Date: August 11, 2022

To: City of Sequim Hearing Examiner, Andrew Reeves

From: Levi Holmes, project applicant, JWJ Group

Re: Rolling Hills Planned Residential Development and Preliminary Subdivision Application
City of Sequim File No. SUB 22-002

Following the July 28, 2022, public hearing on the above referenced matter and the Hearing Examiner's *Order* to keep the record open to allow for the submittal of additional comments, the project proponent, the JWJ Group respectfully submits the following information for entry into the record for the Rolling Hills Subdivision/PRD.

Although the City has reviewed the application for consistency with both title 17 and 18, the HE did ask for clarity on how the application meets the specific requirements of title 17 in addition to the requirements of title 18. We have provided proposed findings and conditions to address that request.

As such, we recommend the following findings and conclusions be added to the record.
These recommendations apply to section ***2.c*** (preceding review of the criteria for PRD approval).

Preliminary Major Subdivision Plat Approval Process & Criteria:

Major Subdivisions are identified as Type C-2 process in Chapter 20.01.030, Table 2 (SMC), which requires the decision of the Sequim Hearing Examiner following a public hearing. Chapter 17.20.040 of the Sequim Municipal Code (SMC) contains the criteria by which subdivisions are reviewed:

17.20.040 Approval criteria.

The City shall not approve applications for subdivisions unless it is demonstrated by the subdivider that each of the following criteria has been met or will be met:

A. Each lot resulting from the subdivision shall conform with the comprehensive plan and zoning regulation.

Discussion: The purpose of the R4-8 zoning district is to *provide land for districts of detached, single-family homes within the City. The R4-8 zone provides for consistency and predictability in the character of single-family neighborhoods. New subdivisions shall provide a minimum of four dwelling units per net acre* [SMC 18.20.050]. This proposed subdivision with planned residential development (PRD) would satisfy the standards of the current zoning regulations and the goals and policies of the Comprehensive Plan. Further discussion of density and lot size is provided in section 2.a "Zoning, Land Use, Density & Development Standards" and 2.d "Consistency with the Comprehensive Plan".

Conclusion: The proposed subdivision configuration is in conformance with the zoning standards (Title 18, SMC) and the applicable provisions for areas designated by the Comprehensive plan for Single Family Residential development within a Planned Residential Development and would therefore satisfy this criterion for approval.

B. Each lot shall adjoin a public street or a private street in the subdivision.

Discussion: The application will create twelve new public streets within the plat. Every proposed lot will have direct access and adjoin these newly created public streets. Please see Preliminary Civil Plans (Exhibit 3) Sheets C1.04-06 (Plan View), C3.31 (Road Sections), C4.21-24 (Road Profiles). All streets are proposed to be public.

Conclusion: As proposed, this application for preliminary subdivision/PRD satisfies this condition for approval.

C. Curb, gutter, sidewalk, trail connections, transit stops, streets, storm drainage, sanitary sewer lines, water lines and other utilities as required shall be installed at the expense of the applicant and meet City specifications and applicable ordinances and the City engineer has certified or approved the proposed plans.

Discussion: The City Engineer reviewed the proposal and provided comments related to traffic impacts, street configurations, impact fees, water, sewer, stormwater utilities and permitting requirements.

Prior to improvements for final plat approval, a site construction plan for said improvements will be required to be submitted for review and approval by the City Engineer. The plan shall include all applicable designs for the curb, gutter, sidewalks, streets, storm drainage, sanitary sewer lines, water lines, streetlights and all other required utilities which shall be installed at the expense of the applicant, unless a bond is posted to ensure completion pursuant to SMC 17.64. The applicant will also be required to provide for the necessary utility easements and the dedication of streets and other infrastructure to the City upon recording the final plat/PRD for each phase of development.

Conclusion: As provided above, the proposed development satisfies this condition for approval.

D. The subdivider has provided an easement for utilities transmission services, if necessary.

Discussion: The preliminary plat plan (Preliminary Civil Plans (Exhibit 3) Sheets C1.04-06) designates a 10-foot utility easement along all lot frontages. Additionally, the final plat/site construction review process will ensure that all necessary utility easements will be established and shown on the face of the final plat prior to recording of the map. It will be the applicant's responsibility to demonstrate that all necessary utility transmission easements have been obtained, consistent with City standards.

Conclusion: The preliminary plat drawings provide for all necessary utility easements. The final plat review process will ensure that this condition will be met.

E. Private property necessary for public use for streets will be dedicated by a deed of dedication acceptable to the City or by preparing a plat to be recorded.

Discussion: The preliminary plat plan (Preliminary Civil Plans (Exhibit 3) Sheets C1.04-06) designates public right of way for all roads. At the time of final plat, all areas to be used by the public are

required to be dedicated, conveyed to, and accepted by the City and all easements which are required as conditions of approval shall be granted in a form acceptable to the City.

Conclusion: The final plat review process will ensure that this condition will be met.

F. A bond will be posted to ensure completion of those improvements required under these criteria but not yet installed or provided.

Discussion: Pursuant to SMC 17.64.010(A), a final plat and/or final binding site plan will not be considered for approval unless the applicant has guaranteed to complete all required improvements within a reasonable period consistent with approved working drawings and specifications and has guaranteed to maintain the improvements until they are accepted by the City. The guarantee of completion and maintenance will provide that the applicant will reimburse the City for any maintenance work which is required consistent with this chapter upon failure of the applicant to perform such work after receiving due notice from the City. This guarantee may be by at least one of the three methods established in SMC 17.64.020 and will be in addition to the requirements of SMC 17.64.010 B. Only one method of plat completion guarantee will be applied for each specific improvement.

Conclusion: The site construction and final plat review process will ensure that this condition is met through application of the requirements set forth in Chapter 17.64 SMC.

G. Adequate public facilities will be provided, as required by the adopted capital facilities plan. These facilities may include, but not necessarily be limited to, parks, playgrounds, schools, open spaces, transit stops, and trails and trail connections.

Discussion: A PRD requires more extensive public facilities than the capital facilities plan, therefore the applicant has exceeded this requirement with the following amenities-
out of a total of 44.10 acres, the application proposes 6.61 acres (15% of the property) of open space area with active and passive recreational amenities. Within the 6.61 acres, the project is proposing 287,929 square feet of open space provided in 17 different spaces, with connections through pedestrian walkways and connections made up of over 4,500 lineal feet of trails. Amenities also include gardens, play equipment, multi-purpose sport court, walking paths, dog parks and trails. The proposal meets adequate public facility requirements. In addition, the applicant will be required to pay park & traffic impact fees (SMC 22.12.110 and SMC 22.04.110) as the individual lots are developed.

Conclusion: This condition will be satisfied with the single-family residential development of the individual lots within this subdivision.

H. All requirements of the environmentally sensitive areas and wetlands sections of the SMC and the State Environmental Policy Act (SEPA) have been met.

Discussion: This requirement has been previously covered under section 2.b "Environmentally Significant Lands."
Conclusion: See Staff Finding #2.

I. **No development may occur which causes a flooding hazard, and until any development occurring within an identified floodplain has been properly mitigated.**

Discussion: The proposed site is not within any mapped 100-year floodplain or any special flood hazard area.

Conclusion: The proposed project satisfies this condition for approval.

