From: Travis Simmons
To: Emily Coler
Subject: Fw: Comments for SUB-24-005 - Easement Rights
Date: Thursday, March 27, 2025 9:00:15 AM
Attachments: Road Maintenance Agreement.pdf

Public comments received while I was out.

From: Ben Fisher <ben@toadly.com>
Sent: Monday, March 24, 2025 3:32 PM
To: Travis Simmons <tsimmons@sequimwa.gov>
Cc: Judith Pascoe <pasco@olypen.com>; Ben Fisher <ben@toadly.com>; David Meissner <dmeis99@gmail.com>; Yvonne Schipani <jyschipani@outlook.com>; Steve Graham <sngraham@mailbox.org>
Subject: Comments for SUB-24-005 - Easement Rights

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.

Please add these comments to the record.

Looking at some of the documents it appears the applicant intends to use Comfort Way as an ingress/egress point. You may be aware that Comfort Way, Jara Way, and Rolling Hills Way are private streets owned by the Home Property Owners Association. We do not give permission for the applicant to use our private streets.

I have attached a road maintenance agreement for your review. It appears that lot 11 in the Heckman Subdivision may have some easement rights, but I do not see that any of the other lots have easement rights. We are in the process of contacting legal counsel, but in the meantime we wish to go on record that we do not give permission for this subdivision to use our private streets. The applicant will have to adjust their plans to avoid this area.

Ben Fisher,
President
Home Property Owners Association

FW: SUB-24-005 Heckman Subdivision Question

Planning Department <planningdept@sequimwa.gov>
Sun 8/25/2024 4:28 PM
To:Travis Simmons <tsimmons@sequimwa.gov>

Emily Coler
Community Development Specialist/Code Enforcement
ICC and WABO Certified Permit Technician
Department of Community Development
(360)582-2450
ecoler@sequimwa.gov

Follow along with the Comprehensive Plan update: sequimagine.org; Planning Today, Shaping Tomorrow. We are about 4 weeks out on building permit plan reviews.

NOTICE: This email and any attachments may be subject to disclosure as a public record under the Public Records Act, RCW Chapter 42.56.

-----Original Message-----
From: Ben Fisher <ben@toadly.com>
Sent: Friday, August 23, 2024 1:03 PM
To: Planning Department <planningdept@sequimwa.gov>
Subject: SUB-24-005 Heckman Subdivision Question

[You don't often get email from ben@toadly.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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.

In reviewing the Preliminary Stormwater Plan I noticed that Mailiandra Drive is planned to exit onto Comfort Way. As you know, Comfort Way is a private street owned by Home Estates Homeowner's Association. Do you have an easement showing that allows for a new street to access Comfort Way? If so, please provide me with a copy.

Based on the information you provide, Home Estates Homeowners Association may or may not allow access to Comfort Way from the proposed extension of Maliandra Drive.

Ben Fisher
President
Home Estates Homeowners Association

Comments to Heckman Subdivision SUB24-005

Shatoiya De La Tour <agreatredhead@icloud.com>

Sat 8/31/2024 8:43 PM

To:Travis Simmons <tsimmons@sequimwa.gov>

You don't often get email from agreatredhead@icloud.com. Learn why this is important

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.

From: Richard De. La Tour
91 Jara Way
Sequim, WA 98382
guitarbubba@icloud.com

I am requesting that you extend the comment period for the Heckman Subdivision SUB-24-005. In a conversation with Travis Simmons on August 28, it was noted that not all properties within 300 feet of the application were properly notified. This does not give adequate time for a comment period before a decision is made. Additionally, the comment period should be concurrent with the hearing date so that the public can comment up to as well as during the hearing,

I would like to raise the following concerns and request that they be made part of the public record. Please understand that I may provide other comments at a later date:

The Preliminary Stormwater Control Plan references a ditch located along the west property line which directs offsite stormwater to the drainage ditch along East Silberhorn Road. This ditch should not be considered as a means to convey stormwater runoff as part of the plan. With an estimated 50% impermeable surface stated in the application, the ability to collect and contain stormwater runoff on the subject property is of the utmost importance.

All buildings should be constructed in such a way as to restrict views into neighboring houses and yards to maintain the sense of privacy that current residents now enjoy.

Water pressure is already low in Home Estates as well as Cherry Blossom Estates. The City as well as the applicant should ensure that further development will enhance the water pressure rather than lessen it. After SUB-19-001, also known as Phase II of Home Estates was approved, it was determined that there was not adequate water pressure for the developer to proceed with full development until such time as a solution was found. This same condition should be in place for this project.

The SEPA Checklist appears to be incomplete or inaccurate. For instance, on page 13 it states that there are no evergreen or deciduous trees on site. In fact, there are evergreen as well as deciduous trees on site.

