Bob Martinson, Operations Manager, Dominion Terrace Homeowners Association
1301 S. Third Avenue
Sequim, WA 98382

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

RE; Public Comment Period on the proposed Rolling Hills Subdivision comment period.

To: Sequim Department of Community Development

We have many questions and concerns about the proposed development adjacent to Dominion Terrace, between 3rd Avenue and 7th Avenue. Many people in the Dominion Terrace Community Association are concerned about increased noise, traffic and security, among other questions as a result of the proposed development of Rolling Hills.

In particular, people want to know the answers to the following questions if you could answer them:

1. How close can any building come to the ditch found between the proposed development and the Dominion Terrace Association?
2. What type of buildings are planned?
3. Will Norman Street be extended to the development?

People in Dominion Terrace are opposed to an extension of Norman Street as it is now a dead-end at the ditch and provides a quiet access road to our community. People here, do not want to see this change, as it would create faster through-traffic. There are many dog walkers here as it is a 55+ community. There are also many disabled people that get their exercise by having a quiet and safe place to move about.
The proximity of buildings to the ditch and removal of trees are also a big concern to our residents.

Thank you for your attention to these concerns from our homeowners.

Bob Martinson, Operations Manager

From: Dominion Terrace HOA
Sent: Tuesday, May 31, 2022 3:10 PM
To: Travis Simmons
Subject: Comments/questions Rolling Hills
Attachments: City Planning Dept Letter-RE-Rolling Hills-Bob Martinson.docx

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Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Travis, please see attached comment letter from Dominion Terrace, thank you!
Bob Martinson
Manager

From: Sandra Goodwick
Sent: Monday, June 6, 2022 7:59 AM
To: Travis Simmons
Subject: New housing tract

Follow Up Flag: Follow up
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Honestly, while I don't live in Sequim and don't know the innards of your planning process… my gut reaction to reading that Sequim is even considering the development of a 44 acre tract for 215 homes is…

Well, I am utterly aghast and appalled. That's just for starters.

Do you realize that many small businesses in and around Sequim can barely keep the employees they keep hiring at minimum wage - largely because prospective employees can't afford to live here? I keep hearing this from a friend who is seeing a constant stream of new hires walk in/out or"ghost"… get hired and not show up. I see it via numerous ads that claim a restaurant now has reduced hours because of a staff shortage.

Additionally- for those already employed, It is apparently common knowledge to know that THERE IS NO RENTALS AVAILABLE for folks who need a room to rent, or a 1-2 bedroom apartment. I have a friend who really wants to buy… she has excellent credit, a solid work history… but could never afford anything in this current market. What about the seniors living in their cars… the young adults who need a place to start a life?

Housing is the #1 issue in this area.

#1.

This is not news. None of it is.

"Aghast" doesn't even start to address it.

I am utterly aghast that while developers can plan huge 44 acre developments for hundreds of new homes for people who probably all have homes now … there is nothing, apparently, for Sequim to already show re: how it intends to address this growing housing crisis.

Fix your governance documents so that you can take a far more pro-active role in helping address this area's #1 need.

Sandy Goodwick
Agnew

460 Big Leaf Loop
Sequim, Washington 98382-3912
Phone: 360-670-8653

June 6, 2022

City of Sequim
Department of Community Development
c/o Travis Simmons
152 W. Cedar St.
Sequim, WA 98382

Re: Rolling Hills Subdivision PRD
File No. SUB-22-002

Dear Mr. Simmons:

This letter is to comment on the application for the Rolling Hills Major Subdivision PRD, based on the Notice of Application mailed to me and other interested parties, and the information provided on the City's website for this proposed project. I ask that this letter be submitted into the record concerning this application, and that I receive written notice of any hearing and a copy of any decision regarding this project. As discussed herein, I am concerned that, if approved as proposed, this development will have serious adverse effects on traffic in critical areas of the City; that it is extremely overly dense as proposed; and that there are truly better uses for the City of much of the undeveloped land than cutting it into 215 lots and constructing housing "units" thereon.

The developer proposes essentially to bulldoze 44.1 acres, much of which is covered with second-growth timber and natural undergrowth, and construct some 215 houses in three phases thereon, with some 860 parking spaces. If approved as planned, over 60% of the land would be "impervious" thereafter, with almost nothing done by way of retaining the natural forested appearance of most of the land.[1]

The first phase of the three phases is the least objectionable, since it appears to involve construction of houses on what is mostly land already cleared, and now is merely an overgrown field bordering on McCurdy Road and 7th Avenue.

1 The Environmental (SEPA) Checklist submitted disingenuously states that "Selective alteration or removal of vegetation will occur for the construction of roads and dwellings." This should be seen for what it is, a kind of doublespeak. New roads, 215 houses and 860 parking spaces will decimate the present forested landscape.

But the other phases involve drastic changes to the landscape and to the character of the surrounding neighborhoods. The developer misstates the current landscape: asked on the SEPA form "What is the current use of the site and adjacent properties," the developer responds only with zoning terms such as "Single-family residential" and "Site: Vacant". But there are large evergreen trees all over the areas covered by the second and third phases proposed, including cedars, Douglas firs and hemlock (see aerial photo below).

These trees and the associated vegetation around them are uniquely an asset of the City, of its residents, of the neighborhood, and of the nearby property owners, who will all be adversely affected if the additional phases are allowed to go ahead as planned. Trees in urban areas are literally lifesavers, particularly for the senior citizens who make up such a large portion of the population in the Sequim area (over 50% are over 55 years old; over 35% are over 65). See https://grist.org/cities/urban-trees-greenery-save-lives-of-people-65-plus/. Obviously, removing such trees has the opposite effect.[2]

As I know from personal experience, these forested areas already have unmaintained trails leading through them that are used recreationally by current local residents. These areas are home to numerous forms of wildlife that enhance the quality of life for Sequim residents: for example, deer frequent the area, particularly in winter; squirrels roost in the trees; quail often cross our local roads; garter snakes are common; and flickers and other woodpeckers live in these forests. Virtually none of these will be around here after the proposed development is in place. There will be no trails for local residents; the deer will not be likely to wander into a paved 215-house development; and the new owners' cats will kill all of the quail and garter snakes. This is a substantial change not addressed by the proposed application and supporting documents.

Meanwhile, the City has an admittedly great need for more natural open space and park lands. Among the "Major Findings" of the City's recent 2022 Citywide Parks and Open Space Plan are the following:

> "Majorities of respondents indicated that Sequim does not have enough parkland for today or the future."
> "Livability: Nearly all respondents (98%) feel that public recreation and parks opportunities are important or essential to the quality of life on Sequim."

2 Notably, one phase of the proposed development will be on land adjoining the existing property of Avamere Olympic Rehabilitation of Sequim, which has for over 40 years assisted in the rehabilitation of injured senior citizens of the City.

> "Respondents indicated the top priority as building new parks on undeveloped, city owned parklands, followed by acquiring land for future parks in areas without easy access to parks."
> "A majority of respondents (53%) supported as the top priority the acquisition of open space and habitat lands that also can include walking and jogging trails."

