made a part of this agreement; and

WHEREAS, the said Florence M. Wagner has entered into a contract of sale for said property with Irvin Boyd and Helen Boyd, husband and wife, and

WHEREAS, the original easement, above referred to, provided for water connections through a 1-1/2 inch pipe and 3/4 inch service taps, and

WHEREAS, only one connection has been made, and,

WHEREAS, the said Irvin Boyd and Helen Boyd, husband and wife, wish to assert their right to the second connection and to divert water from the line at a point on the east side of said property rather than at the point described in the above referred to easement, and,

WHEREAS, the water line corssing this property carries untreated and unfiltered water which may not be fit for human consumption without further treatment and filtration and this is understood by Florence M. Wagner and Irvin Boyd and Helen Boyd, his wife, NOW, THEREFORE,

IT IS MUTUALLY AGREED in consideration of the Town of Sequim, agreeing to the relocation of the second connection that the easement granted Town of Sequim on or about October 8, 1953, by Florence M. Wagner, recorded in Volume 231 of Deeds, page 524, be and the same is hereby amended in the following respects:

1. Florence M. Wagner, Irvin Boyd and Helen Boyd, his wife,

their heirs, successors and assigns, release the Town of Sequim from any and all liability arising from the use of untreated water taken by reason of the two connections specified in this instrument.

2. The second water connection will be located at a point 1330.97 feet east of the Northwest corner of the Southwest Quarter, Section 30, Township 30 North, Range 3 W.W.M., Clallam County, Washington, and south thereof at the point where the existing easement intersects the county road.

3. It is further agreed that the Clallam County Health Department approval will be first obtained before any water taken from this line will be used for domestic purposes.

4. Water taken from each of the two permitted connections shall be limited to water for one house and outbuildings connected thereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands at Sequim, Washington, this 15th day of August, 1973.

TOWN OF SEQUIM

by: Earl West
MAYOR

ATTEST:

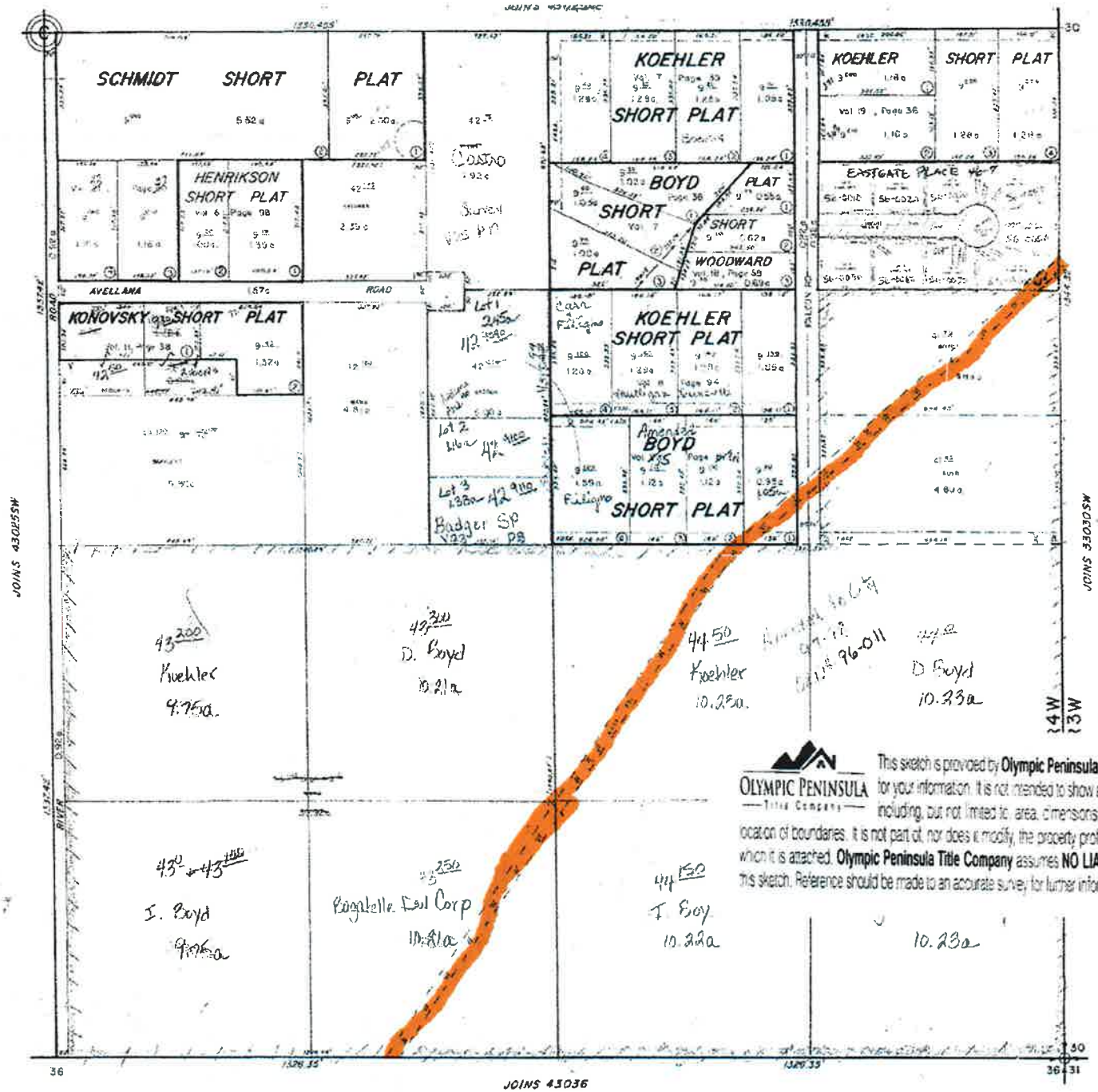
Ruby Trotter
Clerk

Florence M Wagoner

Louis Boyd

Helen Boyd

VOL. 407 PAGE 350



04302540

SE 4

Section 25

Township 30N

Range 4W

163.84a. Total

SCALE: 1"=200'