Migratory birds such as Canada geese and Mallard ducks fly through the area semiannually. In addition, White Crowned Sparrows, Black Capped Chickadees, Spotted Towhees, California Quail and other bird species have been observed nesting in the area. To protect migratory flight patterns, local birds, and to preserve the natural beauty of the area, Dark Sky Lighting as defined by the International Dark Sky Association should be required for all outdoor lighting.

The mapping on the Stormwater Control Plan indicates that street access will be made off Comfort Way; Comfort Way is a private street, and we do not wish to have a public street accessing our street. The SEPA Checklist estimates as many as 260 trips per day (23 trips per hour) from the subdivision. The additional traffic load will adversely affect the condition of our private street as well as the sense of peace and tranquility of the residents. The applicant should be denied access to the portion of Comfort Way west of the subject property.

Please contact me in writing or by email so that I know you have received these comments.

Sincerely,

Richard De La Tour

Sent from my iPad

Comments to Heckman Subdivision SUB24-005

Shatoiya De La Tour <agreatredhead@icloud.com>

Sat 8/31/2024 8:39 PM

To:Travis Simmons <tsimmons@sequimwa.gov>

You don't often get email from agreatredhead@icloud.com. Learn why this is important

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.

From: Shatoiya De La Tour
91 Jara Way
Sequim, WA 98382
agreatredhead@icloud.com

I am requesting that you extend the comment period for the Heckman Subdivision SUB-24-005. In a conversation with Travis Simmons on August 28, it was noted that not all properties within 300 feet of the application were properly notified. This does not give adequate time for a comment period before a decision is made. Additionally, the comment period should be concurrent with the hearing date so that the public can comment up to as well as during the hearing,

I would like to raise the following concerns and request that they be made part of the public record. Please understand that I may provide other comments at a later date:

The Preliminary Stormwater Control Plan references a ditch located along the west property line which directs offsite stormwater to the drainage ditch along East Silberhorn Road. This ditch should not be considered as a means to convey stormwater runoff as part of the plan. With an estimated 50% impermeable surface stated in the application, the ability to collect and contain stormwater runoff on the subject property is of the utmost importance.

All buildings should be constructed in such a way as to restrict views into neighboring houses and yards to maintain the sense of privacy that current residents now enjoy.

Water pressure is already low in Home Estates as well as Cherry Blossom Estates. The City as well as the applicant should ensure that further development will enhance the water pressure rather than lessen it. After SUB-19-001, also known as Phase II of Home Estates was approved, it was determined that there was not adequate water pressure for the developer to proceed with full development until such time as a solution was found. This same condition should be in place for this project.

The SEPA Checklist appears to be incomplete or inaccurate. For instance, on page 13 it states that there are no evergreen or deciduous trees on site. In fact, there are evergreen as well as deciduous trees on site.

Migratory birds such as Canada geese and Mallard ducks fly through the area semiannually. In addition, White Crowned Sparrows, Black Capped Chickadees, Spotted Towhees, California Quail and other bird species have been observed nesting in the area. To protect migratory flight patterns, local birds, and to preserve the natural beauty of the area, Dark Sky Lighting as defined by the International Dark Sky Association should be required for all outdoor lighting.

The mapping on the Stormwater Control Plan indicates that street access will be made off Comfort Way; Comfort Way is a private street, and we do not wish to have a public street accessing our street. The SEPA Checklist estimates as many as 260 trips per day (23 trips per hour) from the subdivision. The additional traffic load will adversely affect the condition of our private street as well as the sense of peace and tranquility of the residents. The applicant should be denied access to the portion of Comfort Way west of the subject property.

Please contact me in writing or by email so that I know you have received these comments.

Sincerely,

Shatoiya De La Tour

Sent from my iPad

Heckman Subdivision

Ed Bowman <1edbowman@gmail.com>

Sun 9/1/2024 3:58 PM

To:Travis Simmons <tsimmons@sequimwa.gov>

You don't often get email from 1edbowman@gmail.com. Learn why this is important

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.

The Preliminary Stormwater Control Plan references a ditch located along the west property line which directs offsite stormwater to the drainage ditch along East Silberhorn Road. This ditch should not be considered as a means to convey stormwater runoff as part of the plan. With an estimated 50% impermeable surface stated in the application, the ability to collect and contain stormwater runoff on the subject property is of the utmost importance.

All buildings should be constructed in such a way as to restrict views into neighboring houses and yards to maintain the sense of privacy that current residents now enjoy.

Water pressure is already low in Home Estates as well as Cherry Blossom Estates. The City as well as the applicant should ensure that further development will enhance the water pressure rather than lessen it. After SUB-19-001, also known as Phase II of Home Estates was approved, it was determined that there was not adequate water pressure for the developer to proceed with full development until a solution is found. This same condition should be in place for this project.

The SEPA Checklist appears to be incomplete or inaccurate. For instance, on page 13 it states that there are no evergreen or deciduous trees on site. In fact, there are evergreen as well as deciduous trees on site.