See the Sequim 2022 Citywide Parks and Open Space Plan, p. 11.[3]

All of these needs will be exacerbated if the Rolling Hills Subdivision project is approved as proposed. Moreover, a look at the map of parklands already in use in Sequim reveals a real scarcity of land south of Hwy. 101 and near the city center that have been set aside for such recreation.

If it cannot set aside some of this land for a park, the City should at least require the developer to mitigate the extensive damage caused by all of the proposed construction by lessening the density of at least the later stages of the proposal. As it stands, the proposed development is grossly and overly dense compared to any of the nearby surrounding areas, and will have nothing but adverse impacts on local traffic patterns.

The developer's own Traffic Impact Analysis is obviously flawed. It contains an admission that the development will create some 2,122 average daily weekday trips by residents when completed. The vast majority of these will involve new residents jamming into already crowded intersections, such as 7th Avenue and Washington Street. Many will frequently need to get to Highway 101, and will substantially increase traffic on both Washington Street and Silberhorn Road (the "back way" to River Road and then Highway 101 at River Road).

To state, as the Traffic Impact Analysis does, that a few seconds of increased waiting time will be required for those heading to the intersection of 7th Avenue and Washington Street, is to minimalize the difficulties that would await all of Sequim residents if this overly dense development is approved. It is at least clear to those of us who have lived here even a few years that the major intersections in downtown Sequim are a problem already to be avoided when possible. What these kinds of large developments portend, so close to Washington Street, is a return to the kind of often monstrous traffic Sequim had

3 State law (the Growth Management Act) also requires that cities "Encourage the retention of open space and development of recreational opportunities...conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks." RCW 36.70A.020(9). If the City fails to take appropriate steps to lessen the scope of the proposed development, it will simply have failed to properly "manage growth" as required by the State, and may face litigation.

before the great Highway 101 bypass was constructed. Is that what the City wants?

Finally, those of us who live on the adjacent properties to the east, on Big Leaf Loop and Big Leaf Court and Sycamore Street, have a special objection to this proposal. It calls for "a westerly extension of Big Leaf Loop into the subject site." (Traffic Impact Analysis, p.3, and map at p.4) There is currently almost no traffic on privately residential Big Leaf Loop (10 mph speed limit), and Big Leaf Loop ends with a locked gate controlled by that property's owner, the Maple Ridge Estates Homeowners Association. That Association is not likely to willingly give up its privacy and locked gate, for obvious reasons.

Here is an aerial view of these streets (Sycamore Street, Big Leaf Court and Big Leaf Loop, showing the Avamere Olympic Rehabilitation building on the right), and some of the extensively forested proposed development lands in the background:



Were they forced to do so, the current residents on these streets would be very adversely affected by increased traffic (from 215 new houses) and by owners from the new development driving (or attempting to drive) through their formerly untrafficked streets to get to 3rd Avenue and points east. Other than driving to the already overcrowded intersection on 7th and Washington, the only way these new residents could travel directly east would be to crawl through Big Leaf Loop and Sycamore Streets at 10 miles per hour (even assuming that there was no locked gate in their way). That is not a sane or practical solution to Sequim's traffic situation.

The proposed Rolling Hills development is overly dense, would create traffic problems that the City should not allow, and eliminates forested land that is one of the City's unique assets. The only conclusion afforded by these considerations is that the the City should require major mitigations and reformulations of the planned development, particularly its later phases, before approving it.

Sincerely,

Steven Brown

Steven Brown

cc: Maple Ridge Estates Homeowners Assoc.

To the City of Sequim, WA., Dept. of Community Development,

I cannot overstate my opposition to the proposed Rolling Hills Residential Development Project, located adjacent to the intersection of McCurdy Rd and South 7th Ave.
This project of 215 residences, along with the previously approved Legacy Ridge development of 89 homes, and the additional 33 Home Phase B houses will result in an increase of traffic on East Silberhorn Rd that poses multiple negative impacts to the community.

Since all of the aforementioned developments would/will have major outlets emptying onto S. 7th Ave., and S. 7th Ave. does not have ramps to access Hwy 101, traffic would route via Silberhorn to River Rd and the on-ramps there. This is already an issue and would only be exacerbated by further development. Given the option, drivers choose Silberhorn over Washington due to the absence of traffic signals and traffic calming measures (e.g., round-abouts, speed bumps) on Silberhorn. Silberhorn is also a much more direct route to the highway, via River Rd, than the other highway on-ramps at Sequim Ave. Silberhorn also receives considerable eastbound traffic from River Rd to shopping areas (Safeway, McDonald's, etc.) around the intersection of 7th and Washington. Again, drivers are using this route to avoid the restrictions of Washington St.

East Silberhorn Rd is a very straight, very narrow, route with no paved shoulder, no bike lanes, and an open irrigation ditch along much of its length. It is a remnant of Sequim's agricultural past and as such not suitable for the level of traffic the proposed (and approved) development/s will result in. This is a road that children bicycle along, mothers jog pushing strollers, and seniors cross to visit neighbors. And, yes, even chickens cross the road here. But, despite the 25 mph limit, drivers routinely exceed speeds of 35, 45, and higher, with no apparent enforcement by Sequim PD or the Clallam County SD. This behavior will only be exacerbated with increased usage driven by the proposed development.

While the Traffic Impact Analysis produced for the Rolling Hills Development identifies potential increases along Silberhorn it is very limited in its temporal scope. Some of the worst traffic along Silberhorn occurs on weekends at all hours of the day. It also fails to address that a community such as Sequim, with its large proportion of seniors, does not necessarily follow a traditional 4-6pm “rush hour”. It also does not address the failure of drivers to comply with posted speed limits. Or, for that matter, the impact of noise from a chip-sealed road surface to the quality of living for the residents along Silberhorn. But perhaps its greatest limitation is not addressing the proposed development's impact when combined with the other future developments utilizing the same traffic routes.

As I stated at the beginning, I am adamantly opposed to this proposed development. But I will offer two potential mitigating solutions. One, make the development contingent on construction of highway access ramps at S. 7th and Hwy 101. Or, two, close the east end of Silberhorn Rd to through traffic at the Sequim City boundary.

Thank you,

Don Jones
Sequim, WA

From: Arnold Bleicher
Sent: Wednesday, June 8, 2022 8:21 AM
To: Travis Simmons
Subject: Development 7th Ave and McCurdy

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. Simmons -

I am writing regarding the proposed development off of 7th Avenue, north of Silberhorn Road and south of McCurdy. While I am not opposed to the development, there are two issues I hope the city addresses with the developer(s).

1) 7th Avenue, from Silberhorn north, is a route frequently used by walkers and bikers. There are several shopping opportunities within a mile of 7th Ave and Silberhorn, where there are a good number of existing homes and future plans for even more. That short distance is walkable and certainly easy to ride a bike for shopping or to the ODT. But, the lack of sidewalks and bike lanes make that trek more than nerve-wracking. There is really no shoulder to speak of and vehicles may, or may not, give walkers and bikers adequate space for their sense of safety.