J. **The public interest will be served by the proposal.**

Discussion: As proposed, this project would create 215 single family residential lots as a Planned Residential Development and subdivision with dedicated internal City streets and improved connections to the existing City road system. The conditional approval of this proposed subdivision and planned residential development would satisfy the City's subdivision approval standards and achieve consistency with this criterion for preliminary subdivision approval. In addition, the City has estimated a 2% annual growth rate through 2035 that will require additional housing supply. This project will increase the housing supply to meet the growing demand for housing.

Conclusion: This condition will be satisfied as provided herein.

K. **All the requirements of Chapter 58.17 RCW have been met.**

Discussion: As conditioned, this proposal would be consistent with the applicable Zoning (Title 18), 2015-2035 Comprehensive Plan, Environmental Protection standards (SMC 18.80), and Chapter 58.17, Revised Code of Washington.

RCW 58.17.070 requires that a preliminary plat of proposed subdivisions and dedications of land shall be submitted for approval to the legislative body of the City. The City has adopted a hearing examiner system per RCW 58.17.330 which allows the City's Hearing Examiner to act as the legislative authority for review of preliminary plats. The applicant has submitted the project to the proper authority and it has been reviewed by City staff. Ultimately, the City's Hearing Examiner will adjudicate the final decision.

RCW 58.17.110
1a. Application provides adequate utilities, open spaces, streets and sidewalks that assure safe walking conditions.
1b. Public interest will be served by the project. The City has estimated a 2% annual growth rate through 2035 that will require additional housing supply. This project will increase the housing supply to meet the growing demand for housing.
2a. Application provides appropriate provisions are made for the public health, safety, and general welfare. This project provides adequate utilities, open spaces, streets and sidewalks that assure safe walking conditions.
2b. Public interest will be served by the project.
3. No name dedications proposed.
4. This project will be served by City of Sequim municipal water.

Conclusion: This condition will be satisfied as provided herein.

L. The proposed project phasing schedule, if applicable, meets the requirements contained in SMC 17.20.090.

Discussion: The submitted preliminary subdivision/planned residential development [map] shows that the project will be developed in (3) phases. Pursuant to SMC 17.20.090. "Preliminary plats that have been approved for phased development consistent with the requirements of Chapter 17.26 SMC shall submit a proposed final plat (or request for extension in appropriate form) for each phase of the development within five (5) years of the date of preliminary plat approval." However, as provided in SMC 17.20.080(A)an extension of time, not to exceed one year, may be granted by the City council upon the recommendation of the director of the department of community development. Only two such extensions may be granted.

A project proponent is not compelled to develop all phases of a phased development, nor are they in control of outside forces that may dictate the feasibility of completing the subdivision. Additionally, as previously stated, if all phases are not developed within five years of preliminary approval and any approved extensions the approval will expire and the site will remain as last improved. Therefore, each phase must be improved as though it is the final phase prior to its final plat approval.

Conclusion: The proposed project would satisfy this condition for approval.

M. Only irrigation districts organized under Chapter 87.03 RCW may require improvements and only in accordance with RCW 58.17.310. (Ord. 2021-021 § 1 (Exh. B); Ord. 2007-002 § 1; Ord. 2005-022 § 1; Ord. 2004-015 § 1; Ord. 98-005 § 4).

Discussion: The site will be served by public water as well as the Highland Irrigation District which was created in accordance with Chapter 87.03 RCW.

Conclusion: The proposed project would satisfy this condition for approval.

Amended Staff Finding #3: Staff finds that Rolling Hills Planned Residential Development - Preliminary Major Subdivision meets the approval requirements in SMC 17.20.040 (Subdivisions) and SMC 18.35 (Planned Residential Developments).

Response to overall themes in public comments received:

1. The public has made mention several times of a previous project on this property that was declined in the past. We would like to clarify that another project was previously proposed by us (the same applicant). This was a 5-phase development with mixed use product and a higher density. Our current application reduces the density and changes to single family residential only. This change was not a result of any environmental concerns, but rather a decision we made as the developers of this project to meet the current market needs of this community.
2. After public comments raised concerns about an abandoned irrigation ditch, Joanne Bartlett of Ecological Land Services, Inc. returned to the site. Her additional report dated 07/21/2022 is attached here for the record. Pages 7-11.

3. Danielle Zitomer (WDFW), Joanne Bartlett (Ecological Land Services, Inc) Deb Purcell (JWJ Senior Project Manager), and Tim Woolett (JWJ consultant, and previous Assistant Planning director for City of Sequim) visited the site on 08/05/2022. Upon completion of this site visit we had Joe Callaghan, PWS, CESCL review the various reconnaissance, and sent out Ron Gilles (JWJ consultant), please see the following attachments:
    a. Email summary of visit and findings from Deb Purcell to Danielle Zitomer, page 12.
    b. Email summary of visit and findings from Tim Woolett to Danielle Zitomer, pages 13-16.
    c. Email summary w/attached Memo from Joseph O. Callaghan, PWS (GeoEngineers), pages 17-20.
4. There were several comments regarding public notice for this project, due to the number of comments on this matter, we have prepared a memo to explain the steps we took to ensure proper notice was given. (Memo titled Public Notice, dated 08/08/2022, page 21.)
5. Many residents had concerns about traffic. In addition to our extensive traffic study, our traffic engineer has prepared a memo titled Rolling Hills Plat TIA- City Staff Review Comments/Conditions, dated 08/09/2022, pages 22-23.

Thank you for your consideration in this matter and the opportunity to address these specific concerns.

Sincerely,



Levi Holmes, JWJ Group.

Page 6 of 23

Ecological Land Services

July 21, 2022

John Johnson
The JWJ Group
3599 NW Carlton Street
Silverdale, WA 98383

Re: Irrigation ditch reconnaissance for Rolling Hills project.

Dear John:

Ecological Land Services, Inc. (ELS) has been asked to provide supplemental documentation regarding the irrigation ditch that runs along the east side of the Rolling Hills project site. For this documentation, ELS reviewed maps available of the area from the Clallam Conservation District (CCD) and conducted a site visit on July 20, 2022 to determine the conditions along the ditch.

The maps reviewed for this project include two that were prepared by the Clallam Conservation District (CCD) in July 2007 and March 2017. The 2007 map shows the Sequim Valley Irrigation Piping for all of the irrigation districts within Sequim including the Highland Irrigation District of which the Rolling Hills project is a part. This map is color coded and shows the open ditches, planned piping, existing piping, where ditches run in creeks, and ditches that were not in use at that time. This map shows the subject irrigation ditch originating upslope of Reservoir Road and extending north and running along the upper half of the Rolling Hills project site (Attachment #1). It is mapped in yellow indicating it was not in use in 2007. It further indicates that the ditch along the east line intersects with an east-west ditch mapped across the Rolling Hills site and continues easterly across 3rd Avenue.

A second map was obtained from the CCD that overlays the Highland Irrigation District ditches map on an aerial photo dated March 2017. This map indicates that the subject irrigation ditch originates again upslope and south of Reservoir Road and extends north along the portion of the Rolling Hills project site (Attachment #2). It also shows the east-west ditch across the Rolling Hills site that continues offsite to the east just south of the Avamere Rehabilitation Center. There is a short break in the mapped ditch (reason was not determined) but there is a section missing where it lies next to the Maple Ridge development (to the east). Downhill and to the north, it appears that the open ditch enters the mapped east-west ditch just before it begins flowing behind the Avamere Rehabilitation Center. There is no additional irrigation ditch mapped beyond the intersection of the two ditches. Both of the irrigation ditches are identified as abandoned.