Migratory birds such as Canada geese and Mallard ducks fly through the area semiannually. In addition, White Crowned Sparrows, Black Capped Chickadees, Spotted Towhees, California Quail, and other bird species have been observed nesting in the area. To protect migratory flight patterns, and local birds, and to preserve the natural beauty of the area, Dark Sky Lighting as defined by the International Dark Sky Association should be required for all outdoor lighting.

The mapping on the Stormwater Control Plan indicates that street access will be made off Comfort Way; Comfort Way is a private street, and we do not wish to have a public street accessing our street. The SEPA Checklist estimates as many as 260 trips per day (23 trips per hour) from the subdivision. The additional traffic load will adversely affect the condition of our private street as well as the sense of peace and tranquility of the residents. The applicant should be denied access to the portion of Comfort Way west of the subject property.

Please contact me in writing or by email so that I know you have received these comments.

Sincerely,

Edward & Gwelda Bowman

Your Name

I am requesting that you extend the comment period for the Heckman Subdivision SUB-24-005. In a conversation with Travis Simmons on August 28, it was noted that not all properties within 300 feet of the application were properly notified. This does not give adequate time for a comment period before a decision is made. Additionally, the comment period should be concurrent with the hearing date so that the public can comment up to as well as during the hearing,

I would like to raise the following concerns and request that they be made part of the public record. Please understand that I may provide other comments at a later date:

The Preliminary Stormwater Control Plan references a ditch located along the west property line which directs offsite stormwater to the drainage ditch along East Silberhorn Road. This ditch should not be considered as a means to convey stormwater runoff as part of the plan. With an estimated 50% impermeable surface state in the application, the ability to collect and contain stormwater runoff on the subject property is of the utmost importance.

All buildings should be constructed in such a way as to restrict views into neighboring houses and yards to maintain the sense of privacy that current residents now enjoy.

Water pressure is already low in Home Estates as well as Cherry Blossom Estates. The City as well as the applicant should ensure that further development will enhance the water pressure rather than lessen it. After SUB-19-001, also known as Phase II of Home Estates was approved, it was determined that there was not adequate water pressure for the developer to proceed with full development until such time as a solution was found. This same condition should be in place for this project.

The SEPA Checklist appears to be incomplete or inaccurate. For instance, on page 13 it states that there are no evergreen or deciduous trees on site. In fact, there are evergreen as well as deciduous trees on site.

Migratory birds such as Canada geese and Mallard ducks fly through the area semiannually. In addition, White Crowned Sparrows, Black Capped Chickadees, Spotted Towhees, California Quail and other bird species have been observed nesting in the area. To protect migratory flight patterns, local birds, and to preserve the natural beauty of the area, Dark Sky Lighting as defined by the International Dark Sky Association should be required for all outdoor lighting.

The mapping on the Stormwater Control Plan indicates that street access will be made off of Comfort Way, Comfort Way is a private street and we do not wish to have additional vehicles using our street. The SEPA Checklist estimates as many as 260 trips per day (23 trips per hour) from the subdivision. The additional traffic load will adversely affect the condition of our private street as well as the sense of peace and tranquility of

the residents. The applicant should be denied access to the portion of Comfort Way west of the subject property.

Please contact me in writing or by email so that I know you have received these comments.

Sincerely,

Ben Fisher

10 Jara Way, Sequim, WA 98382

Subject: Comments to Heckman Subdivision SUB24-005

From: Susan Schneider
90 Rolling Hills Way, Sequim, WA 98382

I am requesting that you extend the comment period for the Heckman Subdivision SUB-24-005. In a conversation with Travis Simmons on August 28, it was noted that not all properties within 300 feet of the application were properly notified. This does not give adequate time for a comment period before a decision is made. Additionally, the comment period should be concurrent with the hearing date so that the public can comment up to as well as during the hearing,

I would like to raise the following concerns and request that they be made part of the public record. Please understand that I may provide other comments at a later date:

The Preliminary Stormwater Control Plan references a ditch located along the west property line which directs offsite stormwater to the drainage ditch along East Silberhorn Road. This ditch should not be considered as a means to convey stormwater runoff as part of the plan. With an estimated 50% impermeable surface stated in the application, the ability to collect and contain stormwater runoff on the subject property is of the utmost importance.

All buildings should be constructed in such a way as to restrict views into neighboring houses and yards to maintain the sense of privacy that current residents now enjoy.

Water pressure is already low in Home Estates as well as Cherry Blossom Estates. The City as well as the applicant should ensure that further development will enhance the water pressure rather than lessen it. After SUB-19-001, also known as Phase II of Home Estates was approved, it was determined that there was not adequate water pressure for the developer to proceed with full development until such time as a solution was found. This same condition should be in place for this project.

The SEPA Checklist appears to be incomplete or inaccurate. For instance, on page 13 it states that there are no evergreen or deciduous trees on site. In fact, there are evergreen as well as deciduous trees on site.