There is little doubt the city is aware of this issue and I am fairly certain that the city will require 7th Avenue to come up to city standards and require either sidewalks or a bike lane (preferably both) on the east side of 7th Avenue.

2) The flooding issues at the corner of 7th Avenue and Silberhorn will likely be exacerbated by further development unless there are measures to address the current and future problems. Again, I know the city is aware of the problems. This proposed development will be a good time to work with the developer to address the issues and work to find a long-term and lasting solution.

Thank you for considering the comments above. If you agave any questions, please feel free to contact me.

Regards,

Arnold Bleicher
160 Petal Lane
Sequim, WA

From: Ben Fisher
Sent: Wednesday, June 8, 2022 9:50 AM
To: Travis Simmons
Subject: SUB-22-002 Comments

Follow Up Flag: Follow up
Flag Status: Flagged

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I understand today is the last day for comments on this issue. These are my comments for the record:

If the City decides to move forward on approving this application please add the following as part of conditions of approval:

- Improvement of 7th St to include sidewalks and bike lanes to the overpass, striping, and a 3 way stop light or sign at 7th and Silberhorn:

- Improvements to the stormwater drainage near 7th and Silberhorn to minimize the already present overflow during the wet season.

- Ensure that there is adequate water pressure for the development and that it does not adversely affect nearby residences. There is already low water pressure issues in Homes Property Owners Association as well as Cherry Blossom Estates.

Thank you for your consideration,

Ben Fisher
10 Jara Way
Sequim

From: Sandy Wolf
Sent: Wednesday, June 8, 2022 7:56 AM
To: Travis Simmons
Subject: Housing proposal

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June 7, 2022

Dear Mr. Simmons:

Thank you for this venue to respond regarding the further development of Sequim. When I look around me and see one development after another of hundreds of new homes along Hendrickson and Sequim Dungeness Avenue (not to mention other outliers), I wonder who is planning the development of our city--real estate agents? --out of town developers cashing in on the market? --people who have no invested interest in the workings of our city and how livable it is? If every cow pasture turns into homes, the charm of Sequim will be gone. What is the plan for the development of Sequim?

In the face of new developments, my major concern is how are we going to manage the increased traffic (say at least an added one to two cars per household). It is already hard to traverse Washington and Sequim Dungeness anytime of year. My alternative routes, around the downtown on Old Olympic and side streets to avoid the jams, are filling up. The parking lots at grocery stores are full at certain times of the day. How will the businesses survive in our lovely downtown shops, when people can't get to them or leave them because of the traffic. What is the plan to deal with this new growth and the traffic it brings?

Are we leaving room for parks, which make a city lovely rather than one big mass of buildings. Can we wait and see what impact the increase in traffic will be, as the new homes being built are sold and fill up? I am assuming we have the water for this. Why is there development in the floodplain along the Dungeness River? Why are there no bicycle lanes through town except riding the gutters over grates or on unmarked streets. What happens to the beautiful Olympic Discovery Trail when it hits Sequim?

I am not anti-development but I am for a sustainable, livable and working plan that keeps Sequim a lovely place to live. My best to you in this process and thanks for listening.

Sincerely,
Sandra Wolf
861 N Littlejohn Way
Sequim, WA

From: J W
Sent: Thursday, June 9, 2022 6:54 PM
To: Travis Simmons
Subject: In Regard To New Housing 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.

Dear City of Sequim,

Please do not do this to our little town. PLEASE. In late 2020, my husband and I fled Kent because it was extremely crowded and dangerous. There were so many apartment complexes, buildings, people, and traffic. If you continue to build, build, build, you are going to turn Sequim into another Kent, or another horrible city like they have in Puget Sound. PLEASE DO NOT DO THIS, NOBODY WANTS THIS. People love their small town, we love the quiet, farming atmosphere, and it is already getting congested with the big box stores they have up near the highway. PLEASE DO NOT DO THIS. We want peace, quiet, happiness, and not more insane building, PLEASE. **PLEASE DO NOT RUIN SEQUIM.**

Jacqueline, A Sequim Resident

June 6, 2022

City of Sequim
Department of Community Development
c/o Travis Simmons
152 W. Cedar St.
Sequim, WA 98382

Re: Rolling Hills Subdivision
PRD File No. SUB-22-002

Dear Mr. Simmons:

Maple Ridge Estates (MRE) is located east of the proposed Rolling Hills Subdivision. On behalf of the residents of Maple Ridge Estates, we would like to thank the City of Sequim for providing this opportunity to comment on the proposed Rolling Hills Subdivision (PRD File No. SUB-22-002). We are in the process of reviewing provided supporting documents for the proposed project and are offer the following comments that reflect our review to date. If additional or supplemental information is provided, we reserve the right to comment on those materials prior to the formal hearing.

Our first comment is a specific comment and pertains to Section #14 (Transportation), page 19 of the SEPA Checklist of the Environmental Review Packet. Section 14.a. states, "*Identify public streets and highways serving the site or affected geographic area and describe proposed access to existing street system*". The response prepared by the authorized agent for the project states, "*There are five proposed access locations to the project*". Included in the listing of proposed access locations are, "*Eastern access will be from the South 5th Avenue and Big Leaf Loop*". Big Leaf Loop is not a public street; it is a private roadway owned and maintained by MRE. In addition, access to Big Leaf Loop is controlled by a gate located at the entrance to MRE on Big Leaf Loop. **Therefore, we would respectfully request that Big Leaf Loop be removed from the listing of public access points to the proposed subdivision.**

Our second comment is a more generic in nature and relates to construction related planning, coordination, and notification to the public.

As stated earlier, MRE is located directly east of what will be Phase 3 of the Rolling Hills Subdivision. Currently MRE only has two points of access, Sycamore Street onto South 3rd Avenue and Big Leaf Loop onto an unnamed city street connecting Big Leaf Loop to South 5th Avenue. MRE has several elderly residents and Emergency Medical vehicles are frequently summoned to MRE. It is critical that adequate access be available to responders throughout the construction phases and we are hoping, through proactive planning, that disruption during construction phases can be minimized. Recognizing that there will probably be times when access must be interrupted, we request that the number and duration of those interruptions be minimized. It would also be greatly appreciated if MRE could be given advance notification of disruptions so that residents can be alerted to them.

Again, we greatly appreciate the opportunity to provide comment on this proposal and we eagerly look forward to your response to these matters.

Sincerely,

Severne Johnson

Severne Johnson
MRE Vice President

June 9, 2022

City of Sequim
Department of Community Development
c/o Travis Simmons
152 W. Cedar St.
Sequim, WA 98382

Re: Rolling Hills Subdivision
PRD File No. SUB-22-002

Dear Mr. Simmons:

This letter is to comment on the application for the Rolling Hills Major Subdivision PRD, based on the Notice of Application mailed to me and other interested parties, and the information provided on the City's website for this proposed project.