N

CLALLAM COUNTY ASSESSOR

10 MAY 1973

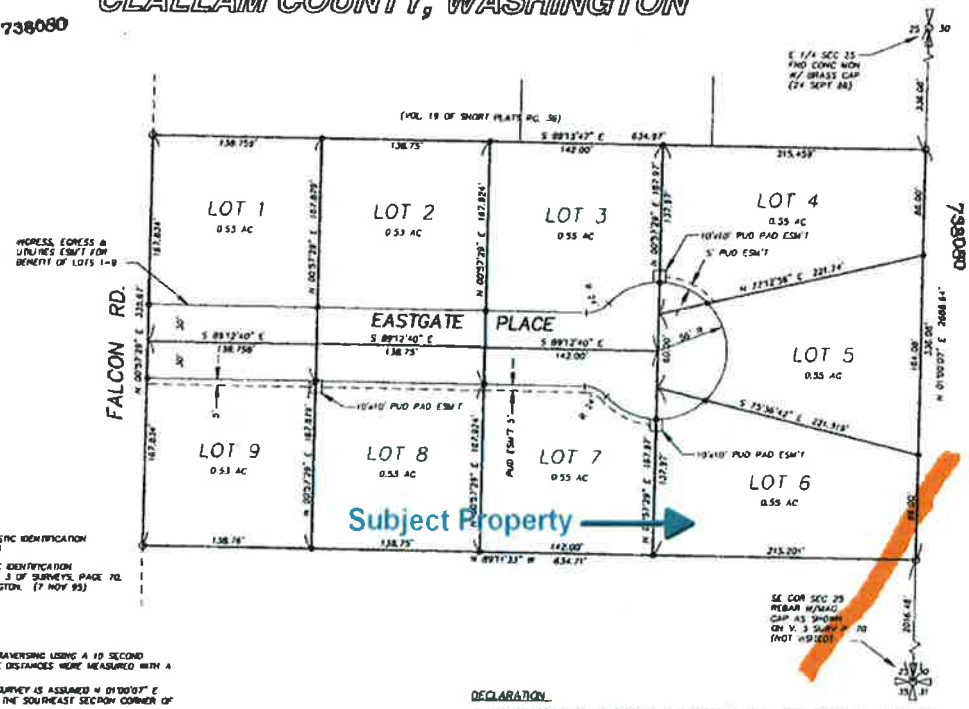
OLYMPIC PENINSULA Title Company

This sketch is provided by **Olympic Peninsula Title Company**, without charge, for your information. It is not intended to show all matters related to the property including, but not limited to: area, dimensions, easements, encroachments, or location of boundaries. It is not part of, nor does it modify, the property profile, the commitment, or policy to which it is attached. **Olympic Peninsula Title Company** assumes **NO LIABILITY** for any matter related to this sketch. Reference should be made to an accurate survey for further information.

04302540

EASTGATE SUBDIVISION, LDV92-0007
S 1/2, NE 1/4, NE 1/4, SE 1/4, SECTION 25, T.30 N., R.4 W., W.M.
CLALLAM COUNTY, WASHINGTON

738080



LEGEND

- ● SET 5/8" REBAR WITH SURVEYOR'S PLASTIC IDENTIFICATION CAP STAMPED "L.S. 18104" (7 NOV 95)
- O FOUND REBAR WITH SURVEYOR'S PLASTIC IDENTIFICATION CAP STAMPED "L.S. 12750" PER VOLUME 3 OF SURVEYS, PAGE 70, RECORDS OF CLALLAM COUNTY, WASHINGTON. (7 NOV 95)

NOTES

1.) THIS SURVEY WAS PERFORMED BY FIELD TRAVERSING USING A 10 SECOND MANUAL ROYAL STARRON THEODOLITE. SOME DISTANCES WERE MEASURED WITH A 100 FT. STEEL TAPE.

2.) THE BASIS OF BEARINGS USED FOR THIS SURVEY IS ASSUMED N 01°00'07" E BETWEEN THE EAST SECTION CORNER AND THE SOUTHEAST SECTION CORNER OF SECTION 25 AS SHOWN ON THIS SURVEY.

4.) FOR SECTION SUBDIVISION SEE VOLUME 18 OF SHORT PLATS, PG. 58, RECORDS OF CLALLAM COUNTY, WASHINGTON.

PROPERTY DESCRIPTION

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON BEING PARCEL A, DELINEATED ON SURVEY RECORDED IN VOLUME 3 OF SURVEYS, PAGE 70, AUDITOR'S FILE No. 485783.

EXCEPT THE WESTERLY 30 FEET THEREOF CONVEYED TO CLALLAM COUNTY BY DEED RECORDED AUGUST 6, 1986, UNDER AUDITOR'S FILE No. 580783.

SITUATE IN CLALLAM COUNTY, WASHINGTON.

RESTRICTIONS

ALL LOTS SHALL BE A VALID LAND USE NOTWITHSTANDING A CHANGE IN ZONING LAWS FOR A PERIOD OF FIVE YEARS FROM THE DATE OF RECORDING.

NO PORTION OF THIS SUBDIVISION MAY BE ALTERED, AMENDED, DELETED, ADDED TO OR CHANGED IN ANY MANNER EXCEPT BY THE LAND SHORT SUBDIVISION PROCEDURES SET FORTH IN CLALLAM COUNTY CODE TITLE 28.01.

SETBACKS FROM PROPERTY LINES TO STRUCTURES SHALL CONFORM WITH THE CLALLAM COUNTY ZONING CODE, AND UNIFORM BUILDING CODE.

SPECIAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS MAY BE REQUIRED FOR LOTS WITHIN THE SHORT PLAT. CONTACT THE CLALLAM COUNTY ENVIRONMENTAL HEALTH DIVISION FOR ADDITIONAL INFORMATION.

SEE LOT OWNERS ASSOCIATION FILED UNDER AUDITOR'S FILE NO. 738082 VOL. 1125 PG. 80

SEE C. C. & R. FILED UNDER AUDITOR'S FILE NO. 738081 VOL. 1125 PG. 78

EXAMINED AND APPROVED

THIS 23 DAY OF April, 1996

BY: [signature] CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

[signature]

[signature]

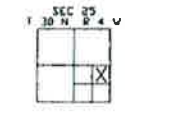
ATTEST: [signature] CLERK OF THE BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, ROBERT H. WINTERS, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT THE MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

[signature] 1/5/96
ROBERT H. WINTERS, P.L.S. #18104
SURVEYED & MONUMENTED





DECLARATION

WE, THE UNDERSIGNED, OWNERS OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS SUBDIVISION AND GRANT TO LOT OWNERS THE NON-EXCLUSIVE RIGHT TO USE EASEMENTS AS PLATTED AS A MEANS OF INGRESS, EGRESS AND UTILITIES. THE PLATTOR HEREBY ACCEPTS ALL RESPONSIBILITY FOR ALL CLAIMS AND DAMAGES WHICH MAY BE OCCASIONED FOR ANY OTHER LAND OR PERSONS BY ACTIONS OF SAID PLATTOR AUTHORIZED BY THE COUNTY IN RELATION TO THIS ADMINISTRATIVE SUB-DIVISION. HEREBY CONSENT TO THIS SUBDIVISION.

[signature] [signature]
ROBERT JOAN EAST, TRUSTEE
EAST FAMILY TRUST

JOHN M. BANTA AND C. BRENDA BANTA

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss

THIS IS TO CERTIFY THAT ON THIS 19 DAY OF January, 1996, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED ROBERT JOAN EAST AND ROBERT JOAN EAST, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN

[signature]
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA RESIDING IN SAN DIEGO

TREASURER'S CERTIFICATE

I, RUTH M. GORDON, TREASURER OF CLALLAM COUNTY, WASHINGTON, HEREBY CERTIFY THAT PAYMENT OF ALL TAXES AND DELINQUENT ASSESSMENTS ON THE ABOVE PROPERTY FOR THE YEAR 1996, HAS BEEN ONLY PAID AS REQUIRED BY RCW 58.08.040

[signature] 4-18-96
DEPUTY COUNTY TREASURER

APPROVAL BY COUNTY ADMINISTRATOR [signature] DATE 4/22/96

APPROVAL BY COUNTY ENGINEER [signature] DATE 4/5/1996

APPROVAL BY COUNTY SANITARIAN [signature] DATE 3/7/96

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24th DAY OF April 1996 AT 11:02 AM, IN VOLUME 13 OF PLATS AT PAGE 13 AT THE REQUEST OF R.H. WINTERS CO., INC.

[signature]
DEPUTY COUNTY AUDITOR

ROBERT H. WINTERS STATE OF WASHINGTON 18104 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 6/29/96

R.H. Winters Co., Inc.
SURVEYING & MAPPING
261641 HWY. 101
SEQUIM, WA.
PH:683-3363
FAX:683-1860
PT. TOWNSEND
PH: 385-1225

P.S.M.