Migratory birds such as Canada geese and Mallard ducks fly through the area semiannually. In addition, White Crowned Sparrows, Black Capped Chickadees, Spotted Towhees, California Quail and other bird species have been observed nesting in the area. To protect migratory flight patterns, local birds, and to preserve the natural beauty of the area, Dark Sky Lighting as defined by the International Dark Sky Association should be required for all outdoor lighting.

The mapping on the Stormwater Control Plan indicates that street access will be made off Comfort Way; Comfort Way is a private street, and we do not wish to have a public street accessing our street. The SEPA Checklist estimates as many as 260 trips per day (23 trips per hour) from the subdivision. The additional traffic load will adversely affect the condition of our private street as well as the sense of peace and tranquility of the residents. The applicant should be denied access to the portion of Comfort Way west of the subject property.

Please contact me in writing or by email so that I know you have received these comments.

Sincerely,

Susan Schneider

SUSAN@RV-ing4life.com

Susan Schneider
90 Rolling Hills Way
Sequim, WA 98382

Ci
SE 0 3 2024
Finance

City Council
c/o Travis Simmons
152 W. Cedar Street
Sequim, WA 98382

Outlook

sub-24-005 Heckman subdivision comments

From Judith Pasco <pasco@olypen.com>
Date Wed 9/4/2024 1:22 PM
To Planning Department <planningdept@sequimwa.gov>

[You don't often get email from pasco@olypen.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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.

Good afternoon,

I live in Home Estates that borders this proposed subdivision. There is so much that needs to be addressed here.

There were notification errors. A number of residents did not receive notification of this although they are within the distance requiring notification.

The issue with the exit of Maliandra onto Comfort Way is problematic, as Comfort Way is our private street. Because we maintain that street, the extra traffic could be costly. The way it is designed, residents of the new subdivision would likely use Comfort Way, Jara Way and Rolling Hills Way as access streets. We can't allow that. People in 44 units would create stress and cause damage to our existing private roads.

The water issue is critical. I was told (during one call to the city) that Home Estates and the 2 adjacent subdivisions have the lowest water pressure in all of Sequim. It is my understanding that Home Estates phase B and the Legacy development have been held up because of this very issue. I cannot imagine your allowing 44 more units that would decrease the pressure even further.

In addition there is a lighting issue that needs to be considered in an environmentally friendly way for birds, etc.

I don't know much about a drainage issue, but both Home Estates and Cherry Blossom have had problems with drainage.

So there is much to work out.

I think at this point the hearing has been postponed. Please advise when

it will take place.

Thank you.

Judith Pasco

101 Rolling Hills Way

September 11, 2024

RE: FILE NO. SUB-24-005 – HECKMAN SUBDIVISION – PLAT ALTERATION – MALIANDRA APTS & PARAGON RESIDENTIAL REAL ESTATE

To: Planning Department, City of Sequim
Clerk, City of Sequim

My name is Jean Dager. I reside at Cherry Blossom Estates – 21 Petal Lane and received your Notice of Application concerning this proposed development. Please change your records to reflect my mailing address to my residence address as I will be closing the PO Box shortly.

My questions and concerns regarding this development are:

It is my understanding that the development was originally approved in 2005. Was this approval for 2 stories? The above application refers to an alteration of the plat that was approved in 2005 so I would like to know what the alteration is. Also how long can a plat be good for once approved? Are they subject to changes in planning updates?

Drainage: Is the engineering adequate to assure that our subdivision is not at risk of runoff, drainage or seepage? Apparently the "Preliminary Stormwater Control Plan" appears to consider runoff being channeled into a ditch located along the west property line which directs offsite stormwater to the drainage ditch along East Silberhorn Rd. That is the Cherry Blossom Estates swale and this proposed new development should not have access to water draining into our swale.

Another concern is that the pipes currently draining water under Sillberhorn may not be adequate to handle more runoff (the plan shows 50% plus impermeable surface.) Where is the study addressing this issue? I don't want to have water backing up and impacting my property.

Additionally, it is known that our development has a high water table. What sort of mitigation will be undertaken to not make our situation worse?

We already have low water pressure. How will 44 or more units impact our water pressure?

There is a proposed open space: Will that open space have access to Cherry Blossom Estates drainage swale? This is simply unacceptable to our residents.

Light Pollution: Low level or "dark sky" lighting fixtures should be used in new development.

Please address these very serious concerns and keep me informed of how you will address these issues.

Thank you.

Jean Dager
21 Petal Lane
Sequim WA 98382
jeandager@wavecable.com

Jean Dager
~~PO Box 640~~ 21 PETAL LANE
Sequim, WA 98382-4310

City Clerk - Sequim

RECEIVED
SEP ~~31~~ 13 2024
City of Sequim, DCD/PW

Outlook

FILE NO. SUB-24-005 - HECKMAN SUBDIVISION - PLAT ALTERATION - MALIANDRA APTS & PARAGON RESIDENTIAL REAL ESTATE

From jeandager@wavecable.com <jeandager@wavecable.com>
Date Wed 9/11/2024 4:45 PM
To Planning Department <planningdept@sequimwa.gov>
Cc cityclerk@sequimwa.gov <cityclerk@sequimwa.gov>

You don't often get email from jeandager@wavecable.com. Learn why this is important

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 reside at Cherry Blossom Estates – 21 Petal Lane and received your Notice of Application concerning this proposed development. It is my understanding that the development was originally approved in 2005. Was this approval for 2 stories? The above application refers to an alteration of the plat that was approved in 2005 so I would like to know what the alteration is.