The first page of the application contains an error. The question “Are there any critical areas…streams and stream corridors?” should have been “Yes.”

The error is repeated in the “Irrigation Ditch” section on the bottom Page 4 in the “Critical Areas Reconnaissance” report. The part of that section beginning with the second sentence (“A smaller ditch…”) contains numerous errors.

The “smaller ditch” is actually a year-round stream whose source is a large spring-fed wetland located just outside the south east corner of the City of Sequim reservoir on Reservoir Road.

Supporting Evidence and Other Information

The source of the stream is common knowledge in the area. To verify local knowledge, I walked the stream from behind Sea Breeze Apartments (Point A in Fig 1) to its source south of Reservoir Road.

The portion of the stream from its source to Reservoir Road is in a thickly wooded area. Figure 2 is a map (from a hiking app on my phone) of my recent hike of the stream bed going upstream from Reservoir Road to the source. The “squiggles” in the map are detours around fallen trees and blackberry patches. The meanderings at the southern end of the route are my exploration of the wetland.

The stream exits the wooded area via a 22-foot long pipe that empties into a catch basin (Figure 3) that is approximately 105 feet east of the the fence around the City of Sequim Reservoir. The pipe carries the stream about 75 feet west to another catch basin and then under Reservoir Road. The stream's emergence on the north side of Reservoir Road is shown in Figure 4.

The stream then flows north to Norman Road, the southern boundary of the development site. Figure 4 shows the stream's typical meandering path all the way to Sea Breeze terrace.

Figure 5 shows the meandering stream on the north side of Norman Road. The blue strip at the bottom of Figure 5 marks the the entry of the culvert under Norman Road. Figure 6 shows the stream exiting the culvert onto the northern area of the development (Point B in Figure 1).

The stream continues north along the development site's eastern boundary. At a cleared area near the northern wall of the maintenance building for Dominion Terrace (Point C in Figure 1) the stream is about 62 feet west of the development's eastern property boundary.

The stream eventually emerges (Point D in Figure 1) from a heavily wooded area at on the north side of the road into Maple Ridge Estates (Figure 7), approximately 40 feet west of the gate at the entrance to Maple Ridge Estates.

After flowing through a culvert under the road into Maple Ridge Estates, the stream enters an open area that extends all the way to Sea Breeze Apartments. The stream flows through a portion of the open area, through another culvert (Point E in Figure 1) approximately 10 feet west of the development's eastern property boundary, and continues into Sea Breeze Apartment area.

The stream is a hear-round stream. In the seven years I have lived in Maple Ridge Estates, there has always been water flowing out of the wooded area at Point E in Figure 1. Other Maple Ridge Estates residents who have been here longer than me say the same.

The same has been true of the culvert area at Point F in Figure 1 except the last few months. The difference this year is that the stream bed through the open area has become so clogged with vegetation that the water just spreads out and dissipates. This past winter so much water was flowing into Sea Breeze Apartments that water flowed for weeks across the Avemere driveway at the tree shown in Figure 8.

Conclusion

The stream flowing through the development's eastern area is a year-round natural stream. As such it that must be protected from disturbance and buffer zones must be established in accordance with Washington Department of Ecology requirements and with the requirements of any other agencies having jurisdiction.

Back in the day, developers put streams in pipes. That era is long past. This stream must be left open and must be protected by appropriately sized buffers.