The reconnaissance site visit conducted on July 20, 2022 revealed that the subject ditch exists as mapped and described above-the findings of the reconnaissance were mapped on the CCD map of the Highland Irrigation District (Attachment #3). The reconnaissance started at the undeveloped city property next to the above ground water tank south of Reservoir Road. A channel was observed through the undeveloped property, and it entered a culvert that discharged into the west catch basin (CB). Water then flowed in a pipe to the east CB, which directed water under Reservoir

Road and into the open channel across the road. The channel was open to Eunice Street, and it entered a pipe as it crossed this street. The ditch is then open as it approaches Norman Street and the southeast corner of the Rolling Hills project site. It enters a short culvert under a road approach and is open until it reaches the Maple Ridge development.

Site reconnaissance visits conducted over the past year and a half revealed that the east-west ditch does not exist as mapped. Instead, the subject ditch makes a 90 degree turn and begins flowing east just south of Avamere. Although the curve in the ditch could not be observed because of very dense blackberry thickets, the remainder of the ditch north of the curve was examined and water was observed only in a portion of this ditch. The ditch was completely dry starting near the large pine tree and there was no water at the culvert that conveys water under the northern section of the loop road. This was an interesting discovery as water had been present in all of the other sections of the ditch observed during the reconnaissance. It indicates that most of the water does appear to turn east as mapped and the downslope portion of the ditch receives overflow water on a temporary basis.

The ELS research and reconnaissance indicates that the "stream" identified by others is in fact an historic irrigation ditch and is currently not in use. However, it appears that the Highland Irrigation District is requesting it provide irrigation to the Rolling Hills development, which will re-establish its historic use. The ditch is essentially within an excavated channel that runs straight down to the north with little meandering except in the portion upslope of Reservoir Road. ELS stands by its determination that this channel is an irrigation ditch because it is mapped as such, regardless of whether it is currently in use, and because the observations made during each of the reconnaissance site visits.

Please let me know if there are any questions.