My questions and concerns regarding this development are:

The original approval was made in 2005. How long can a plat be good for once approved? Are they subject to changes in planning updates?

Drainage: Is the engineering adequate to assure that our subdivision is not at risk of runoff, drainage or seepage? Apparently the “Preliminary Stormwater Control Plan” appears to consider runoff being channeled into a ditch located along the west property line which directs offsite stormwater to the drainage ditch along East Silberhorn Road. That is the Cherry Blossom Estates swale and this proposed new development should not have access to water draining into our swale.

Another concern is that the pipes currently draining water under Silberhorn may not be adequate to handle more runoff (the plan shows 50% plus impermeable surface.) Where is the study addressing this issue? I don’t want to have water backing up and impacting my property.

Additionally, it is known that our development has a high water table. What sort of mitigation will be undertaken to not make our situation worse?

We already have low water pressure. How will 44 or more units impact our water pressure?

There is a proposed open space: Will that open space have access to Cherry Blossom Estates drainage swale? This is simply unacceptable to our residents.

Light Pollution: Low level or “dark sky” lighting fixtures should be used in new development.

Please address these very serious concerns and keep me informed of how you will address these issues.

Thank you.

Jean Dager
21 Petal Lane
Sequim WA 98382

Travis Simmons

From: John Coulson <JLCoulson@acrisure.com>
Sent: Thursday, September 12, 2024 10:32 AM
To: Planning Department
Cc: Arnold Bleicher
Subject: Heckman Subdivision.

You don't often get email from jlcoulson@acrisure.com. Learn why this is important

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.

Good Morning, I am writing to express an interest in the Heckman Subdivision. The area around the subdivision has serious issues that need to be addressed.

1) The Swale on the west side of the proposed development(East side of Cherry Blossom Estates) is private property. No permission has been requested or given by the HOA to put water into that swale from any area other than Cherry Blossom Estates. The Pipe at the south end of that swale was put in unpermitted by the city when the Home Estates Development was graded. It has never been addressed by the city as to how to fix that issue. The current storm water pipe that runs under Silberhorn is not large enough to process all the water and will create flooding on Silberhorn and the possibility of a dangerous situation in the event of the next flood.
2) The increased runoff that will be created by the hard surfaces for the new subdivision will overwhelm the current sewer and storm water runoff. During the last period of flooding, the water was pushing up thru the parking lot, storm water runoff lids in the current apartment parking lot. 50% hard scape for the development will exacerbate this problem. What is the plan to increase the available storm water runoff?
3) What is the plan for the corner of 7th and Silberhorn? 3 way stop? Light? Yield? This development will increase the traffic levels significantly. With the building of Rolling Hills Subdivision, which will include 200 new homes, with an average of two cars per household, it will create a significant increase in traffic and congestion.

Thank you for addressing these issues.

John L Coulson
Director of Medicare
426 E Washington St.
Sequim, WA 98382
Email: Jlcoulson@acrisure.com
Phone or Text: 360-683-9284

CASTELL INSURANCE
ACRISURE® PARTNER

IMPORTANT NOTICE:

This email, including any attachments or subsequent replies or forwards, (a) may include confidential, proprietary or other protected information; (b) is sent based upon a reasonable expectation of privacy; and (c) is not intended for unauthorized persons. If you are not the intended recipient, then you must not use, disclose or disseminate the information. In addition, please immediately notify the sender and then permanently delete the message and any attachments, replies or forwards, including any copies or portions thereof. Any unauthorized

review, use, disclosure or distribution of this email is prohibited and may be a violation of law or regulation. It is the responsibility of the recipient to take steps to protect against viruses and ensure that this email (and any attachments hereto) does not adversely affect any computer system into which it is received or opened.

Outlook

Commentary on the Heckman Project (7th and Maliandra)

From Debbie Minch <dminchrdh@gmail.com>
Date Fri 9/13/2024 8:39 AM
To DCD Public Comment <dcdpubliccomment@sequimwa.gov>

You don't often get email from dminchrdh@gmail.com. Learn why this is important

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 would like to comment on the Plat Alteration for a Major Subdivision SUB 05/001

This is regarding the Stormwater Control Plan: Page 2 of this document under Existing Conditions, paragraph 2, sentence 3. My hope and comment is that you will not "assume" that run off discharges to Bell Creek. Please verify there is a connecting point. Something may have been recently done to accomplish this, but in the past I do not believe there was a connection point.