Vol 13 Page 13

CITY OF
SEQUIM

152 W. Cedar Street, Sequim, WA 98382
PH (360) 683-4908 FAX (360) 681-0552

CITY OF SEQUIM
NOTICE OF APPLICATION, PUBLIC MEETING AND PUBLIC HEARING
AND INTENTION TO UTILIZE THE OPTIONAL DNS PROCESS
AND ISSUE A MITIGATED DETERMINATION OF NON-SIGNIFICANCE

PROJECT NAME: Legacy Ridge Subdivision.

FILE NO: SUB 15-001; Major Preliminary Subdivision with SEPA.

LOCATION: The 37.59-acre subject property is currently configured as a single parcel described as Lot 2B in Volume 53 of Surveys, Page 60, being a portion of Section 30, Township 30 N. Range 3 W., W.M. Clallam County, Washington, located south of Comfort Way and west of South 7th Avenue, Sequim, Washington; identified as Clallam County Assessor's Parcel No. 033030-320010.

PUBLIC COMMENT PERIOD: May 26, 2019 – June 17, 2019.

PROPONENT: Irvin Boyd Family Limited Partnership, 6622 N. Moon Drummer Way, Meriden, Idaho 83646

PROJECT LEAD: Steve Calhoon, PACE Engineers, 11255 Kirkland Way. #300, Kirkland, WA 98033.

PUBLIC MEETING: Sequim Civic Center, 152 W. Cedar St. July 2, 2019 at 6:00 PM.

PUBLIC HEARING: Sequim Civic Center, 152 W. Cedar St. July 22, 2019 at 6:00 PM.

PROJECT DESCRIPTION: A proposed preliminary subdivision application to develop 98 single family residential lots on approximately 37.59 acres of property currently zoned "Single Family Residence" (R 4-8). The project will have 2.71 acres of active open space and park area, 12.59 acres of open space/critical wetland and buffer areas, 6.59 acres of public right-of-way areas, and 0.32 acres in stormwater management tracts (22.20 acres total non-residential area; 15.38 acres net residential area).

CONSISTENCY W/APPLICABLE CITY OF SEQUIM PLANS & REGULATIONS: The proposal will be reviewed for compliance with all applicable codes and standards, including the Comprehensive Plan & Sequim Municipal Code.

COMMENTS: Persons wishing to comment on the project should submit written comments within twenty (20) days of the date of this notice, by **4:00 P.M. on Monday, June 17, 2019** to the City of Sequim Department of Community Development (DCD), 152 West Cedar Street, Sequim, WA. **The public, tribes and agency staff are encouraged to comment on this application as this may be your only opportunity to comment on this project.** However, public comments will be accepted up to and any time prior to the closing of the public hearing, but will not be included in the staff report. Public comments should be as specific as possible and submitted to the

City as early in the review of the application as possible. Any person may comment on the application, receive notice of and participate in any hearings, and request a copy of the decision. Public comments may be mailed, emailed, personally delivered or faxed to the City: Any person has the right to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and may appeal the decision.

PERMITS & STUDIES:

- Major Preliminary Subdivision Approval;
- State Environmental Policy Act (SEPA) Environmental checklist;
- Critical Area Study & Buffer Mitigation Plan for Legacy Ridge Preliminary Plat; prepared by Wetland Resources, Inc., (latest revision) December 21, 2018.

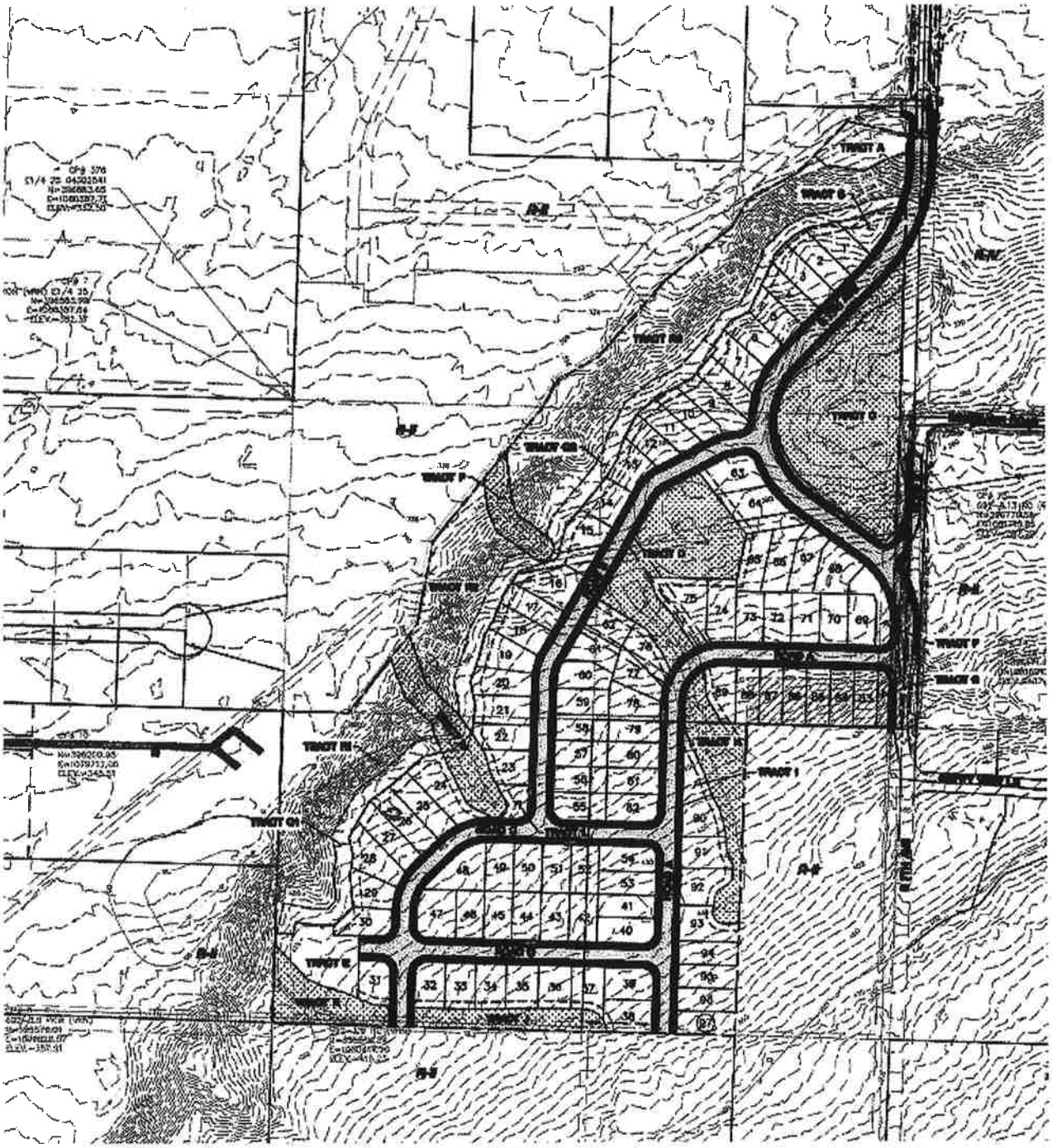
LEAD AGENCY: The City of Sequim assumes lead agency status for this project (SUB 15-001).