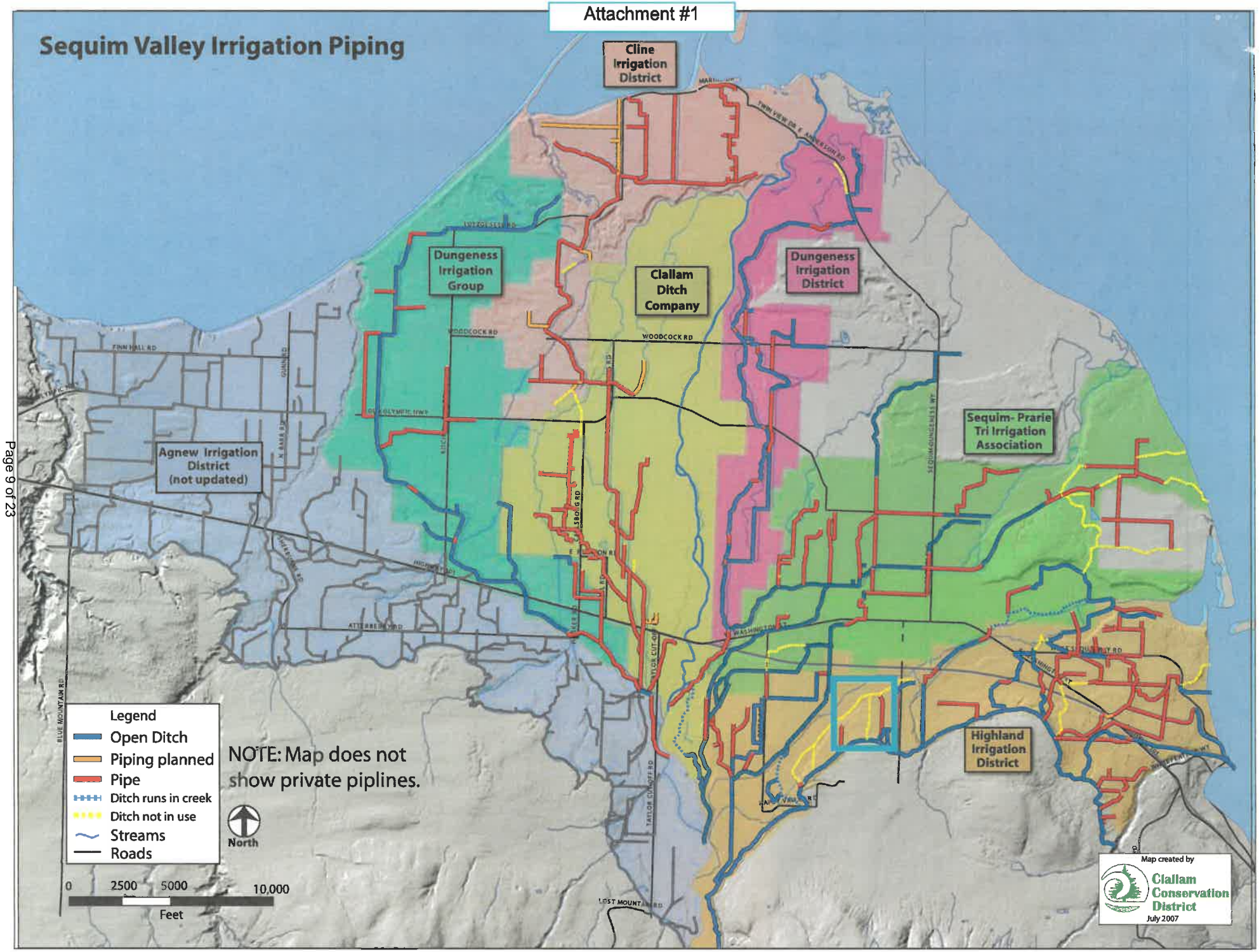
Sincerely,

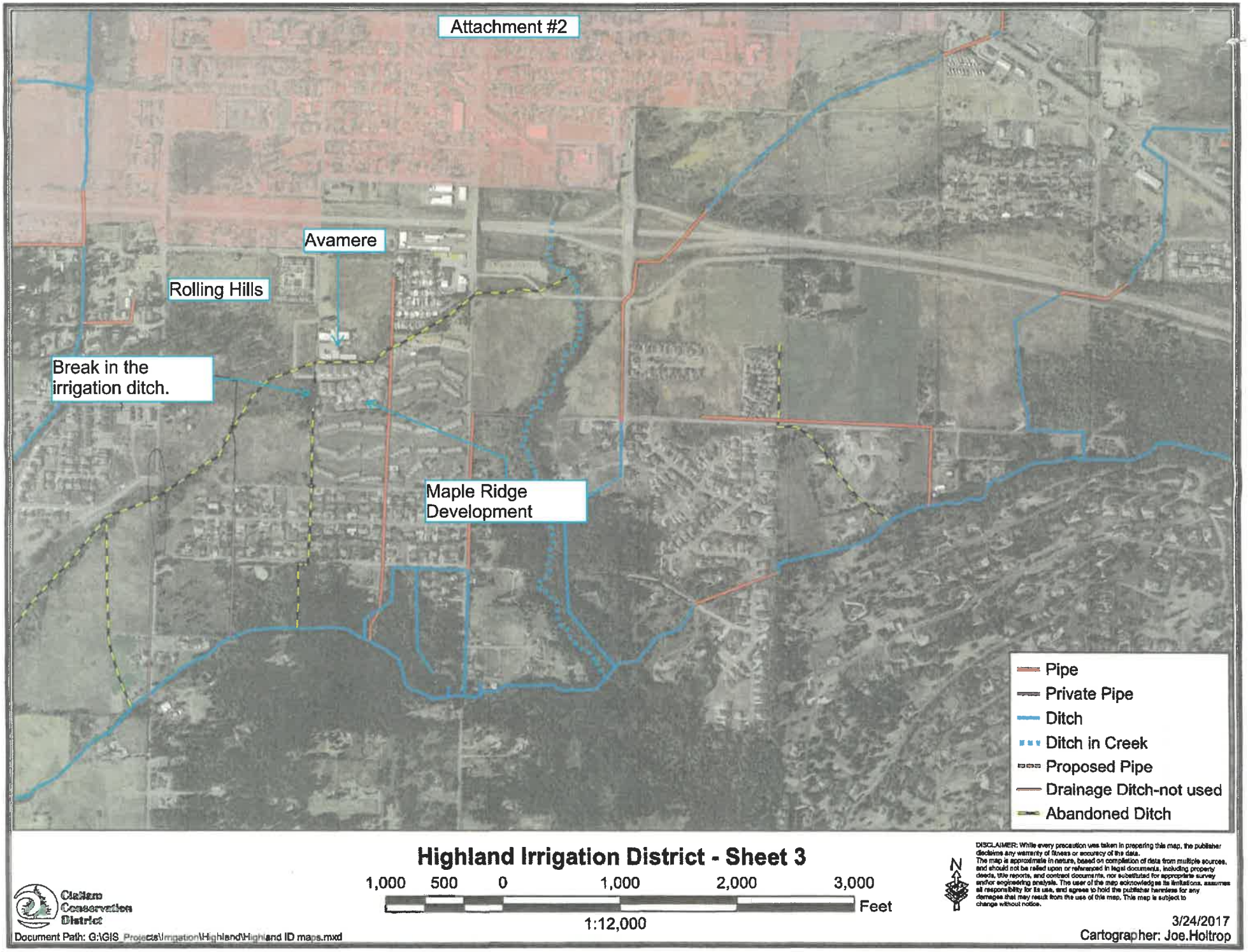
Joanne Bartlett

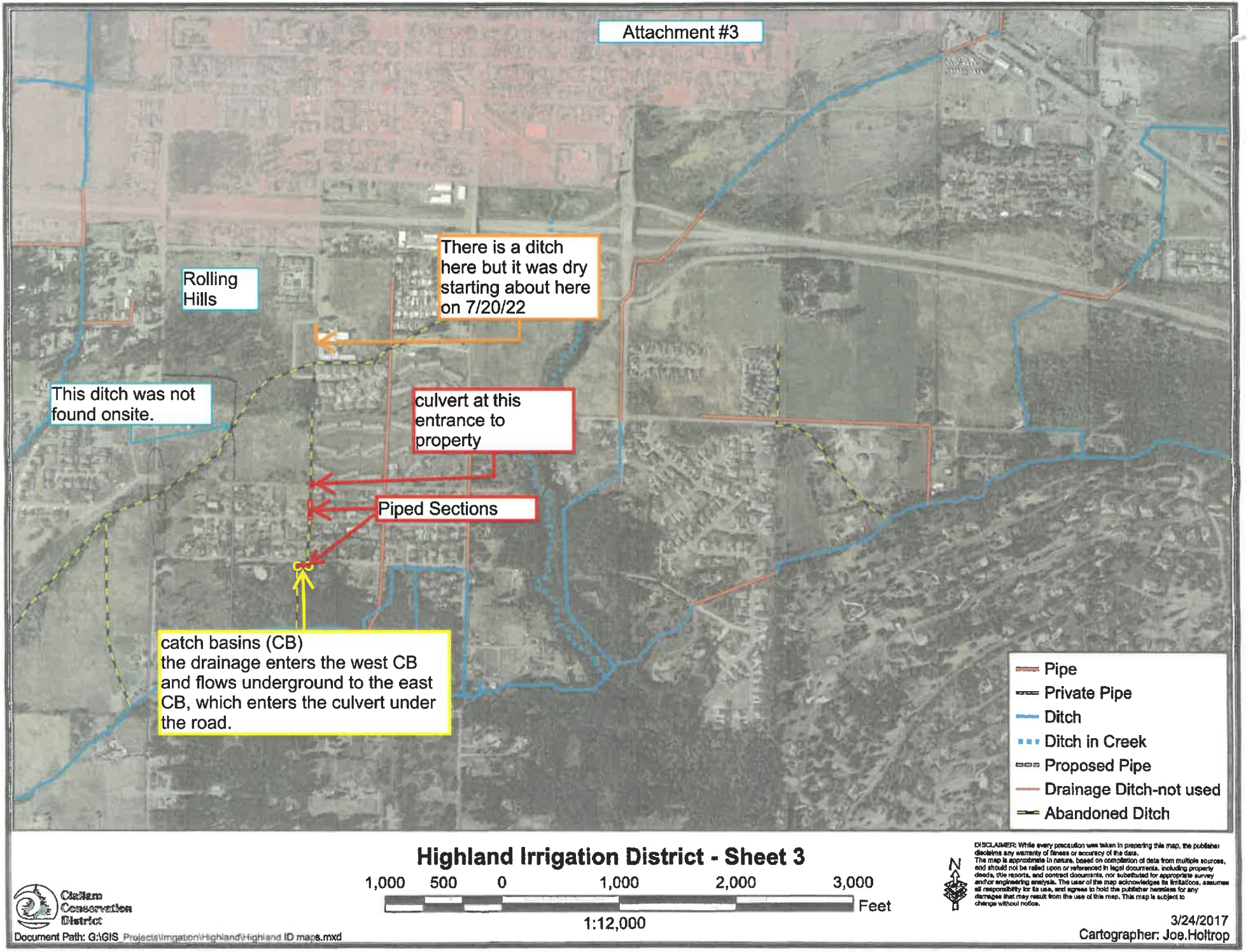
Joanne Bartlett, SPWS
Wetland Biologist

Attachment #1 Clallam Conservation District, Sequim Valley Irrigation Piping
Attachment #2 Clallam Conservation District, Highland Irrigation District-Sheet 3
Attachment #3 Reconnaissance Findings

Attachment #1




Attachment #2
Avamere
Rolling Hills
Break in the irrigation ditch.
Maple Ridge Development
Pipe
Private Pipe
Ditch
Ditch in Creek
Proposed Pipe
Drainage Ditch-not used
Abandoned Ditch
Highland Irrigation District - Sheet 3
1,000 500 0 1,000 2,000 3,000
Feet
1:12,000
N
DISCLAIMER: While every precaution was taken in preparing this map, the publisher disclaims any warranty of fitness or accuracy of the data. The map is approximate in nature, based on compilation of data from multiple sources, and should not be relied upon or referenced in legal documents, including property deeds, title reports, and contract documents, nor substituted for appropriate survey and/or engineering analysis. The user of the map acknowledges its limitations, assumes all responsibility for its use, and agrees to hold the publisher harmless for any damages that may result from the use of this map. This map is subject to change without notice.
Clallam Conservation District
Document Path: G:\GIS_Projects\Irrigation\Highland\Highland ID maps.mxd
3/24/2017
Cartographer: Joe.Holtrop



Highland Irrigation District - Sheet 3

1,000 500 0 1,000 2,000 3,000 Feet

1:12,000

Clallam Conservation District

Document Path: G:\GIS Projects\Irrigation\Highland\Highland ID maps.mxd

DISCLAIMER: While every precaution was taken in preparing this map, the publisher disclaims any warranty of fitness or accuracy of the data. The map is approximate in nature, based on compilation of data from multiple sources, and should not be relied upon or referenced in legal documents, including property deeds, title reports, and contract documents, nor substituted for appropriate survey and/or engineering analysis. The user of the map acknowledges its limitations, assumes all responsibility for its use, and agrees to hold the publisher harmless for any damages that may result from the use of this map. This map is subject to change without notice.