There has been a water issue in that immediate area in the spring when we have heavy rains. Your engineering department has done some mitigation, but just verify that it is enough. thank you.

Travis Simmons

From: margaretgarrington <margaretagarrington@gmail.com>
Sent: Friday, September 20, 2024 4:34 PM
To: Planning Department
Subject: Comments on Proposed Heckman Subdivision

[You don't often get email from margaretagarrington@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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.

To Whom It May Concern,
Sequim is growing and needs housing, this is recognized and I am in no way against new housing being developed. However, after having to endure Rolling Hills subdivision site preparations for the past 7 months and its effect on 7th Avenue traffic and those of us who live south of HWY 101, I do have concerns about city planning and management and the generous allowances given developers to improve these properties. While understanding some street disruption is necessary for a new development, existing residents and impediments to their daily activities should be given adequate consideration with the city requiring developers to do more off site abatement and improvements before completion of their properties.

Please address my concerns for development of the Heckman Subdivision and all new housing developments in Sequim:

1. Existing trees on vacant properties are a resource. Every single tree on the Rolling Hills subdivision was removed, there are also trees on the Heckman property. Why not incorporate existing trees into the subdivision design as part of an open space plan for this and every new development?

2. Drainage and possible flooding of adjacent homes is a serious issue because the water table is so high in this area. As well, the existing Silberhorn storm culverts are undersized. Two winters ago we saw lots of water backing up along the south side of Silberhorn Road and flooding in the area immediately north of the Heckman site and backing up into Cherry Blossom Estates culverts and swales. More impermeable coverage with the development of Heckman will exacerbate this problem as water drains off building and parking areas. Even though catchment basins are proposed for Heckman, it appears this engineering work was completed almost 20 years ago. Conditions have changed in that amount of time. What assurances will there be this development won't negatively affect Cherry Blossom Estates by increasing the possibility of flooding as a result of Heckman development?

3. Sidewalks and bike lanes allow existing residents safety and security for modes of transport other than cars. Rolling Hills development has negatively affected safety for walkers and bikers on 7th Avenue since March of 2024. There are still intermittent road closures, a torn up roadway with large pot holes, dust, gravel, no shoulders, no safe escape from large trucks and speeding vehicles for walkers, bikers, and yes wheel chairs and this over an extended and unacceptable period of time: 7 months and counting. The city should be acting on behalf of its existing citizens, not making things cheap and easy for the developer. While Heckman is a smaller development, these concerns for safe and secure multimodal access along 7th Avenue should be addressed by speeding up the process of restoring 7th Avenue to adequate two lane width with sidewalks, bike lanes, and usable roadways before the interior roadways of this or any development are completed in the city. Citizens in the area shouldn't have to wait months to feel safe to use a city roadway.













Referencing the above stated concerns, compare the last photo of how nice the interior Rolling Hills development road looks compared with photos before it, which is the debacle that is 7th Avenue.

While on this subject of roadway conditions, developers use the existing city and county roads to bring in hundreds of double dump truck loads of gravel for their development which negatively affects existing roads. Do they have an obligation to contribute to fixing these roads they've hastened to destroy with their heavy trucks and earthwork machinery?

4. What happens now for traffic safety at the weird intersection of Silberhorn and 7th Avenue with the additional traffic added by the Heckman development in concert with the Rolling Hills subdivision? Also, adding the large amount of vehicle trips that must be anticipated with these two developments on to an undersized Silberhorn with no bike lanes is certainly an additional problem for safety.

5. Off site parking. 7th Avenue should not be used for overflow parking the Heckman development creates. Parking on 7th Avenue narrows the street endangering those riding bicycles in areas where no bike lane has been provided. Solution? Require bike lanes.

6. Light pollution from Heckman and its effect on existing developments should be addressed by requiring dark sky fixtures.

In closing, the City of Sequim should be acting on behalf of its existing citizens by ensuring new developments are planned with adequate measures for amelioration of potential roadway, drainage, and safety issues.

Respectfully submitted,
Margaret Garrington
160 Petal Lane
Sequim, WA

Travis Simmons

From: Arnold Bleicher <ridesequim@gmail.com>
Sent: Saturday, September 21, 2024 4:19 PM
To: Planning Department
Subject: Heckman Subdivision

You don't often get email from ridesequim@gmail.com. Learn why this is important

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.

TO: Sequim City Planning Department
FROM: Arnold Bleicher – President Cherry Blossom Estates HOA

RE: Heckman Subdivision

To Whom It May Concern:

The proposed plat alteration for Heckman subdivision has several serious implications for the homeowners of the HOA I represent. Please consider the following issues;

1) What is the statute of limitations on an approval? The original plat was approved in 2005, almost 20 years ago now. Have there been any changes to the zoning or engineering that would apply to the new application?

