From: Noelle Levesque
To: DCD Public Comment
Subject: Absolutely OPPOSED!!
Date: Friday, April 26, 2024 4:00:11 PM

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I am absolutely opposed to the bell creek development for 104 parcel subdivision!!!
We do not need more goddamn homes and this plan must be stopped and killed permanently!!!!
This plot plan must be KILLED!!!!!!!!!!!!!!

Noelle Levesque
Sequim

From: Carey B
To: Planning Department
Subject: Bell Creek Investment project
Date: Monday, May 6, 2024 10:13:08 PM

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There is a meeting tomorrow morning about this project which I am unable to attend. I am concerned about the narrow width of Brownsfield Road. They are no shoulders, no lines, and there will be a huge flow of traffic from the new Rolling Hills development, as well as the Bell Creek project, as well as the current Dominion Terrace where I reside. I am also concerned about the three exits from Bell Creek emptying onto Third Ave. Traffic flow would improve if some emptied into Brownsfield road instead as there will be a huge amount of traffic coming from Rolling Hills through Norman to a Third Ave. This could cause a great increase in car wrecks. Thank you for your careful consideration of this matter.

Carey Birkenfeld
1301 S 3rd Ave Unit 12b
Sequim, Wa 98382

From: Kris Ecklund
To: Planning Department
Subject: Bell Creek Preliminary Plat for 104 residences, Comments
Date: Sunday, May 12, 2024 6:10:07 PM

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Dear City of Sequim Planning Department People--

These observations are made from what I could see in the Current Projects documents posted online, which I looked for after catching sight a week ago of the sign posted on the south side of West Brownfield. I've lived in Emerald Highlands since 2005, before there was a W. Brownfield. I am concerned about increased traffic from the planned project onto S. Sequim Avenue and a couple other things.

There should be a planned **sidewalk** from the property line at Nourish restaurant to at least Brownfield, maybe to 101? Pedestrians routinely walk S. Sequim Ave. south of 101, on both sides of the street. (I am aware of the ditch that is along the east side of the parcel.) Also, the Sequim School District's bus picks up/lets off the students right on S. Sequim Ave. at Alpine Loop & on Miller Road at Emerald Highlands Way.

Where are the power lines for the project to be? Currently P.U.D.#1's lines run along the east side of S. Sequim Ave. and overhead at the S. Sequim Ave./Miller Road intersection before continuing east up Miller Road.

The Location is incorrect on the 4-page document linked with the quoted description) below.
And also "Range 3 East" is on the document with the heading of "Bell Creek... a Plat Community" but the Legal Description on page 2 of that same document group states "Range 3 West."
Correct would be "west of S Sequim Ave, east of S 3rd Ave"

Miller Road is east of S. Sequim Ave. **The parcel is north of the Nourish Sequim restaurant. Google Maps shows the restaurant's address as 101 Provence View Lane.**

https://www.sequimwa.gov/DocumentCenter/View/23545/SUB-24-002-NOA-and-SEPA-for-PDN

"LOCATION: The project site is comprised of one parcel: 033030110000. The Parcel is located east of S Sequim Ave, west of S 3rd Ave, south of W Brownfield Rd and north of vacant land accessed via Miller Rd."

Thank you for your attention,

--Kris
Kristin A. Ecklund
81 Sapphire Place (Emerald Highlands)
Sequim, WA 98382

May 4, 2024

Kim Mahoney
City of Sequim Planning Dept
153 W. Cedar St.
Sequim, 98382
Sent via Email: planningdept@sequimwa.gov

RE: Project SUB-24-002 Bell Creek Development

I am writing this letter to add to the questions about this development to be asked and answered at the public meeting May 7, 2024. I live at and am the HOA President of Dominion Terrace, directly across 3rd Ave. from the new development.

My concerns are:

1. The additional proposed four (4) roads which will add traffic from the development onto S. 3rd Ave.,
2. The schedule for the needed upgrade to Brownfield Rod which skirts the new development to the north.
3. Barriers placed to prevent run away cars exiting the third (going south) Bell Creek road, and keep a run-away car from crashing into a Dominion or Sequim Terrace home or property abutting S 3rd Ave.

1. Additional Roads

The four (4) new roads will double the total number of roads now accessing S. 3rd Ave in this area. These are the access road to the approx. 35 Hideaway Homes mobile home park, Sycamore Street, the main road in and out of Maple Ridge and Sequim Terraces serving 52 homes , a private driveway to a single family home at 1025 S 3rd, and the main road in and out of the 97 unit Dominion Terrace development.

My concern is the number of new intersections along this stretch of S. 3rd Ave. Speed limit on S. 3rd is 35 which is ignored by most. Many vehicles speed up and down the S 3rd hill from Happy Valley at much higher speeds.

What measures will be taken by the city to ensure the new intersections and new traffic will be safe?

2. Brownfield Road

I understand that improvements for this poor, narrow, curbed road have been considered over the years. Will these be done in time for the opening of the new development? What specific road and traffic improvements will be done, and when?

3. Run Away Cars

Dominion Terrace has one unit very close the S. 3rd, and one key corner of or property directly across from the proposed new roads. One of the units in Sequim Terraces, near S 3rd has the same issue. What will be done to stop runaway cars crashing through those units and adjacent property our unit which is close to the street?

I do want to compliment the developer and staff for their timely communications to residents, and visible posting of information signs which can easily be read.

Sincerely

Joan Cotta, President Dominion Terrace HOA
1301 S. 3rd Av., Unit 9D
Sequim WA
408-206-0666
Email: jcotta@ymail.com (not G mail)

From: Lara S
To: DCD Public Comment
Subject: Please
Date: Friday, June 7, 2024 6:14:16 AM
Attachments: IMG_1501.jpg

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Please don’t turn this gorgeous hill into a bunch of houses. We have enough houses. Renovate or raze the dilapidated ones instead.

Thank you,
Dr. Lara Starcevich

From: Karen Stedman
To: Planning Department
Cc: Karen Stedman
Subject: Strong Objection / Bell Creek Development / SUB-24-002
Date: Monday, May 13, 2024 9:52:48 PM

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City of Sequim
May 13, 2024 (Comment Due Date)

Water Supply Issues
The State of Washington has made a Drought Declaration for 2024 that includes Clallam County. As Sequim is situated central to this low water area supplies now and going forward are not adequate as they currently stand and future low water impacts are impossible to determine or forecast.

Location
The "Vicinity Map" on Bell Creek Sub-24-002 online documents does not match the written description under "Location" on the City of Sequim white paper for this project.

Please clarify this discrepancy between the planned drawing and the written words.

Traffic/Pollution
The white paper and the online documents do not specify the length of completion for this project and there is no stated traffic mitigation and pollution control for what could be up to 200 additional vehicles in this area which is now composed of small roadways.

Please contact me for further discussion of this environmental disaster for our area which destroys green space in a era when the EPA is concerned about worldwide impacts of human population.

Regards,
Karen Stedman

From: Jerry Amy Ouzts
To: Planning Department
Subject: SUB 24-002 Bell creek development
Date: Tuesday, September 24, 2024 11:56:17 AM

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Are comments still being accepted?
I have concerns about the proximity to creek and runoff from housing to creek. Also concerns they stated no flood risk. I have not found an updated map showing any data on this area.
All new developments should require green space, trails(bike), and night sky lighting.

Sincerely
Jerry Ouzts, PE, AVS, LEED AP