SEPA THRESHOLD DETERMINATION: The SEPA Responsible Official anticipates issuing a Threshold Determination following the project's comment period ends on June 17, 2019. Based on the checklist submitted and associated environmental documents, listed above, and incorporated by reference (WAC 197-11-600(4)(b), the adopted City Comprehensive Plan and development regulations it is anticipated that a threshold determination resulting in a Mitigated Determination of Non-Significance (MDNS) will be issued for this project per WAC 197-11-158. An environmental impact statement (EIS) is not required under RCW 43.21(C).030(2)(c). A copy of the subsequent threshold determination may be obtained upon request and will be available on the City's webpage (www.ci.sequim.wa.us).

DATE OF PERMIT APPLICATION: January 22, 2015.
DATE SUPPLEMENTAL INFORMATION RECEIVED: May 6, 2019.
DATE OF DETERMINATION OF COMPLETENESS: May 14, 2019.
DATE OF NOTICE OF APPLICATION: May 26, 2019.
PUBLIC COMMENT DUE DATE: June 17, 2019.

SEPA RESPONSIBLE OFFICIAL: Barry Berezowsky, Department of Community Development Director. If you have any questions or concerns regarding this matter, please contact the City of Sequim DCD, at 152 W. Cedar St., Sequim, WA 98382 or at (360) 681-3435 email at bberezowsky@sequimwa.gov.

Detailed information and copies of this proposal are available for review at the DCD office and on the City's DCD Current Projects webpage at: http://www.sequimwa.gov/index.aspx?nid=471.



SITE MAP

HORZ. 0 75 150 300

Scale in Feet

Exhibit 8.g.

RECEIVED
City of Sequim
JUN 12 2019
Sequim, WA 98382

June 12, 2019

The City of Sequim
Department of Community Development
152 West Cedar Street
Sequim, Wa 98382

Re: Legacy Ridge Subdivision

Please consider this letter as opposition to the proposed Legacy Ridge Development. Our reasons and concerns follow:

Our property, 60 Eastgate Pl, is adjacent to a property line of the proposed development. As part of the development, construction of drainage ponds adjacent to our property, is proposed. The purpose of the ponds is to collect runoff/stormwater drainage from 98 residential lots to be developed by Legacy Ridge. Given the fact that the area of the designated ponds slopes toward all 9 houses in our subdivision, how will owners be guaranteed that the water from those ponds will not drain/percolate to our lots and damage our septic systems. This would create health issues as well as considerable financial stress to each owner. If there are septic failures, owners should be afforded the opportunity to connect to the sewer in place for Legacy Ridge Development at the closest tie-in.

The construction of a road, along the south side of Eastgate Pl., to provide maintenance of the ponds, would run contiguous to the backyards of several Eastgate Subdivison lots. This would provide unwanted access to our properties. A fence , constructed and paid for by Legacy Ridge Development, pursuant to the rules and regulations of Eastgate Subdivison , is warranted.

The landscaping of the berms around the ponds should contain NO TREES, and should be limited to native plants, such as Wild Rose, Oregon Grape and Sal Al. Absolutely no use of Scotch Broom. All debris and rubbish, current and future, created by clearing of blackberries etc., shall be promptly removed.

Sincerely,

Jack Metcalfe

Nancy Metcalfe

Exhibit 8.h.

Tim Woolett

From: liannza@yahoo.com
Sent: Thursday, June 13, 2019 11:49 AM
To: Barry Berezowsky; Tim Woolett; Ann Soule; Matthew Klontz; Joe Holtrop; richard.mraz@ecy.wa.gov; Mark Ozias
Subject: Wetland mitigation at proposed Legacy Ridge major subdivision

This letter is regarding a watercourse that feeds the large pond (tract C) at the proposed Legacy Ridge major subdivision in Sequim. We believe this has been overlooked in the engineering and SEPA reports. We brought it up in 2016 when plans were first made public, and have since had two winters to document the watercourse with photos. This years snowstorm made the flow highly visible. Please see attached photos and descriptions.

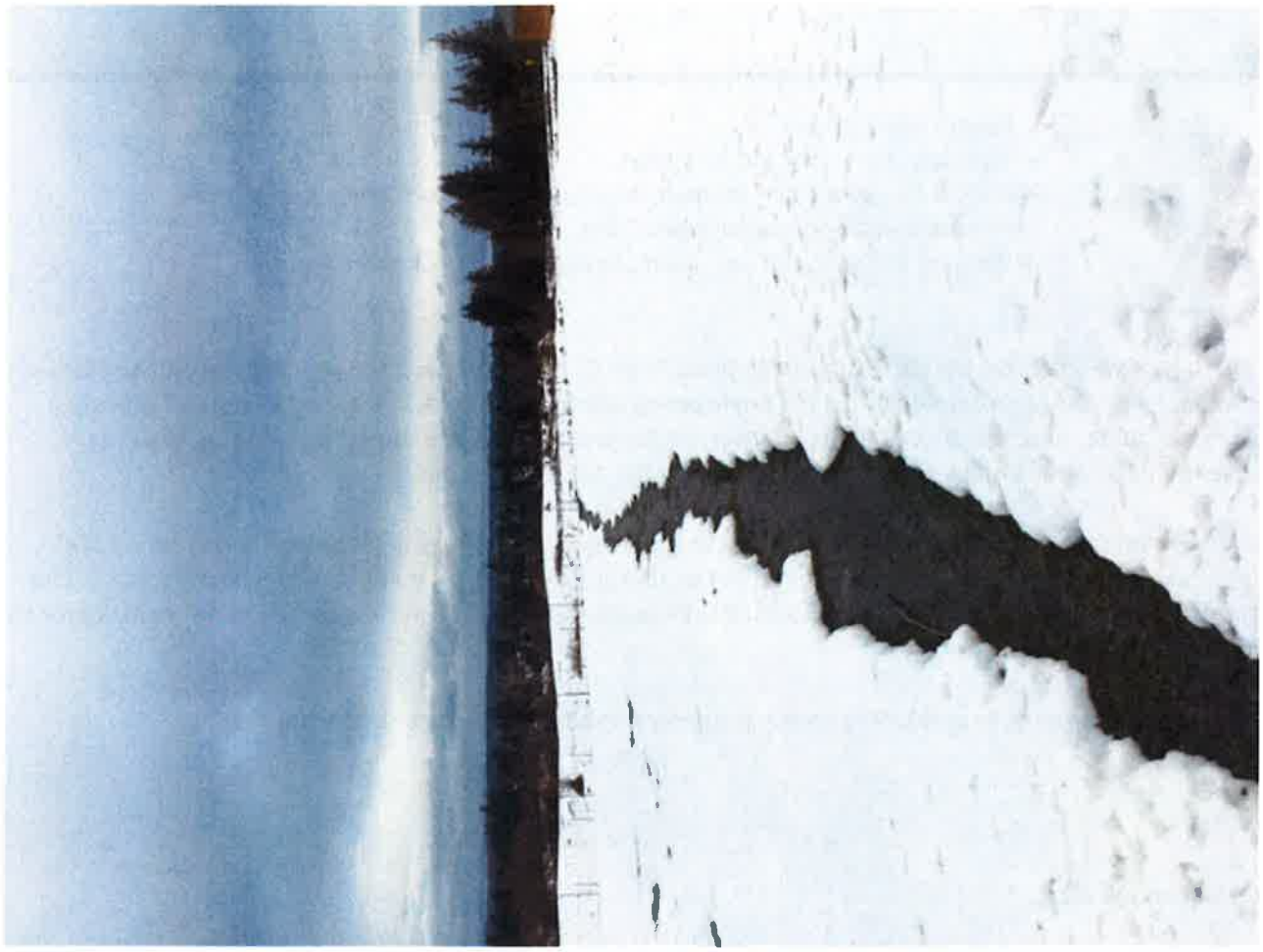
The large laminated color maps shown by Pace Engineering at the neighborhood meeting on Wednesday June 12th show aerial views taken prior to 2011 when we acquired the property. The water channel is visible, crossing our 5 acre parcel from approximately lot 95 down to lots 85 and 86. We have always thought this flow to be a major contributor to the pond during the rainy season.