   When the old plat was approved it was done prior to many of the homes being built nearby. Engineering that was done then did not take into account the numerous homes built since approval. Not only Cherry Blossom Estates (CBE) but Home Estates have added many homes in the area increasing the impermeable surfaces and increasing drainage runoff. Cherry Blossom Estates is very sensitive to this issue as a number of our homeowners are impacted by the high water table that exists in our area.

2) There is reference to water table being 3 to 6 feet. When was that study done? Was it done 20 years ago or very recently? Was it done in the wet season or the dry season? Just 50 yards away CBE experiences water tables nearer to 2' in the wet season. Given that the new plat shows 50% impermeable surface, what will be done to mitigate their drainage having impact on our homeowners?

There is reference to the swale that borders our HOA and the Heckman subdivision.
* What will be done to assure that no drainage from Heckman will seep into that swale?
* What will prevent access to that swale by residents in the new subdivision?
* What will be done to fix the existing problem with the current pipes that feed water to channels that run under Silberhorn Road between Heckman and CBE? Existing pipes were not engineered nor placed with permits. During wet periods the water backs up and floods the northeast corner of CBE. What will be done to resolve this flooding before adding to it?

3) Parking should not be allowed on 7th Avenue.

From what I can gather, the plan shows 11 parking spaced for 44 units. My guess is that refers to guest parking spaces since, even with only one car per household that would require 44 parking spaces on-site.
The existing units adjacent average more than 1 vehicle per unit. If there is not ample on-site provisions, only 11 parking spaces is woefully inadequate. I would like some clarification.

4) Right of Way encroachment.

Heckman will generate around 150 vehicle trips per day when completed. How will bicycle riders safely navigate from our area to downtown without bike lanes, which have been omitted from any section of 7th Ave south of 101?

Sequim prides itself on being a bike-friendly community. However, that appears only to apply to the city streets north of 101. The recently approved Rolling Hills subdivision being built on 7th Ave (north of Silberhorn to McCurdy) will increase traffic by over 1,000 vehicle trips per day when built out.

Home Estates II will be built at some point in the future, adding hundreds of vehicle trips a day onto that section of 7th Ave.

Allowing parking along 7th Ave south of Silberhorn will make riding bicycles even more dangerous since there will be no bike lanes provided and, with vehicles parked along 7th Avenue, it will force bikes into traffic lanes. For a city promoting sustainability and using alternative modes of transportation, filling streets with parking while providing no bike lanes and forcing bicycle traffic into traffic is not only counter-intuitive, it is dangerous and potentially negligent.

5) Common areas appear to be sacrificed for the sake of allowing maximum units. Where will the people residing in this new area have to be outdoors?

Respectfully submitted,

Arnold Bleicher
160 Petal Lane
President Cherry Blossom Estates HOA

Travis Simmons

From: Jerry Amy Ouzts <ouztsak@gmail.com>
Sent: Sunday, September 22, 2024 8:07 PM
To: Planning Department
Subject: SUB-24-005 Heckman Subdivision Comments

You don't often get email from ouztsak@gmail.com. Learn why this is important

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.

TO: Sequim City Planning Department
FROM: Jerry Ouzts – Board Member Cherry Blossom Estates HOA

RE: SUB-24-005 Heckman Subdivision

To Whom It May Concern:

The proposed plat alteration for Heckman subdivision has several serious implications for the homeowners of the HOA I represent. Please consider the following issues;

SEPA checklist:
B.1: The site is not flat, it has large hills on the west side. Steepest slope is likely 45%.
B.3.c2): water runoff: waste can easily enter the groundwater from users' vehicles, washing vehicles, dumping, spraying yards with poisons, etc. There is direct entry from surface to ground without any biofiltration, etc.
B.3.c.3): the proposal alters the site by removing the hills and vegetation, and potentially allowing runoff from site to neighboring swale to west.
4 Plants a: there are several large(mature) deciduous and evergreen trees on the site.
b: they are planning to remove ALL vegetation to include mature trees.
d: The proposal does not specify landscaping or permanent BMP's. There are no green spaces like in the 2005 proposal, it appears to be flat, open turf grass with no open green spaces. Similar to buildings next door. very undesirable and looks shabby due to lack of space. There is no shown biofiltration for runoff from pavements and hardscapes. This is required by Sequim using LID, not just direct infiltration of storm runoff.
Noise: no mitigation is stated, this relies on owners of units, which may or may not be available or enforce quiet hours.
8. Land Use, i: The proposal does not state number of residents, only a range. It is important for planning to know the actual number.
9 housing: How will these be priced, it states low to middle income but how will this be managed? Will there be mechanisms in place to control the appearance of the units and site?
10. The views from all sides will be affected. The plan is removing mature trees and hills. This will now be a direct line of sight from Cherry Blossom Estates (CBE) neighborhood to the new construction. Less