3/24/2017

Cartographer: Joe.Holtrop

Rolling Hills

Debra Purcell <debra.p@jwjgroup.com>

Thu 8/11/2022 11:41 AM

To: danielle.zitomer@dfw.wa.gov <danielle.zitomer@dfw.wa.gov>

Cc: John Johnson <john@jwjgroup.com>;Levi Holmes <levi@jwjgroup.com>;Crystal Conner <crystal.c@jwjgroup.com>;Tim Woolett <tswoolett@outlook.com>;Joanne Bartlett <Joanne@eco-land.com>;jcallaghan@geoengineers.com <jcallaghan@geoengineers.com>

Danielle,

Thank you for joining our team (Tim Woolett, Joanne Bartlett, and Deb Purcell) on site last Friday, August 5th, 2022. Following your thorough examination of the "diagonal" area of the property, which had been previously identified as a stream on certain maps, you concluded that no stream exists in this area. We appreciate your confirmation for the record. If possible, please update the maps in question to eliminate confusion in the future.

Secondly, we turned our attention to the Southeast property line, which has long been identified by the Highland Water District as an abandoned irrigation ditch. Following our team's exploration to the south of the property, heading uphill in the general vicinity of the large water tank off Reservoir Road, we were unable to locate any clear indicators and you determined that the best course of action would be to speak to the Irrigation District Manager and/or the "ditch-walkers" to get additional information on their system.

Given the limited time frame allowed to respond to the Hearing Examiner, our Team has forged ahead. Tim Woolett was able to connect with Ben at the irrigation district and he confirmed the ditch in question is part of their network. Additionally, Ron Gilles (Sequim resident and our consultant), walked the water course and has located the Irrigation District valve which is the apparent source. Tim also walked the area yesterday to personally confirm Ron's findings. Joe Callahan of Geo Engineers has also reviewed the pertinent critical areas information and will provide a memo as to his findings.

I wanted to be sure to keep you in the loop on our progress. I understand that Tim will send an email with a more detailed explanation of his discussion with Ben, including photos, maps and the exact location of the valve.

Best regards,

Deb Purcell
Senior Project Manager
THE JWJ GROUP LLC
3599 NW Carlton St
Silverdale, WA
Office: 360-626-1146
Cell: 360-551-2282

Rolling Hills Planned Residential Development; JWJ Group

Tim Woolett <tswoolett@outlook.com>

Thu 8/11/2022 10:21 AM

To: Danielle.Zitomer@dfw.wa.gov <Danielle.Zitomer@dfw.wa.gov>

Cc: John Johnson <john@jwjgroup.com>;Levi Holmes <levi@jwjgroup.com>;Debra Purcell <debra.p@jwjgroup.com>;Crystal Conner <crystal.c@jwjgroup.com>

Danielle,

Thank you for visiting the site with us on Friday. As a follow up, I contacted Ben Smith of the Highland Irrigation District and followed up with another site visit at Ben's suggestion to verify the presence of Highland Irrigation District's ditches as we discussed. I also spoke with Pete Tjemsland, Utilities Manager for the City of Sequim who confirmed that the ditch in question does connect to the upland west to east running ditch and that there is what he believed to be a 4' valve at that point. Pete also shared that the ditches are open this time of year and that particular ditch flowing downhill across the city property, crosses Reservoir Road, flows through some residential development, and then along the east boundary of JWJ Groups' project site.

In my conversation with Ben, he said that the watercourse, as I described it, was a Highland ditch and the water would be coming from the upland west to east running main ditch. He asked that I go look at it and send him some photos to confirm, which I have since done. Additionally, I pulled the Clallam Conservation District's Highland Irrigation District Map from their website. Attached is the CCD's map with the key points pointed out with comment boxes. You may need to zoom into the map to see it clearly.

At our site visit today (August 10, 2022) we can see that there is a facility at the junction and the outflow to the north flowing water appears to be undergrounded. It emerges further down the hill in an overgrown area just outside the city's east fence line. Below are some of today's photos of the valve location on the main ditch line.