Sincerely yours,



Severne Johnson
410 Sycamore
Sequim, WA 98382

(360) 860-0263

severne9@gmail.com

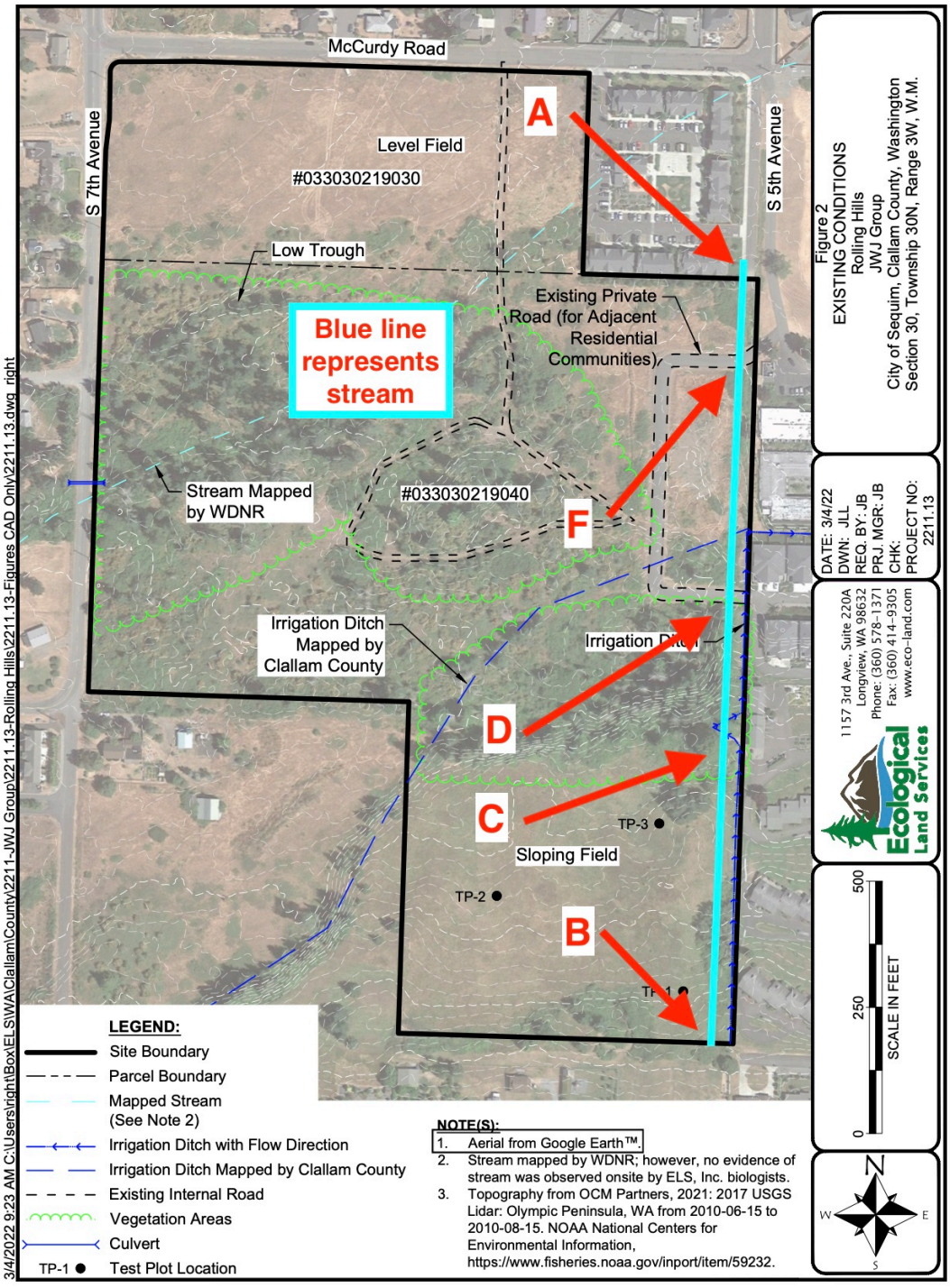


Figure 1 Map of Development

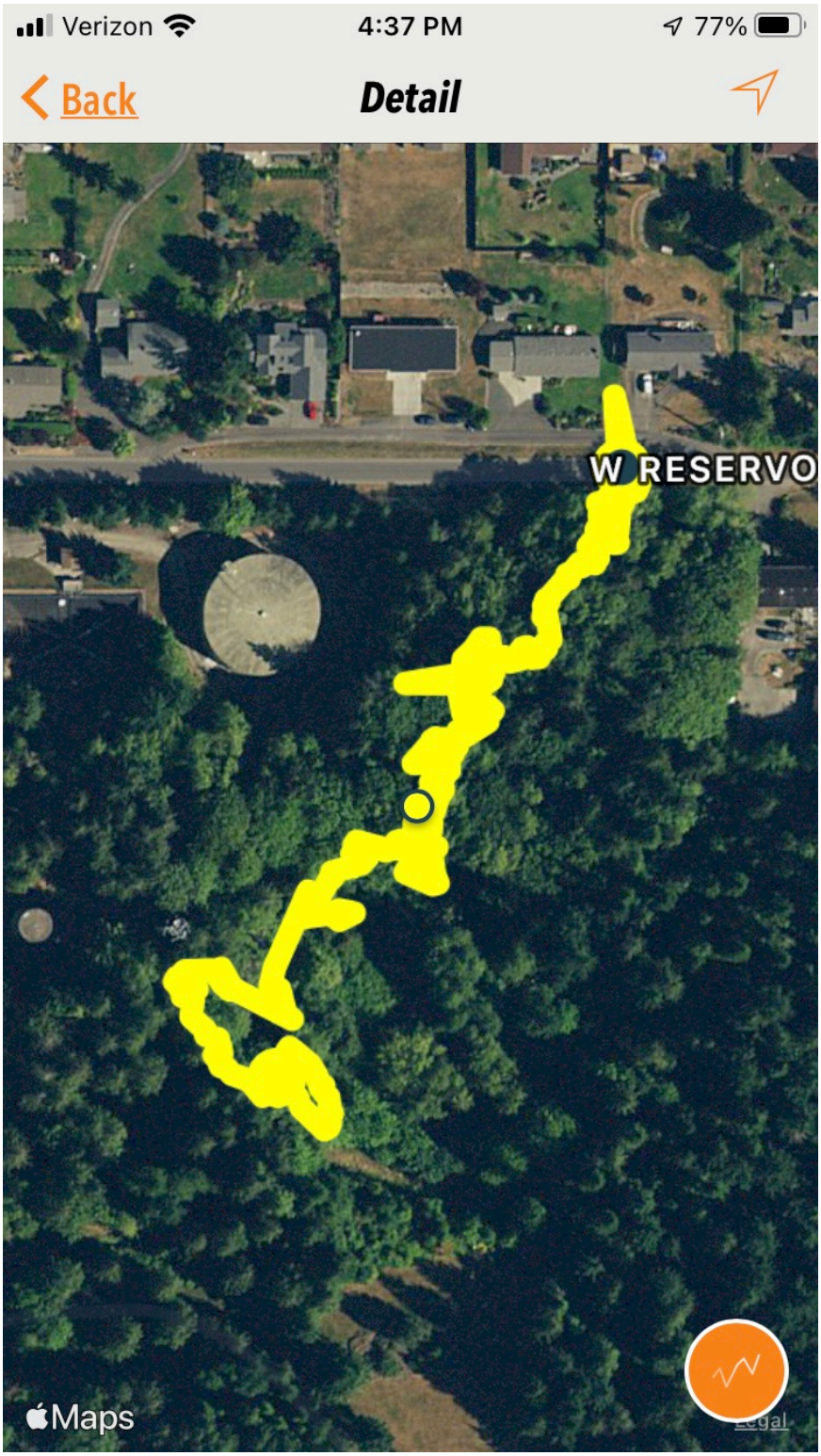


Figure 2 Map of stream from Reservoir Road to its spring-fed source



Figure 3 Catch basin for stream on Reservoir Road.

The stream enters a 24-inch pipe about 6-feet beyond the brush line. The catch basin is approximately 105 feet east of the fence around the City of Sequim Reservoir.



Figure 4 Stream emerging from pipe under Reservoir Road

The typical meandering route of the stream as it flows north is clearly shown.



Figure 5 Stream on the north side of Norman Road flowing into the culvert under Norman Road



Figure 6 Steam flowing north out of the Norman Road culvert onto the northern area of the development



Figure 7 Stream emerging from wooded area on south side of road into Maple Ridge Estates



Figure 8 Avemere's driveway looking north. The area over which the stream flowed is near the large tree on the right.



Figure 5 Stream on the north side of Norman Road flowing into the culvert under Norman Road



Figure 6 Steam flowing north out of the Norman Road culvert onto the northern area of the development



Figure 7 Stream emerging from wooded area on south side of road into Maple Ridge Estates



Figure 8 Avemere's driveway looking north. The area over which the stream flowed is near the large tree on the right.

To: City of Sequim
Dept. of Community Development
% Travis Simmons
152 West Cedar St.
Sequim, WA 98382

June 9, 2022

Re: Rolling Hills Subdivision by Sequim Washington Investments

To Whom it May Concern:

This letter is being written without adequate time. Given that our community was only given notice on June 8th of this need to submit letters by 4pm on the June 9th, neither I, nor others, have had time to undertake a thorough review of the documents available only on the Sequim City site. This is a travesty on the part of the City. A new deadline needs to be set for questions and comments from the public to be sent to the examiner, and that deadline needs to be far enough in the future (at least a month) for people to do their own due diligence and respond. If this holds up the process, so be it. We need adequate time. Notice of such a new timeline needs to be published in the PDN and Sequim Gazette a full month before the deadline.

My notes here will be somewhat disorganized, for which I am sorry, but given that the clock is ticking down the 4pm on June 9th, so be it.

When a proposed development at South 3rd Ave & Brownfield Rd. came up about two years ago, Dominion Terrace owners were notified (NOT by the city) that the aquifer that gives us our water is already at its max for the population on our hill. It will not sustain any further development. As a result, all the proposed projects for this area, including Rolling Hills Development, Legacy Ridge should be tabled. The City is responsible to find appropriate building areas that have enough aquifer water to supply the area *with the new buildings.* Relying on a city reservoir is not sustainable. For those of us who have lived in areas of drought, we know that reservoirs dry up along with rivers, lakes and aquifers. It is completely irresponsible on the city's part to build where there is not enough water supply from natural sources.