Another concern for us is potential back flooding on our property if this channel is blocked by housing.

Regards,
Liann Finnerty
Dan Long
1973 S 7th Ave, Sequim 98382



The watercourse flowing down from our property towards Legacy Ridge, as it typically looks during the rainy season. The transition from green to brown marks the property line. View north.



Same watercourse, flowing towards Legacy Ridge, easily visible in snow. View north.



View south, looking up at same watercourse crossing the fence line from 1973 S 7th Ave into Legacy Ridge.



Standing near large pond (tract C) at Legacy Ridge. View south.

Exhibit 8.i.

RECEIVED
City of Sequim
JUN 17 2019
Sequim, WA 98382

Cherry Blossom Estates
Homeowners Association

121 Petal Lane
Sequim, WA 98382

Bill Miano, President
360.305.9045
miano5@olypen.com

Deborah McKean, Secretary
303.877.6160
dmck5280@gmail.com

Norm Drewett, Vice-President
760.822.1349
normdrewett@gmail.com

David Talley, Treasurer
210.834.4234
david@dmtalley.com

David Rise, At Large
406.465.1543
davidrise4@yahoo.com

16 June 2019

Addendum to Cherry Blossom Estates, (CBE) letter to the City of Sequim concerning the Legacy Ridge development.

After discussions with both PACE Engineers and Sequim City Planning the following clarifying information is provided.

On 11 June 2019 CBE filed a Public Comments letter concerning the proposed Legacy Ridge development. HOA Board members also attended the public meeting with PACE engineering and asked questions about our HOA concerns. There we were informed that the City Planning office could answer the questions they could not.

After discussions with Tim Woolett and Dave Nakagawara the basic questions were satisfactorily answered. However it now seems reasonable to put the reasons behind our questions and concerns into the official record as follows:

1. Where will Legacy Ridge Development rain water runoff be directed? Has there been any engineering studies to mitigate downstream damage to current developments?

Ever since Cherry Blossom Estates was developed we have had to deal with rain water runoff problems. Currently the water runoff from Home Estates to our south and the acreage that will be developed into Legacy Ridge is dumped into our runoff ditch and makes its way to Silberhorn where the culverts under the street are inadequate to handle the runoff from a heavy storm and cause flooding on Silberhorn.

2. Has there been engineering studies on the groundwater aquifer expected changes due to planned retention ponds?

CBE currently has two homes that have to pump out their crawlspaces due to high water table infusion every winter. Although we have been assured that the studies conclude that no change to the current situation will occur CBE wants the City to know about this problem in case the studies are inaccurate and more ground water problems occur.

3. What will adding 97 homes do to city-supplied water pressure to the existing developments that currently experience low water pressure?

CBE and Home Estates currently experience low water pressure from their City supplied water. Although we have been assured that the new development will not affect our pressure we want this fact on record.

4. Will the intersection of 7th Avenue and Silberhorn be modified to mitigate expected traffic issues?

CBE understands that the stop sign will be moved to a location closer to the actual intersection however, many homeowners have had near misses from people running the current stop sign and with 97 more homes using that intersection we want the City to understand our concern.

Respectfully Submitted,

William Miano
CBE HOA President

Tim Woolett

From: John Butler <former173rd@me.com>
Sent: Monday, June 17, 2019 12:45 PM
To: Tim Woolett
Subject: Legacy Ridge Notes

Happy Monday Tim..

Here is the info I spoke with you about on Friday..I see it went to Ms Deschenes in 2016.

Best Regards,
John

To:????????????????? Charisse Deschenes, Senior Planner, City of Sequim

From:?????? Gordon Bilyard, 660 Happy View Lane, Sequim

Re:???????????????? Comments on Proposed Legacy Ridge Development (LRD)

Date:???????? June 17, 2016

??

Ms. Deschenes:

??

By way of introduction, my name is Gordon Bilyard, and I am a retiree living at 660 Happy View Lane in Sequim.?? I am the President of the Sea, Sun and Sierra Vistas Property Owners Association, which includes 4 homes and two undeveloped lots on and adjacent to Happy View Lane, and which is directly across south 7th??Street from the proposed Legacy Ridge Development.?? Most of my career was in environmental assessment and management.?? I hold a Ph.D. from Oregon State University in Biological Oceanography, and for over a decade worked for a private company preparing environmental assessments for the U.S. Environmental Protection Agency.?? Subsequently, I worked for Pacific Northwest National Laboratory (the mother ship for Sequim???s Battelle Marine Science Laboratory).?? Much of that work was in the areas of environmental compliance, strategic planning, land use planning, and management for the cleanup of the Hanford Nuclear Reservation.????

??

I mention my credentials for several reasons.?? First, please know that my comments and concerns are grounded in over 40 years of experience in environmental management.?? Second, I would like you to know that I am not an environmental activist, and that I am not anti-growth.?? My approach to environmental management has always been to seek the solution that is technically achievable, environmentally sustainable and/or protective, safe, and economically feasible.?? I offer comments in the spirit that I want Sequim to evolve and grow in ways that are best for the community and the environment in the short and long term.?? The comments below are exclusively my

comments, and do not represent the views of the Sea, Sun and Sierra Vistas POA.?? In fact, I have not talked with the other owners about Legacy Ridge.????

??

Stormwater Management Concerns:

??

My primary environmental concern is stormwater runoff, principally from hardscapes.?? The soils on the LRD hillside and adjacent properties (including mine) consist of relatively impervious hard-packed clay overlain by a thin veneer of topsoil.?? During the wet season the topsoil becomes saturated quickly, after which water runs downhill on top of the hard-packed clay.?? This is substantiated on page 7 of the Revised Preliminary Stormwater Drainage Report:?? ???The area of the site proposed for residential building

construction has been analyzed geotechnically, and has a poor hydrologically conductive soil.????? Because of the poor hydrology, the report proposes that:?? ???For this project, perforated stub-outs apply to sites that have three or more feet of permeable soil below the proposed final grade. ??? Roof stubs, therefore, will be solid PVC connected to the rigid stormwater conveyance system.????? There is no indication of how many, if any, of the properties will have three of more feet of permeable soil.?? This is a critical area of uncertainty.?? It is worth noting that my property and those adjacent to mine don???t meet the three-foot requirement.

??

Experience on my property indicates that early in the rainy season, the surface topsoils become saturated quickly and early in the rainy season.?? Subsequent rainfall runs off on the surface and through the topsoil over the clay layer for most of the duration of the winter months.?? LRD will experience much of the same runoff dynamics.?? Although much of Sequim???s precipitation is light and intermittent, Sequim is prone to significant daily rainfall.?? The record rainfall was 4.20 inches on Jan. 28, 1999.?? And amounts in excess of 1 inch are common:

??