Outlet from Main Ditch Looking West



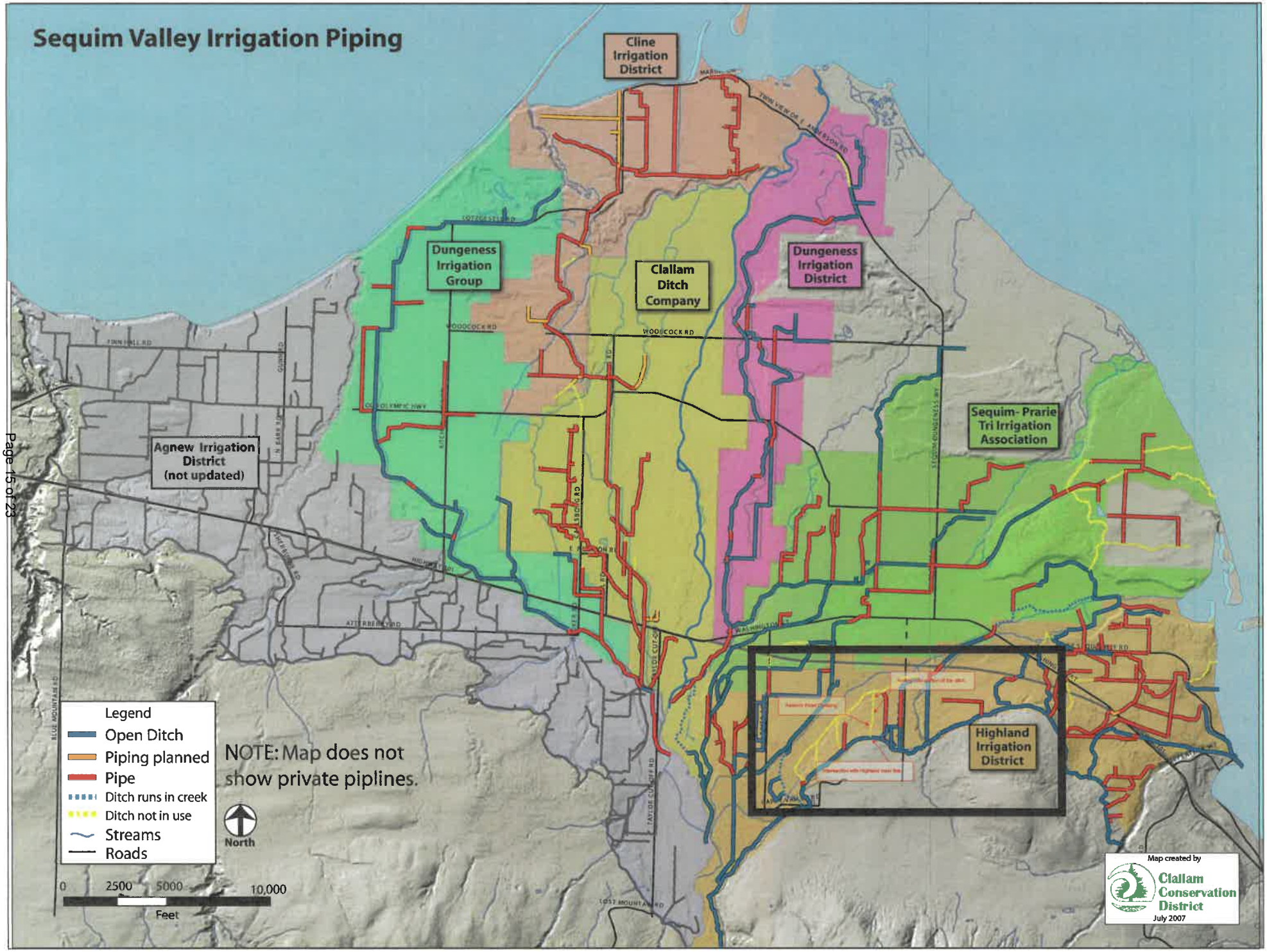
Outlet from Main Ditch Looking East

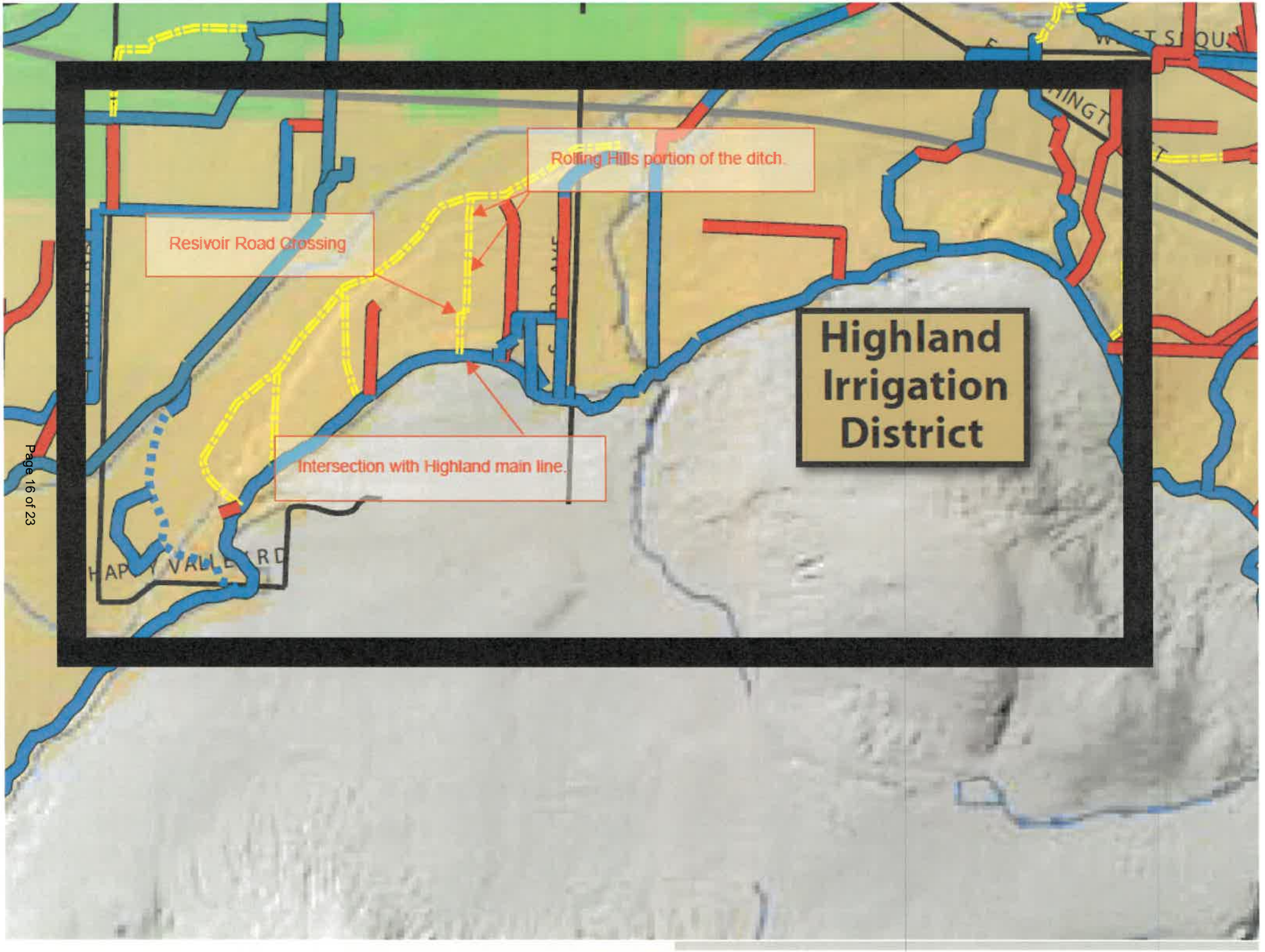
In closing, I hope this addresses your concerns and provides you with the information necessary to demonstrate that the water course is an abandoned Highland Irrigation District ditch that continues to convey irrigation water as it has done since the days it provided irrigation water to the lower farmland areas.

Thanks again Danielle for your time and consideration.

Tim Woolett
P.O. Box 201
Port Angeles, WA 98362
tswoolett@outlook.com
360 775-5380

Sent from Mail for Windows


Sequim Valley Irrigation Piping
Cline Irrigation District
Dungeness Irrigation Group
Clallam Ditch Company
Dungeness Irrigation District
Sequim- Prarie Tri Irrigation Association
Agnew Irrigation District (not updated)
Highland Irrigation District
WOODCOCK RD
Legend
Open Ditch
Piping planned
Pipe
Ditch runs in creek
Ditch not in use
Streams
Roads
NOTE: Map does not show private piplines.
North
0 2500 5000 10,000
Feet
Map created by
Clallam Conservation District
July 2007


Rolling Hills portion of the ditch.
Resivoir Road Crossing
Intersection with Highland main line.
Highland Irrigation District

Sequim Rolling Hills Development Irrigation Ditch Review

Joe Callaghan <jcallaghan@geoengineers.com>

Thu 8/11/2022 11:29 AM

To: Danielle.Zitomer@dfw.wa.gov <Danielle.Zitomer@dfw.wa.gov>

Cc: Crystal Conner <crystal.c@jwjgroup.com>;John Johnson <john@jwjgroup.com>;Levi Holmes <levi@jwjgroup.com>;Debra Purcell <debra.p@jwjgroup.com>

HI Danielle,
Please find attached a memorandum that addresses the jurisdictional nature of the irrigation ditch in the southeast corner of the Rolling Hills Development property. The memorandum reviews existing historical information and previously prepared reports regarding the subject ditch and provides regulatory context as related to the current WAC and City of Sequim Critical Area definitions. Please let me know if there are any questions about the memo or regulatory analysis provided.
Thank you,

Joe Callaghan, PWS, CESCL
Natural Resources Discipline Lead
Principal Fisheries & Wetland Biologist I **GeoEngineers, Inc.**
Office: 253.383.4940
Fax: 253.383.4923
Mobile: 360.265.0162

1101 Fawcett Avenue, Suite 200
Tacoma, WA 98402
[www.geoengineers.com]www.geoengineers.com

Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

Confidentiality: This message is confidential and intended solely for use of the individual or entity to whom it is addressed. If you are not the person for whom this message is intended, please delete it and notify me immediately, and please do not copy or send this message to anyone else.