The process by which this community has been informed and invited to comment and ask questions has been unacceptable. Communications have been last minute, timelines for giving comments and asking questions have been cut short, incomplete information has been given. It is the civil right of residents in this community to have full transparency, the invitation to involvement at all phases, and to have time for all of our questions and concerns

to be heard, taken seriously, researched and responded to, with further time and energy allowed for addressing followup questions and concerns diligently. This is *our* community, particularly those who already live on this hill.

To *only* post information on the Sequim website is ineffective and duplicitous. You are *not*, in fact, informing the community by posting on the website. Packets should be sent out to local neighbors (I am one, and I received nothing), and newspaper articles with city addresses and emails for comment and questions should be ongoing from any initial idea for a program or development. In addition, there should be multiple public meetings at many points throughout the process of any idea being developed. To do otherwise is lacking in ethics, integrity and the transparency we were promised during the last election.

There are so many problems here, as I look through the documents on the City of Sequim website. This projects needs to be placed on hold until proper research and due diligence have been served, not only with the community surrounding the project and the Sequim community at large, but with the builder-paid "research" already done. I cite from the Geotechnical Report, which seems to have been done for a previous builder rather than the current builder (and why, when all this was in process for the past year at least, was the community not informed and fully invited into the process?!) At the close of its report The Riley Group states clearly that the report is written only for "Whiskey Meadow" and "the exclusive use of JWJ Group LLC." Why then is it still accepted?

Why is the first we're hearing of this from any city source through the newspapers on June 4th and June 8th, with a deadline to offer comments for the examiner's consideration due the day after the article came out in the Sequim Gazette?! I question not only the ethics of this, but the legality. The community has a right to full information. Since the city seems determined to deny us full information and to take the word of the SWI and those they've hired to speak for them, rather than do their own due diligence, we the community have a right to the time to do our own research to present our findings, opinions and questions to the examiner. This process needs to be slowed wayyyyy down immediately and real time given to legitimate research by unbiased sources not paid for by SWI.

There is no listing of SWI connected with Lindsey Littlejohn as owner to be found. So who *does* own this property and is that ownership verifiable and legal? I see through a quick online search that while Lindsey Littlejohn is listed to the city of Sequim, on this project, as the owner of SWI, she is, in fact, only an agent of the company. The Executor, or head, of the company is Alan Millet. If the company is listed with the state as a woman-owned company in order to receive the tax and other advantages of woman-owned status, they are out of compliance with the law and should not be allowed to do business in Sequim.

It is worth noting that SWI and Lindsey Littlejohn could not be found, or did not respond, to Sequim Gazette's request to talk to them for the June 8th article. How much does a company care about the community when they won't make the time or take the effort to talk to a reporter who is trying to track down basic information and ask a few questions?

This/these developments would entirely change the landscape, character and beauty of this entire hillside. We are a quiet neighborhood. We have much wildlife. It is outrageous that (and I quote Sequim Gazette article of June 8th — italics mine) "Ecological Land Services of Longview reported *for the owner* that its critical areas survey showed no critical areas of concern or impact for local species…" Did they even visit Sequim?! The city of Sequim has a responsibility to maintain the beauty, peace and wildlife of Sequim and its environs through careful, deliberate, and *neutral* research by trustworthy sources such as WA State Dept of Ecology. The proposed developments are a major storm and water mitigation drainage area for this entire hillside. A major portion of this property is floodplain channels for the Dungeness River and abuts Dominion Terrace, which already has extensive drainage issues. In addition, these areas are *filled* with wildlife. Not only elk, but coyote, cougars, owls, eagles, hawks, and many other valuable and beloved wildlife. The wildlife is an integral and beloved part of our neighborhoods and area up here. The report paid for by Littlejohn and SWI is clearly biased and completely inaccurate. It is a travesty that the city would even accept it, much less publish it to the public as unbiased and clean.

Six acres of open space in an area that has been a major wildlife and water drainage landscape is far, far from enough. At least 25% of any new developments in Sequim, wherever they are placed, ought to be set aside as wildlife habitat. This would not include landscaped public areas. Builders *can* build smaller and more affordable homes while allowing for this space. They don't want to, but they can.

In particular, the punching through of Norman street is completely unacceptable. Reservoir road already punches through to 7th street. It makes no sense to disrupt a quiet and peaceful neighborhood with an extended road that also disrupts wildlife habitat and pathways, as well as floodplains and water drainage channels, when there already exits a road supplying the same area. This should be a moot point, because none of these developments should be built on this important wilderness and water-controlling land. In addition, on Norman we have an elderly population who deserve peace and quiet and who would be endangered by the additional traffic on Norman as they come and go from their homes in Dominion Terrace or walk themselves and their dogs in the area. Our elders deserve to be protected and safe.

What is the new hearing examiner's process? This should be outlined in the newspaper and all information (what little there has been) mailed to the affected neighborhoods. The citizens of this city have a right to know and have input on the process.

Sequim City Council claims that new housing is necessary because we have a shortage of "affordable housing," yet I read in the Sequim Gazette (again June 8th article) that "Age and/or income restrictions are not listed in application materials, but in The State Environmental Policy Act (SEPA) documents for the city, it states the homes are for 'middle income' residents." This is extremely nebulous. I have lived in other communities when developers have claimed to be building affordable housing and have then charged prices, claiming cost in building, that shut out those the housing was supposed to built for. I propose that the city find a way to guarantee that any housing built as affordable be required to be sold for between x and y dollars, and it is on the builders to assume the responsibility to build healthy, well-built housing for that range in price. If that means the homes are smaller, so be it. If that means the builder has to gamble that they can make money out of this, so be it. Contracting for builders should be a gamble. Let them be responsible if they lose. And make sure all is in writing and legally enforceable to ensure that the builder stays with "affordable housing" cost. Define that clearly and stick to it.

I believed we could trust the integrity and intentions of the new city councilors we elected, but now I feel we cannot. This entire process has been fraught with lack of communication, with dishonest assessments bought by the builder's parties, and deadlines set by city council that do not allow for research, communication, concerns or adequate consideration of existing resident's questions. I am profoundly disappointed in our new city council. This seems no different than the shenanigans we were so accustomed to from the council we voted out. It is our city councilors responsibility to safeguard Sequim, as it is ours as citizens. Citizens are severely hampered in their work when city councilors short-circuit our ability to get the information and ask the questions we need.

Am I to understand as well that for the July 28th public meeting, we the public, those most effected, are required to hand in all our questions in advance and that followup questions the night of the meeting will not be allowed? How is this a reflection of honest, good, open, transparent government? How is it a reflection of honoring citizens civil rights? Of course we are going to have more questions and additional comments; these will arise from all that will be shared at the public meeting. This is not a time to simply tell us what *you* have decided; it is a time for the entire community to discuss and debate this project and for the City Council to *listen*, answer what questions you are able, and take away our questions and concerns in order to honor them and make what changes are desired by the affected community. You are elected to *serve* us, the community affected. Do so by being transparent with information, allowing all the time needed for research, discussion, questions, more discussion, by honoring the will of the community, and by holding the builders accountable — not taking their word or the word of those they've paid, but calling upon neutral, outside research. This is your civic duty.