1.32 inches on 11/22 2011

1.21 inches on 12/08/2015

1/96 inches on 03/15/2015

1.03 inches on 01/04/2015

????

The LRD will have 63,130 sq ft of impervious surface in sub-basin #1, and 512,760 sq ft of impervious surface in sub-basin #2 (Tables 2 and 4 of Revised Preliminary Stormwater Drainage Report).?? These represent high percentages of the developed area, as the LRD will be a high-density, small single home development. In the absence of further data, it is reasonable to assume that most if not all roof stubs will be solid pipe, and that little or none of the rainfall on those hardscapes will be absorbed into the soils.?? ??Using volumes of the 23,928 cu ft for the sub-basin #1 pond (p. 39 of Revised Preliminary Stormwater Drainage Report) and 37,830 cu ft?? for the sub-basin # 2 pond, and assuming a one-day rainfall of 2.0 inches, the following data can be derived:

??

Sub-basin	Impervious area?? (sq ft)	Stormwater flow (cu ft/day)	Stormwater flow (cu ft/sec) ??	Volume of pond (cu ft)	Ratio stormwater volume (2 inches in 24 hours) to pond capacity
??	??	??	??	??	??
1	63,130	10,522	0.12 (0.9 gal/sec)	23,928	0.44
2	512,760	85,460	0.99 (7.4 gal/sec)	37,830	2.26

??

Two concerns are raised by the above data.?? The first concern is that with a ratio of stormwater volume to pond capacity of 2.26, the capacity of the sub-basin #2 pond may not be sufficient to handle the hardscape runoff.?? Further analyses of the dynamics of the proposed solutions may be warranted (e.g., kinetic analyses of inflows and outflows at all critical points in the system, using runoff data that account for the relatively impervious nature of the soils).?? Note that the above analysis does not consider runoff from non-hardscape areas.?? But given the likelihood of saturated soils at the time of the 2 inches of rainfall, much of that rainfall will end up in the ponds as well.?? Further, it assumes an even rate of rainfall for a 24 hour period, which is not a realistic assumption.?? Rainfall will certainly be heavier during some portion of the day.?? Hence, the above analysis may be considered conservative.????

??

The second concerns is that given the size and conditions of the various drainage pipes and ditches downstream of the LRD, they will not be able to handle the volumes and flow rates in the above table.?? Flooding problems downslope of the LDR have been noted, and it is not clear the degree to which the LDR will or will not exacerbate that existing problem.

??

Although state-approved models were used in the stormwater analysis and the development of engineered solutions, the above back-of-the-envelope analysis suggests that the model and/or the assumptions inherent in the model and model inputs may not be appropriate or realistic for the LDR, given soil conditions and episodic rainfall that happens in Sequim on a regular basis.?? I recommend that the City require further site-specific analyses of stormwater runoff that more realistically account for soil conditions.

Another concern that will need to be addressed regarding surface runoff is at the individual house level.?? Experience with the homes on Happy View Lane confirms that each home in LDR should have a curtain drain installed around the perimeter of the foundation.?? If curtain drains are not installed, homes will experience considerable water seepage into the crawlspace during rainstorms, which will have to be pumped out.?? This is not a trivial problem, given the cost of pump purchase, installation, maintenance, and eventual replacement at the end of the pump???s lifespan.?? And pump failures can be cause considerable damage and cost to the homeowner.

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7th??Ave. is not functional for the same reason.?? (Lack of City water in S,S&SV is due to an oversight by the City Engineer when the POA plans were reviewed and the POA was subsequently approved.)?? Happy View Lane residents must depend on the fire department using pumper trucks and/or pulling water uphill from Reservoir Road in case of fire.?? If the City is to supply water for domestic use and firefighting to the homes in LRD that are higher than the water tank on Reservoir Road, a new water tank and/or a significant investment in a water pumping facility will be required.?? Should either of these come to pass, I request that the City connect the fire hydrant at the corner of Happy View Lane and S. 7th??Ave. to the new system and make it functional, as that would significantly improve firefighting capabilities in our POA.

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The City of Sequim depends to a large degree on an influx of retirees for its growth.?? (This trend is not likely to change in the near future, as Sequim and Clallam County in general have little industry and little potential to develop new industry.?? Hence, a large influx of working families is not likely in the near future.) ??Retirees come here for many reasons, but one of the most important reasons is for the spectacular views afforded every day within the City and around the greater Sequim area.?? If the City continues to approve high-density housing without regard to impacts on the viewshed and overall quality of life, it will eventually see a decline in retiree influx as retirees will select other locations for their final years.

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Significantly increasing the size of the lots and the size of the homes in LRD would result in a higher-quality viewscape and higher cost homes ??? particularly in areas where there is a view of the water as there would be in some areas of LRD.?? The developers and the city may find that revenues and not significantly decreased with this option.?? Further, stormwater management would be less of a problem given the associated reduction in hardscape.?? I strongly urge the City to consider larger lots and homes in LRD as a way of retaining the quality of the viewshed, and of reducing stormwater impacts.

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Road and Traffic Concerns:

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Reservoir Road and S. 7th??Ave. would both be impacted significantly by the proposed LRD.?? Both of these roads are narrow and have no shoulders.?? S. 7th??is also crumbling daily due to an inadequate roadbed.?? Most of the traffic on these roads is private automobiles, but a significant proportion of the traffic is trucks ??? especially

pickup trucking towing trailers with landscaping equipment, etc.?? Both of these roads are also heavily used as walking routes for local residents ??? from mothers with strollers and toddlers to retirees.?? Some of these young families live on Reservoir Road.????

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Currently, when vehicles meet pedestrians on these roads, the vehicles pull over completely into the opposite traffic lane, especially when children are present.?? The risks of vehicle-pedestrian accidents on these roads will increase proportionally with the increase in traffic associated with LRD.?? If LRD is to move forward as planned, it would be prudent for the City to remove the S. 7th??roadbed and rebuild it wider, with shoulders and a sidewalk along one side of each road.?? Reservoir Road may or may not need to be rebuilt, but should also be widened as per S. 7th.????

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An important travel route in and out of LRD appears to be S 7th, which appears to be connected from Washington St. to Happy Valley Dr.?? This will provide good access to downtown for the residents of LRD and their neighbors.?? However, it will also carry an additional load of vehicles that presently use S 3rd??to access downtown.?? Most residents living south of Happy Valley and west of s 7th??will begin using S 7th??as their primary route to downtown.?? This increased traffic load would further argue for replacing and upgrading S 7th??over much of its length.

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Given the high density of small homes that are proposed for LDR it can be assumed that most residents will be working families who commute to work.?? For those who need commute to work eastbound on SR101, the quickest, most direct route from LDR to SR101 will be via Reservoir Road, 3rd, Ave and W. Brownfield.?? West Brownfield is a poorly-designed, hazardous road with a curve at the top of a hill.?? Numerous head-on collisions have occurred there, and it is truly amazing that more have not as vehicles regularly drift across the center line at the top of the hill.?? LRD can be expected increase the risk of head-on collisions on W. Brownfield proportionally to the increase in traffic that will occur on that road.

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It is not clear from the information provided whether the existing S. 7th??roadbed S. 7th??between Happy View Lane and Reservoir Road will continue to be used, or will be supplanted by a diversion through the edge of LRD.?? If it will continue to be used, the new roads into LRD will be at sharp angles to S 7th, and will be dangerous intersections.???? It will be difficult to see backward at such sharp angles when entering S. 7th??from LRD.????