GeoEngineers

1101 Fawcett Avenue, Suite 200, Tacoma, Washington 98402, Telephone: 253.383.4940, Fax: 253.383.4923 www.geoengineers.com

Memorandum

To:	Crystal Conner, The JWJ Group LLC
From:	Joseph O. Callaghan, PWS
Date:	August 9th, 2022
File:	25212-003-00
Subject:	Rolling Hills Planned Residential Development Irrigation Ditch Data Review

INTRODUCTION

GeoEngineers, Inc. (GeoEngineers) was contracted by The JWJ Group LLC (JWJ Group) to review existing data related to a north-south irrigation ditch located in the southeast corner of the Rolling Hills Planned Residential Development. The subject property is located within Section 30, Township 30N, Range 3W, W.M. Clallam County, Washington, Parcels No. 033030-219030 and 033030-219040. The data review included aerial photographs, existing maps, the September 15, 2005 Shannon and Wilson (S&W) Phase 1 Environmental Site Assessment for the adjacent Seabreeze Apartments, the March 8, 2022 Critical Area Reconnaissance (CAR) report by Ecological Land Services (ELS) and the July 21, 2022 Irrigation Ditch Reconnaissance Letter for the Rolling Hills Project.

DATA REVIEW

River and stream information was obtained from the Washington State Department of Natural Resources (DNR) Forest Practices Application Mapping Tool (FPAMT) and Washington Department of Fish and Wildlife (WDFW) Priority Habitat Species (PHS) mapping application (DNR 2022; WDFW 2022). These maps do not identify a drainage in the location of the north-south irrigation ditch in the southeast corner of the Rolling Hills Development. The 2022 ELS CAR report and 2022 ELS Reconnaissance Letter both identify the lack of mapped north-south drainage on or adjacent to the subject property.

The 2005 Shannon and Wilson Phase 1 ESA included a review of the historic landuse in the vicinity of the Seabreeze Development that is adjacent to the subject property. The historic review identified four irrigation districts that were formed in the early 1900's and included the Highland Irrigation District that developed and maintained irrigation conveyance ditches to local farms within the area of the proposed Rolling Hills Development.

Clallam Conservation District Map of the Highland Irrigation District ditch system (Attachment A) confirms an abandon irrigation ditch in the location of the north-south ditch observed in the southeast corner of the subject property. Aerial photographs and site reconnaissance by ELS in 2022 confirm the location of this ditch. The ditch is linear, with a flat bottom, vertical side slopes and located along property boundaries, which is consistent with irrigation conveyance. There are no natural surface water features on or adjacent to the subject property and the ditch ends on the subject property with no downstream surface connection. The irrigation ditch was also observed dry during a February 2022 site reconnaissance, during a time of year water would flow in an intermittent or ephemeral stream. The historical context, shape, location and hydrology of this ditch indicates it is a man-made feature that was constructed to convey irrigation water to local farms including the subject property.

According to WAC 220-660-030 (154) the definition of a watercourse, river or stream..."does not include irrigation ditches, canals, stormwater treatment and conveyance systems or other entirely artificial water courses." According to the City of Sequim Municipal Code Chapter 18.80 C5, "Fish and wildlife habitat conservation areas does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals or drainage ditches that lie within the boundary of, and are maintained by, a port district or an irrigation district or company."

SUMMARY

Historical evidence, existing maps, and observed physical features of the subject north-south ditch in the southeast corner of the Rolling Hills development illustrate the man-made nature of this feature and the historic use as an irrigation ditch. Since this is a man-made feature for conveyance of irrigation water, and is not a natural watercourse, it is not regulated by the Washington Administrative Code or the City of Sequim Municipal Code. Therefore, this feature is not a natural stream, does not qualify as a fish and wildlife conservation area and is not subject to buffers or other regulatory requirements in accordance with the WAC and SMC.

LIMITATIONS

GeoEngineers has prepared this Data Review Memorandum in general accordance with the scope and limitations of our proposal. Within the limitations of scope, schedule and budget, our services have been executed in accordance with the generally accepted practices in the field of stream services in this area at the time this study was prepared. The conclusions, recommendations and opinions presented in this assessment are based on our professional knowledge, judgment and experience. No warranty or other conditions, express or implied, should be understood.

This memorandum has been prepared for the exclusive use of The JWJ Group LLC, authorized agents and regulatory agencies following the described methods and information available at the time of the work. No other party may rely on the product of our services unless we agree in advance to such reliance in writing. The information contained herein should not be applied for any purpose or project except the one originally contemplated.

REFERENCES

Washington Department of Fish and Wildlife. 2021. Priority Habitat and Speices Mapping Application. Available at: http://wdfw.wa.gov/mapping/phs/disclaimer.html.

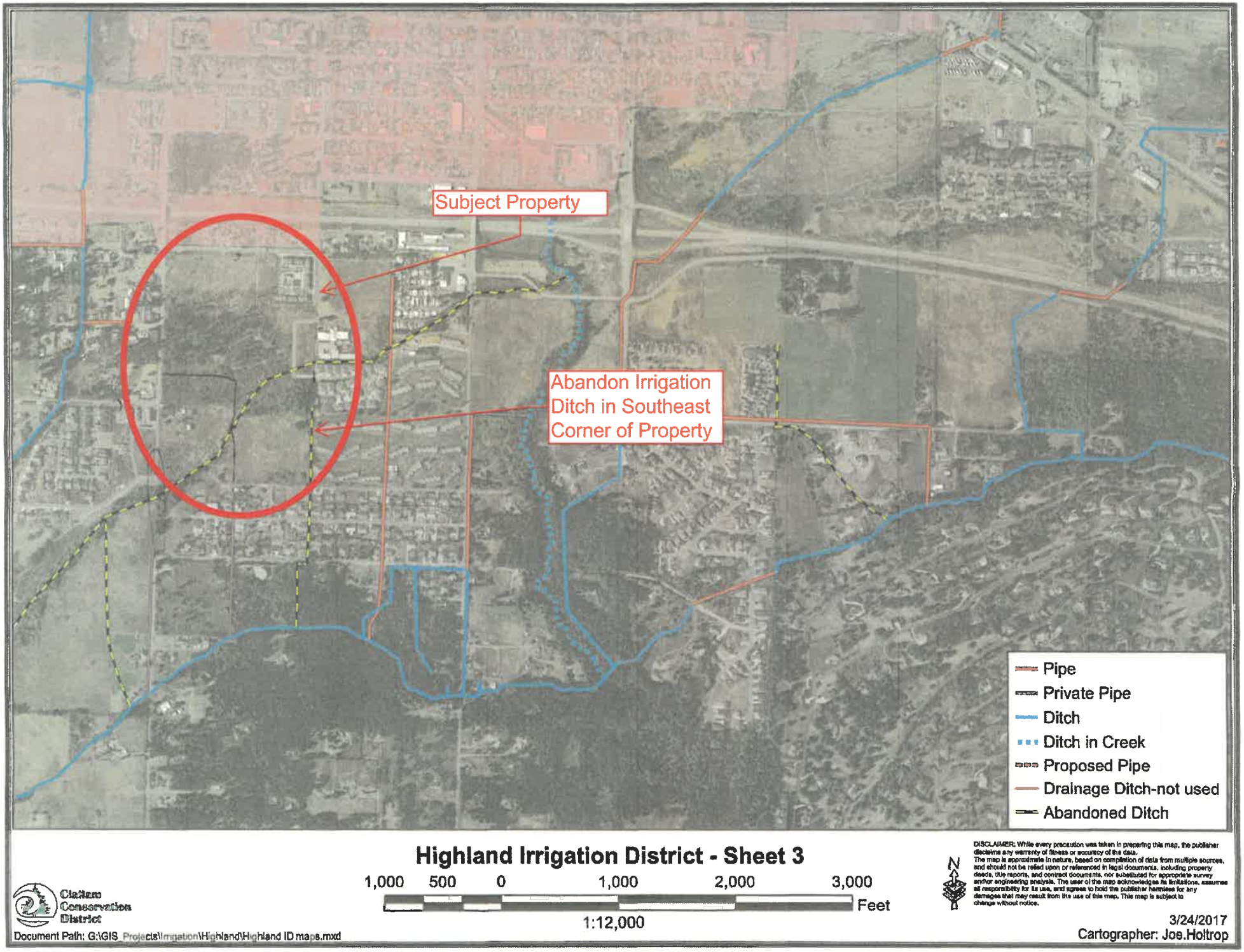
Washington State Department of Natural Resources. 2021. Forest Practices Application Review System (FPARS) Mapping Application. Available at: https://fortress.wa.gov/dnr/protectiongis/fpamt/.