Respectfully submitted,

Stephanie Nead
1301 S. 3rd Ave. Unit 6A
Sequim, WA 98382

cc: Sequim City Council Members

From: Janet H
Sent: Sunday, June 12, 2022 9:17 PM
To: Travis Simmons
Subject: Proposed Rolling Hills Project - Norman ave extension

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Follow Up Flag: Follow up
Flag Status: Flagged

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 read the recent article in the Sequim Gazette about the Proposed Rolling Hills Project including the choice to punch Norman through from 7th to 3rd avenue.

This change to Norman poses a hazard to those on 3rd, substantially increasing traffic. 3rd has substantial foot and bicycle traffic as well as the bus barn entrance near Brownfield.

Brownfield is heavily used currently to carry traffic from 3rd to Sequim ave and to access 101 and Brownfield is already overly busy. It's narrow and poorly lit and adding more traffic is a bad idea.

My driveway abuts 3rd ave; directly opposite Norman as it enters Dominion terrace. Daily I see confused drivers, near accidents and hear brakes slammed on as cars coming down the hill from Happy Valley give way to traffic entering 3rd. Adding the additional traffic 215 homes would bring will increase hazards both on 3rd and on Brownfield.

3rd avenue has many pedestrians and cyclists who use the shoulder to walk to the park or into town and cannot bear the additional traffic load. I urge you to reconsider extending Norman to 7th. Please preserve safety on already stressed 3rd ave and to maintain the quiet neighborhood vibe of Dominion Terrace and adjacent homes.

The Newspaper article published on the 8th of June noted that comments would only be taken until the 8th of June - surely this is an error. I would like the opportunity to present my concerns to the hearing examiner and hope that you will also take these comments into consideration

Janet Humphrey

1504 S. 3rd ave
Sequim, WA 98392

509-531-2805

June 19, 2022

City of Sequim
Department of Community Development
c/o Travis Simmons
152 W. Cedar St.
Sequim, WA 98382

Re: Rolling Hills Subdivision
PRD File No. SUB-22-002

Dear Mr. Simmons:

This letter is an addendum to my June 9 letter. It contains additional information and comments regarding the year-round stream that was addressed in the "Irrigation Ditch" section on the bottom Page 4 in the "Critical Areas Reconnaissance" report.

Comment 1

The following adds more information to my June 9 comments, beginning at the point where the year-round stream emerges (Point A in Figure 2 of this letter and Point D in Figure 1 in my June 9 letter.) from a heavily wooded area on the north side of the road into Maple Ridge Estates, approximately 40 feet west of the gate at the entrance to Maple Ridge Estates.

The stream then flows through a culvert under the road going into Maple Ridge Estates and enters an open area that extends all the way to Sea Breeze Apartments.

After exiting the culvert, the stream flows northward from the road for about 50 feet. The stream then turns northeast, then north, and flows through a short area (see Figure 2) where the sides of the stream are lined with railroad ties (Figure 3). The railroad ties were installed to "enhance" a park-like area for the enjoyment of Avamere Rehabilitation residents.

After leaving the area of the railroad ties, the stream continues flowing north, through another culvert (Point B in Figure 2) under the road that leads to Maple Ridge Estates and then continues north into Sea Breeze Apartment area.

The stream is a year-round naturally ocurring stream, probably Class 2 Non-Salmonid. In the seven years I have lived in Maple Ridge Estates, there has always been water flowing out of the wooded area at Point A in Figure 2. Other Maple Ridge Estates residents who have been here longer than me say the same.

Sheet 7 of the Preliminary Plat Plan appears to show a green belt (labeled Tract K) in the stream area between Points A and B in Figure 2. The proposed green belt is not wide enough to to meet Washington Department of Ecology (DOE) buffer requirements.

Also problematically, the green belt does not extend north into the area between the road and Sea Breeze Apts. Instead the area where the green belt should be is taken up by Plat 68. The stream flows north through Plat 68 and should remain open.

Comment 2

Immediately south of Point A in Figure 2, the Preliminary Plat Plan shows Sewer Easement AFN 646491 going into Maple Ridge Estates (northern leg of the easement) and Dominion Terrace (southern leg of the easement). Maple Ridge Estates has no sewers in that area and no sewers in that area are shown on the Maple Ridge Estates construction drawings.

I suspect the same is true for the southern leg of the easement going into Dominion Terrace.

Comment 3

The stream flowing north through the development's eastern border area is a year-round naturally occurring stream, probably Class 2 Non-Salmonid. Ecological Land Services (in the Critical Areas Reconnaissance section of the development application) and Clallam County have mischaracterized the year-round stream as an irrigation ditch.

If Ecological Land Services (ECS) had investigated the stream they would have found the source only 850 feet south of the Development's southern property line. Instead, ECS used Clallam County's information even though the County will tell you that much of their irrigation ditch information is sketchy and unreliable because 19th and early 20th century record keeping was non-existent.

It should be noted that continuing to mischaracterize the stream as an Irrigation Ditch is economically advantageous to the developer.

Because the steam is naturally occurring, DOE requires that it be protected from disturbance. Buffer zones must be established in accordance with DOE requirements and with the requirements of any other agencies having jurisdiction.

Sheets 6 and 7 of the Preliminary Plat Plan show that Plats 166 through 176 along the eastern border of the development completely obliterate the stream. These plats must be resized and reconfigured to provide the required buffer zone. The eastern lot lines of these plats must conform to the required buffer zones.

Sheet 7 of the Preliminary Plat Plan shows that Plats 154 and 185 must also be resized and reconfigured to provide the required buffer zone. The eastern lot lines of these plats must conform to the required buffer zones.

Conclusion

Back in the day, developers put streams in pipes and covered them up. That era is long past. This stream must be left open and must be protected by appropriately sized buffers.