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Conclusion:

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In conclusion, I would like to thank the City for providing information on LRD, and for the opportunity to comment on the proposed LRD.?? Sequim is a special place, with considerable room for growth and development.?? But growth and development should be undertaken carefully and thoughtfully, so as not to compromise the high quality of life that Sequim enjoys.?? Each development project undertaken within the City contributes positively and negatively to the quality of life, and the effects are cumulative over time.?? As proposed, the LRD would continue the densely-packed development trend begun at Craftsman.?? In my opinion, densely packed developments are not consistent with the existing viewshed and quality of life that Sequim enjoys.?? If continued, they will reduce the quality of life in Sequim considerably, and will eventually result in slower growth and reduced

revenues.?? Hence, I ask the City to seriously consider the concerns I have identified above, particularly those associated with stormwater management and viewshed retention, and consider requiring larger lots and fewer homes in LRD. ??

JB

Exhibit 8.k.

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Sequim, WA 98382

June 15, 2019

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

RE: Legacy Ridge Subdivision

To Whom It May Concern:

My name is Marc Hannigan and I am the President of the Sea, Sun & Sierra Vistas Property Owners Association. We are four homes and one undeveloped lot that abut South 7th Street directly across the street from the proposed Legacy Ridge Development.

The following written comments briefly list several of the issues I wish to raise at the public meeting regarding approval of the proposed Legacy Ridge development.

Stormwater Control and Treatment

While new allowances have been made for the control of the runoff, I am concerned that you are basing your calculations on erroneous data. The tract summary on page C1.0 of the Legacy Ridge preliminary plat indicates the Stormwater Management Ponds located in Tract O to be at 166,772 surface square feet. My calculations derived from a CAD program show the two ponds actually total 64,790 square feet or only 39% of what is shown. If your engineers are using the original number to calculate the capacity for runoff control, it is going to be completely insufficient with potentially disastrous results. Another concern is filtration of the runoff water with regards to hazardous pollutants. While they might accommodate the nominal flow, a heavy rainfall after a dry period is going to result in a much more concentrated level of pollutants that will likely overwhelm the filtration capacity of the settlement pond.

Ground Water Management

Evidence of the unpredictability of ground water and the management thereof based on soil engineering reports is clearly on display at the new home construction site on Happy View Lane. The contractor followed the engineer's recommendation and even added additional drainage yet he continues to have to augment the drainage as the ground water management plan developed and approved by the city has proved insufficient.

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Home Density Concerns

Traffic patterns are going to affect the entire neighborhood. It is quite likely that these homes will appeal more to working families than to retirees. Working residents headed east will increase the traffic on Reservoir Road and will flow onto West Brownfield Road for access to Highway 101. With its double blind corner, Brownfield is ill equipped to handle this influx of cars. It is arguably the most dangerous stretch of road in Sequim already and with people speeding and cutting the corners, the potential for accidents will increase dramatically.

Overall Quality of Life

We can't overstate the negative impact a development of this size and home density will have on the quality of life for the surrounding area and the City of Sequim. We moved here as retirees because of the ambiance of the area and to get away from suburban sprawl. Seeing it in our backyard is most distressing. No CC&Rs have been developed to determine what type of home will be built but from the small lot size, we can guess that they are going to be of significantly lessor value than the surrounding homes. This will have an undeniably negative impact on home values for all the surrounding homes. Who's going to buy these homes? Retirees moving here are not looking for this type of home. Does a development of this density really align itself with the image that the City of Sequim wishes to promote? Does it align with the greater sense of community Sequim enjoys rather than an individual neighborhood design criteria?

And know that I am not opposed to this development because of a "NIMBY" attitude. I am not anti-growth and am not opposed to some development of the property, just not one that is driven by maximum revenue without regard for the overall quality of life in Sequim. A development of a much reduced density and with a greater regard for the essence and charm of Sequim would be much more acceptable.

I have included a letter written three years ago by my predecessor, Gordon Bilyard, when the Legacy Ridge Development was first proposed. It expands on the points I have made and enumerates the concerns of everyone surrounding the development in much greater detail. I would encourage you to read it (again) to reacquaint yourselves with the serious shortcomings of the development as presently designed.

Thank you for your consideration.

Regards,

Marc Hannigan
President
Sea Sun & Sierra Vistas Property Owners Association

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JUN 17 2019
Sequim, WA 98382

Ms. Deschenes:

By way of introduction, my name is Gordon Bilyard, and I am a retiree living at 660 Happy View Lane in Sequim. I am the President of the Sea, Sun and Sierra Vistas Property Owners Association, which includes 4 homes and two undeveloped lots on and adjacent to Happy View Lane, and which is directly across south 7th Street from the proposed Legacy Ridge Development. Most of my career was in environmental assessment and management. I hold a Ph.D. from Oregon State University in Biological Oceanography, and for over a decade worked for a private company preparing environmental assessments for the U.S. Environmental Protection Agency. Subsequently, I worked for Pacific Northwest National Laboratory (the mother ship for Sequim's Battelle Marine Science Laboratory). Much of that work was in the areas of environmental compliance, strategic planning, land use planning, and management for the cleanup of the Hanford Nuclear Reservation.

I mention my credentials for several reasons. First, please know that my comments and concerns are grounded in over 40 years of experience in environmental management. Second, I would like you to know that I am not an environmental activist, and that I am not anti-growth. My approach to environmental management has always been to seek the solution that is technically achievable, environmentally sustainable and/or protective, safe, and economically feasible. I offer comments in the spirit that I want Sequim to evolve and grow in ways that are best for the community and the environment in the short and long term. The comments below are exclusively my comments, and do not represent the views of the Sea, Sun and Sierra Vistas POA. In fact, I have not talked with the other owners about Legacy Ridge.

Stormwater Management Concerns:

My primary environmental concern is stormwater runoff, principally from hardscapes. The soils on the LRD hillside and adjacent properties (including mine) consist of relatively impervious hard-packed clay overlain by a thin veneer of topsoil. During the wet season the topsoil becomes saturated quickly, after which water runs downhill on top of the hard-packed clay. This is substantiated on page 7 of the Revised Preliminary Stormwater Drainage Report: "The area of the site proposed for residential building construction has been analyzed geotechnically, and has a poor hydrologically conductive soil." Because of the poor hydrology, the report proposes that: "For this project, perforated stub-outs apply to sites that have three or more feet of permeable soil below the proposed final grade. ... Roof stubs, therefore, will be solid PVC connected to the rigid stormwater conveyance system." There is no indication of how many, if any, of the properties will have three of more feet of permeable soil. This is a critical area of uncertainty. It is worth noting that my property and those adjacent to mine don't meet the three-foot requirement.