Attachments:

Attachment A Highland Irrigation District Sheet 3

JOC\JOC

Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.


Subject Property
Abandon Irrigation Ditch in Southeast Corner of Property
Pipe
Private Pipe
Ditch
Ditch in Creek
Proposed Pipe
Drainage Ditch-not used
Abandoned Ditch
Highland Irrigation District - Sheet 3
1,000 500 0 1,000 2,000 3,000
Feet
1:12,000
N
DISCLAIMER: While every precaution was taken in preparing this map, the publisher disclaims any warranty of fitness or accuracy of the data.
The map is approximate in nature, based on compilation of data from multiple sources, and should not be relied upon or referenced in legal documents, including property deeds, title reports, and contract documents, nor substituted for appropriate survey and/or engineering analysis. The user of the map acknowledges its limitations, assumes all responsibility for its use, and agrees to hold the publisher harmless for any damages that may result from the use of this map. This map is subject to change without notice.
Clallam Conservation District
3/24/2017
Cartographer: Joe.Holtrop
Document Path: G:\GIS_Projects\Irrigation\Highland\Highland ID maps.mxd

Memo

Date: 08/08/2022

Re: Public Notice

Page 3 of 23 in the city of Sequim's SEPA checklist states:

Please Note *– Mailing labels with adjacent property owner addresses may only be purchased from Clallam County or prepared by a licensed title company. Mailing labels shall be on a 30 label per page format. Tax assessor's map(s) showing the 300-foot radius around the exterior property lines of the proposal shall be submitted with the application.*

As such:

- CORE Engineering (Engineer of Record) reached out to Olympic Peninsula Title in Sequim and was told "no company in that area is equipped to provide labels".
- CORE then emailed the Clallam County Assessor's Office with the same request and a screenshot of the requirements. Megan Duncan of the Clallam County Assessor's Office replied with the list of names we needed to make labels for the city of Sequim to send out notices.

Notices were mailed by the City to the list provided by the Clallam County Assessor's Office. In this circumstance no one has come forward to personally allege they did not receive notice and did not have the opportunity to comment on this project. The comments we have received have been by members of the public, apparently concerned that other individuals were not noticed.

Additionally, there were concerns brought up about the adjacent Dominion Terrace development not receiving notice. The Clallam County Assessor's office list identified the property owner as the Dominion Terrace HOA. Three of our letters during the initial public comment period (which closed at 4pm on 06/09/2022) came from this development, and furthermore the president of the Dominion Terrace HOA was present at and spoke at our hearing. Public notice was provided by publishing in the newspaper, the City mailed notices and posted information on their website, we had two signs installed on our property and the record was held open for an additional 7 days after the hearing for any additional comments to be received. For all the above reasons the City more than adequately met the public notice requirements.

Date: August 9, 2022

To: JWJ Group, LLC

From: Aaron Van Aken, PE, PTOE

Subject: Rolling Hills Plat TIA – City Staff Review Comments/Conditions

I've had a chance to review the community comments that were submitted to the record after the Rolling Hills Public Hearing (July 28, 2022). This memo is in response to the traffic-related concerns and comments. As most statements had a similar sentiment (e.g., traffic congestion, speeding, walkability, etc.) this memo is intended as an overall response.

Congestion:

Our comprehensive analysis included an evaluation of a total of 16 intersections. We examined both existing conditions and forecast 2026 conditions which included a background growth rate and addition of nearby developments that are pending or in for approval but not yet constructed. Based on the assessment and using standard engineering practices to evaluate intersection capacity, all but one intersection was shown to meet City of Sequim Level of Service (LOS) standards. LOS is a grading system (LOS A through F) in which traffic engineers assign an intersection to. LOS is a function of volumes, turning movements, control, etc. The single intersection—S Sequim Avenue & SR 101 EB Ramps—with the LOS deficiency is deficient with (LOS F) or without (LOS E) the project (City has LOS D standards).

This intersection is listed in the City's Six-Year Transportation Plan (*US 101 Ramps & S Sequim Ave New Signals #34)* where the City has plans to construct a traffic signal. Interim mitigation in the form of all-way stop control has been included in the report should the City/WSDOT deem necessary. Initial conversations with the City has stated their intent to pursue an Intersection Control Evaluation (ICE) to be completed through the City in working with WSDOT. Mitigation in the form of Traffic Impact Fees would be applicable given its listing status on the Six-Year Transportation Plan.

Speeding:

Speed assessment is not a standard component that would be included in a traffic study, nor was this requested to be evaluated during the scoping process by the City Engineer. Speeding is an enforcement issue that should be addressed with City officials.

Walkability:

Concerns have been expressed about the walkability along 7th Avenue, 3rd Avenue, and other nearby streets. As part of site development, Rolling Hills Plat would construct over 2,000 lineal feet of new sidewalk collectively along S 7th Avenue, McCurdy Road, and Norman Street. This would improve mobility over the present conditions where all aforementioned roadways currently lack non-motorist facilities. Moreover, both S 3rd Avenue (*S 3rd Avenue Pedestrian Sidewalk/Pathways #28)* and S 7th Avenue (*S 7th Avenue New Construction #41)* are listed on the City's Six-Year Transportation Plan where the City plans to improve the roadway and install sidewalks. Moreover, all internal roadways in the plat would also be public and would offer complete sidewalks along both sides. Rolling Hills Plat is subject to Traffic Impact Fees whereby paid fees would become available as a funding source to the City for projects listed in their plan.

Norman Street:

Concerns have been expressed with providing access and extending Norman Street due to an increase in traffic along this roadway. It should be noted that this was a City requirement for the project to provide an east/west connection. Moreover, according to the City's Six-Year Transportation Plan Project #42, Norman Street is planned to extend from S 7th Avenue to S 3rd Avenue indicating the road would be constructed regardless of the subject development.

Conclusion

We've prepared a Traffic Impact Analysis (TIA) in concert with City input and per their code. The additional traffic generated from the project was not shown to have a material impact to the study area. The single intersection not meeting LOS standards has been listed in the City's Comprehensive Plan as deficient and has planned improvements according to their Six-Year Transportation Plan. Frontage improvements and payment of Traffic Impact Fees would improve non-motorist conditions in the area.

Please feel free to contact me should you have any questions.

Thank you,

Aaron Van Aken, P.E., PTOE