Sincerely,



Severne Johnson
410 Sycamore
Sequim, WA 98382

(360) 860-0263

severne9@gmail.com

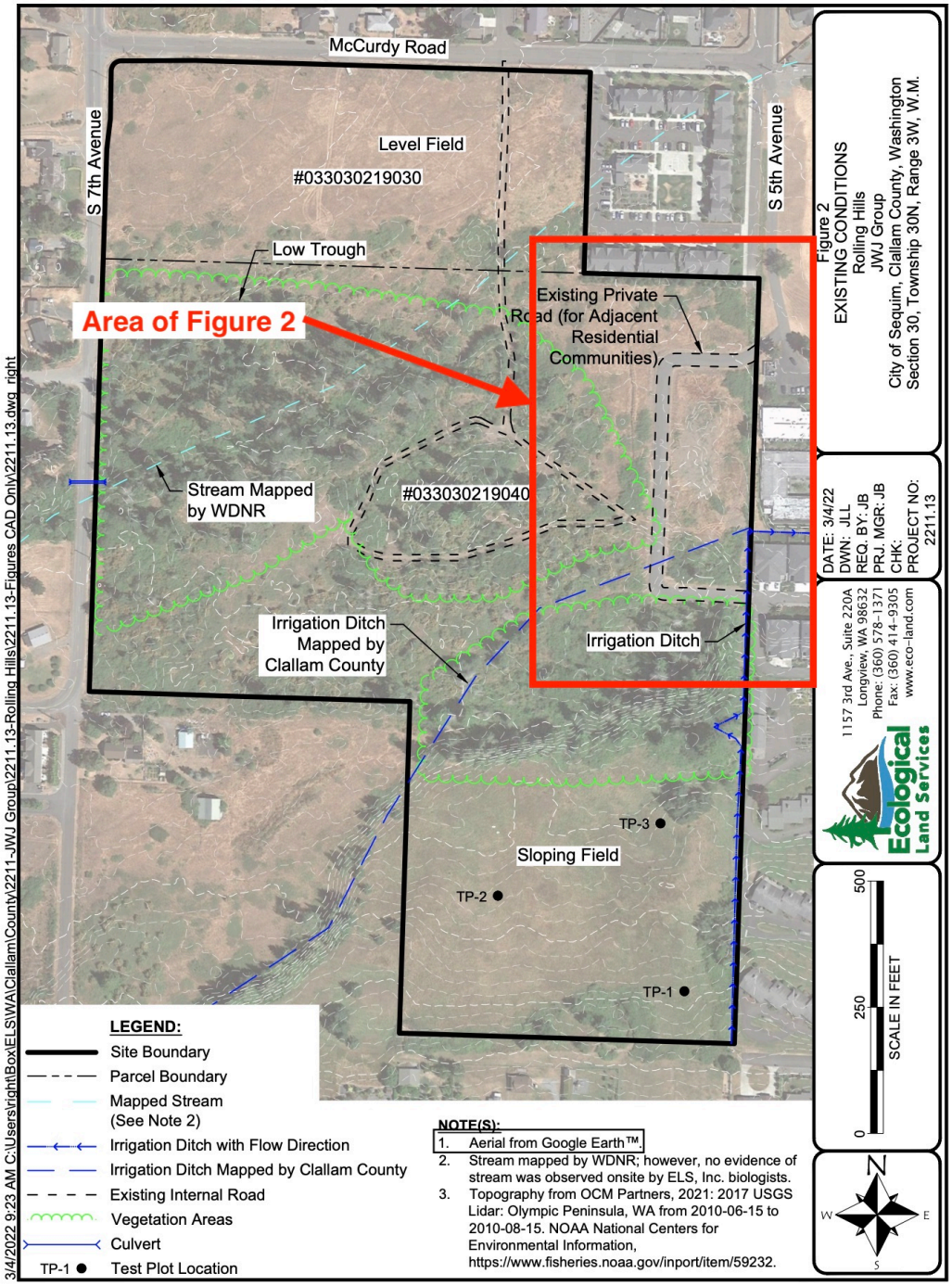


Figure 1 Map of Rolling Hills Development

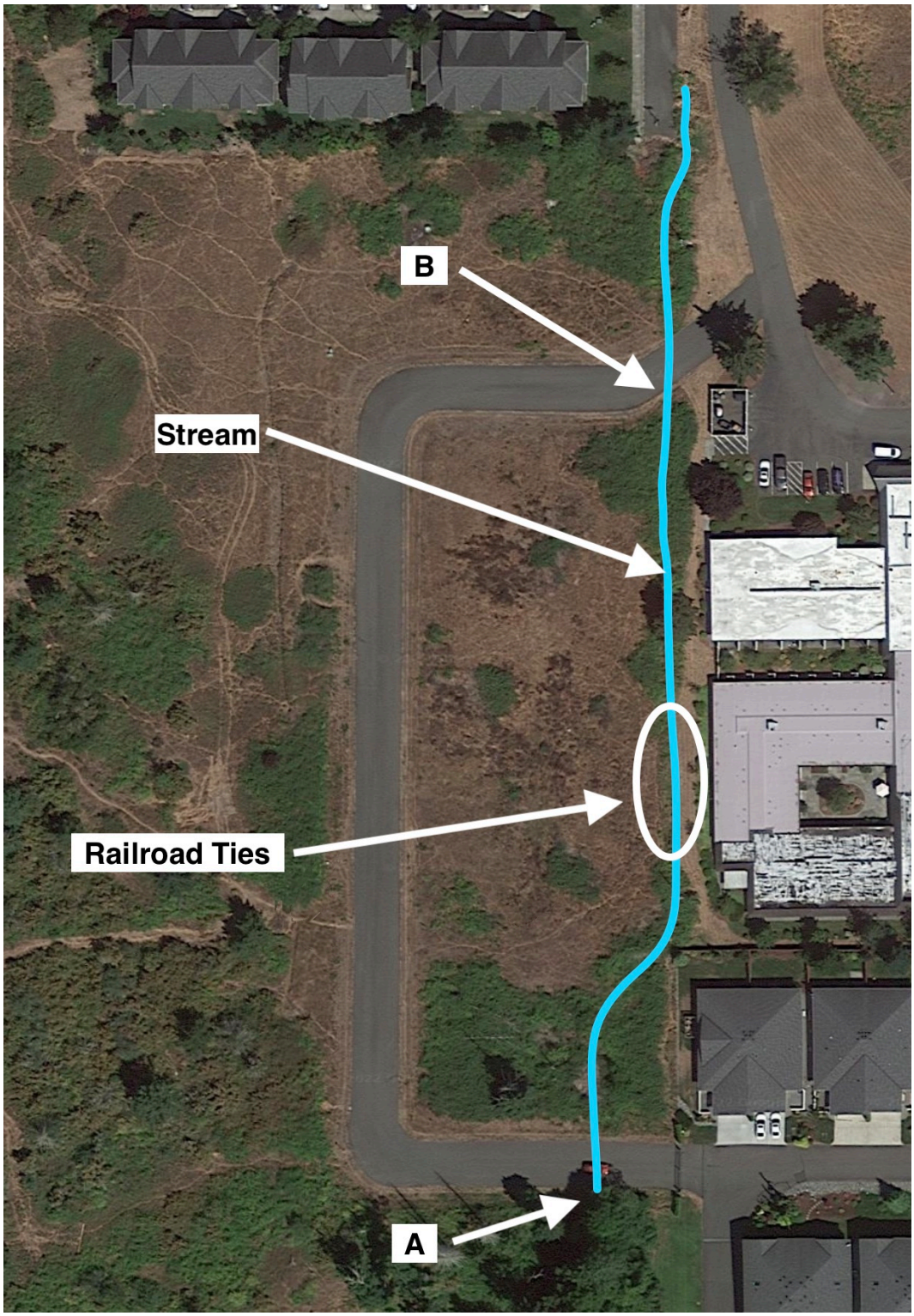


Figure 2 Enlarged Area of Rolling Hills Development

(Google Earth)



Figure 3 Railroad Ties on Both Sides of Stream