Experience on my property indicates that early in the rainy season, the surface topsoils become saturated quickly and early in the rainy season. Subsequent rainfall runs off on the surface and through the topsoil over the clay layer for most of the duration of the winter months. LRD will experience much of the same runoff dynamics. Although much of Sequim's precipitation is light and intermittent, Sequim is prone to significant daily rainfall. The record rainfall was 4.20 inches on Jan. 28, 1999. And amounts in excess of 1 inch are common:

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1.32 inches on 11/22 2011

1.21 inches on 12/08/2015

1/96 inches on 03/15/2015

1.03 inches on 01/04/2015

The LRD will have 63,130 sq ft of impervious surface in sub-basin #1, and 512,760 sq ft of impervious surface in sub-basin #2 (Tables 2 and 4 of Revised Preliminary Stormwater Drainage Report). These represent high percentages of the developed area, as the LRD will be a high-density, small single home development. In the absence of further data, it is reasonable to assume that most if not all roof stubs will be solid pipe, and that little or none of the rainfall on those hardscapes will be absorbed into the soils. Using volumes of the 23,928 cu ft for the sub-basin #1 pond (p. 39 of Revised Preliminary Stormwater Drainage Report) and 37,830 cu ft for the sub-basin # 2 pond, and assuming a one-day rainfall of 2.0 inches, the following data can be derived:

Sub-basin 1 Impervious area 63,130 (sq ft)

Stormwater flow 10,522 (cu ft/day)

Stormwater flow .12 (cu ft/sec) (0.9 gal/sec)

Volume of pond 23,928 (cu ft)

Ratio stormwater volume (2 inches in 24 hours) to pond capacity 0.44

Sub-basin 2 Impervious area 512,760 (sq ft)

Stormwater flow 85,460 (cu ft/day)

Stormwater flow .99 (cu ft/sec) (7.4 gal/sec)

Volume of pond 37,830 (cu ft)

Ratio stormwater volume (2 inches in 24 hours) to pond capacity 2.26

Two concerns are raised by the above data. The first concern is that with a ratio of stormwater volume to pond capacity of 2.26, the capacity of the sub-basin #2 pond may not be sufficient to handle the hardscape runoff. Further analyses of the dynamics of the proposed solutions may be warranted (e.g., kinetic analyses of inflows and outflows at all critical points in the system, using runoff data that account for the relatively impervious nature of the soils). Note that the above analysis does not consider runoff from non-hardscape areas. But given the likelihood of saturated soils at the time of the 2 inches of rainfall, much of that rainfall will end up in the ponds as well. Further, it assumes an even rate of rainfall

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for a 24 hour period, which is not a realistic assumption. Rainfall will certainly be heavier during some portion of the day. Hence, the above analysis may be considered conservative.

The second concerns is that given the size and conditions of the various drainage pipes and ditches downstream of the LRD, they will not be able to handle the volumes and flow rates in the above table. Flooding problems downslope of the LDR have been noted, and it is not clear the degree to which the LDR will or will not exacerbate that existing problem.

Although state-approved models were used in the stormwater analysis and the development of engineered solutions, the above back-of-the-envelope analysis suggests that the model and/or the assumptions inherent in the model and model inputs may not be appropriate or realistic for the LDR, given soil conditions and episodic rainfall that happens in Sequim on a regular basis. I recommend that the City require further site-specific analyses of stormwater runoff that more realistically account for soil conditions.

Another concern that will need to be addressed regarding surface runoff is at the individual house level. Experience with the homes on Happy View Lane confirms that each home in LDR should have a curtain drain installed around the perimeter of the foundation. If curtain drains are not installed, homes will experience considerable water seepage into the crawlspace during rainstorms, which will have to be pumped out. This is not a trivial problem, given the cost of pump purchase, installation, maintenance, and eventual replacement at the end of the pump's lifespan. And pump failures can be cause considerable damage and cost to the homeowner.

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Viewscape Concerns:

As proposed, LRD is a high-density development. A drive through Emerald Heights reveals that lot sizes in LRD are smaller than in Emerald Heights. They also appear to be smaller than in Craftsman, below Emerald Heights. Both of these developments are well-kept by the residents, but are closely packed. The viewscape inside each development feels cramped, even from the street. And from a distance, the viewscape is dominated by ugly, intersecting rooflines with little vegetation. This type of viewscape is in

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Road and Traffic Concerns:

Reservoir Road and S. 7th Ave. would both be impacted significantly by the proposed LRD. Both of these roads are narrow and have no shoulders. S. 7th is also crumbling daily due to an inadequate roadbed. Most of the traffic on these roads is private automobiles, but a significant proportion of the traffic is trucks – especially pickup trucking towing trailers with landscaping equipment, etc. Both of these roads are also heavily used as walking routes for local residents – from mothers with strollers and toddlers to retirees. Some of these young families live on Reservoir Road.

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Conclusion:

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June 17, 2019

Mr. Barry Berezowsky,
Department of Community Development Director
The City of Sequim
152 West Cedar Street
Sequim, WA 98382

Ref: Legacy Ridge Subdivision

Dear Sir:

My name is Tom Fenner. I am the President of the Home Property Owners Association. We are adjacent to the proposed development of Legacy Ridge. Several of our residents have voiced their concerns to me about this development. They are, in no particular order:

1. The traffic in and out of Legacy Ridge will increase exponentially along 7th Avenue. Along with the increased traffic, the noise level will also increase. At this time, 7th Avenue, south of Silberhorn Road, in our opinion, is not up to handling this kind of traffic increase. Is the city looking to widen 7th Avenue to handle the increased traffic? And, how will the intersection of 7th Avenue and Silberhorn Road be modified to handle this traffic?
2. Any future east bound traffic on Silberhorn Road, might try to cut through Home Estates on their way to Legacy Ridge. Our streets (Rolling Hills Way, Jara Place, and Comfort Way) are all private streets. Does the city have any thoughts on how we might be able to keep this from happening? Because they are private streets, would we be able to install speed bumps without interference from the city?
3. Traffic on Silberhorn Road can be sketchy at times. Many people drive well over the speed limit of 25 MPH. Increased traffic on Silberhorn will only mean more chances of accidents. There are quite a few children living along Silberhorn. If traffic speed is not kept down, I'm afraid that there will be children severely injured due to the excessive speeds. We understand that the majority of Silberhorn Road is in Clallam County and not in Sequim proper. But, the city has the obligation to protect everyone along this route.
4. Another traffic issue is that Highway 101 can be difficult to travel. The increase of 97 homes in our area will put a burden on that artery, too. Is the city working with Clallam County and the State of Washington to avert future traffic snarls in and around Sequim?
5. Water pressure in our homes can be spotty at times. Adding another 97 homes onto our local water system may have some adverse effect on our water pressure. Is the city going to add a booster station in our area to avert this situation?
6. Water runoff from storms is another concern. How will Legacy Ridge affect current runoff from that area into Home Estates, Cherry Blossom Estates and Aspen Creek Estates? The Highland Irrigation District ditch that runs parallel to Rolling Hills Way,

between Home Estates and Aspen Creek Estates can get blocked with debris at the culvert under Silberhorn Road. I understand that at one point, several years ago, this caused flooding in this area. This primarily affected the residents of Cherry Blossom Estates. But, as a neighbor of ours, we try to look out for their wellbeing, too.

7. Have any studies been done to research the effects of the of the retention ponds in Legacy Ridge? These ponds will have an effect on the water table, and possibly on the drainage of storm water.
8. With the Center for Medicare & Medicaid Services (CMS) reducing the reimbursements to medical providers in our area, there is the potential for medical providers to move out of Sequim. This will have an extreme adverse effect on our community. Do we really need to add 97 more homes and hundreds of more people to tax an already strained medical system?
9. Growth for growth's sake is not a good thing. Thoughtful, careful planning must be taken into consideration. The addition of 97 more homes will put a strain on the infrastructure of the City of Sequim.

I have been in contact with Bill Miano, President of Cherry Blossom Estates. We stand together in questioning these issues. Our residents are very concerned about this development and we expect the City Council to handle these issues appropriately.

Thank you for your consideration to these concerns.

Regards,

TM

Tom Fenner
President, Home Property Owners Association