desirable.
11. Lighting should require anti light pollution type lighting. Neighboring homes should not be affected by the new lighting.
14 Transportation: Off street parking is a poor solution, while cheap it is messy and unsecure. It states only 12 spaces for up to 100 people residing there. More information is required. This currently will not support 44 - 100 people.
14.d: Will there be any control of the new residents using Home Estates roads and neighborhood access? This states Rollinghills Way but it is actually Comfort Way, all documents should be consistent. Appears they reused the older information.
14.f: I believe there will also be a peak both morning and evening.
14.h: There will be no measures to reduce or control impacts. Improvements do not control impacts. Silberhorn is getting busier and busier with drivers using it to access 101 via River Road. They are driving too fast oftentimes, there are no shoulders and no safe way for pedestrians/bikes to use Silberhorn. This new development along with adjacent home development will make traffic 100 fold worse. County and City need to develop the streets to allow safe passage and control speeds. Speed bumps along Silberhorn, not tables, but bumps.

Plans:
VM-1: There is no building in the NW corner(Lot 4) as shown on this plat. This also shows the mature trees on the site. The new plan has very little green space and primarily just pavements, buildings and sidewalks

Preliminary Storm: The ditch along the west side is on CBE property and is specific to the neighborhood for flood protection.
There needs to be assurance this new development will not allow runoff into Cherry Blossom Estates(CBE) swale/ditch. The swale was designed only for the neighborhood. I recommend a rise along CBE's swale to ensure no runoff reaches the swale.
Has any downstream design been done to see if the runoff from this plan will overload the system? I recognize they plan to dump it all underground.
Natural infiltration is significantly different then direct infiltration and the plan is not maintaining the existing drainage.
Minimum Requirement #5: They are not using LID or BMPs but rather just direct infiltration.
#6 Treatment: no treatment is being used, infiltration is not treatment, they need to apply significant treatment measures.
P0: Not enough easements along CBE to ensure no encroachment.
P1: how will shared driveways be used, unclear. More info needed.
P6 detail C: The detail is not correctly shown, The perf pipe is 3' diameter, while the depth of the trench is also 3', this does not allow for any coverage or base.
Summary: BMP's listed are not clearly shown the application, they are just attached.Are these going to be required by the owner to ensure proper maintenance and avoidance of poisons and waste into the infiltration system?
Will any onsite infiltration rates testing be done?
Notice of application was not properly applied. Still unknown when a meeting for this property is being scheduled. Just received notice last week.

Respectfully submitted,

Jerry Ouzts, PE, AVS, LEED AP

50 Petal Lane
Board Member Cherry Blossom Estates HOA

Travis Simmons

From: doug roberts <plnuparents@yahoo.com>
Sent: Wednesday, September 25, 2024 3:56 PM
To: Planning Department
Subject: Heckman Subdivision

You don't often get email from plnuparents@yahoo.com. Learn why this is important

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,
We received the letter of "Notice of Application" regarding the Heckman Subdivision. We have a couple of concerns. We live at 91 Petal Lane.

- We noticed the original date for application was 2005. What is the statute of limitations to act upon that application?

- The ground water table is 3-6 ft. How will that affect excavating the land and building? Being that the water table is so high won't you hit water as you dig for pipes, post holes, etc?

- The last concern is about the number of stories that the building on the west side of the property. Single story duplexes would be suitable. Two story condos or 4 plexes would not be suitable. Considering that all the houses on Petal Lane that backs up to the west side of this development, if 2 story buildings are built the residents would be able to see into all of our backyards. Single level duplexes would not present this challenge.

Thank you for hearing our concerns.

Regards,

Eugene & Jo Roberts

Outlook

Heckman Subdivision

From JOYCE Pardee <joycentony2@msn.com>
Date Fri 9/27/2024 5:13 PM
To Planning Department <planningdept@sequimwa.gov>

You don't often get email from joycentony2@msn.com. Learn why this is important

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.

Response to the Heckman Subdivision Plat Alteration

I live at 11 Petal Lane in Cherry Blossom Estate located east of the proposed subdivision and would like to express my protest and unhappiness over the plan for the Heckman subdivision.

I'm not an engineer so much of the information I read pertaining to the application for the project is not within my expertise. However, I can attest to the serious storm and groundwater issues I have witnessed in over eleven years of living in CBE in a home that borders the northwest corner of the planned project boundary.

Fall, winter and spring often brings water issues. Yes, there is a drainage ditch that runs east to west next to Silberhorn. However the ditch is not much of a concern to the city and it's rare to see them checking it. Often it's not draining the water run off like was intended to do. In really wet weather the water can overflow so there is standing water from Petal Lane to 7th Avenue along the street, the sidewalk and often into the apartment parking lot. Years back I sent pictures to the city of the water that often starts encroaching on my own property. I received no acknowledgment.

The ditch running south to north next CBE's fence line is admittedly dry most the year but when we have a big downpour it can and has filled to the brim with rushing water. It adds more worry when it meets up with a full ditch along Silberhorn.

It would be great to trust that the project won't impact CBE in any way but we have our HOA's

history to go by. We've had drainage problems since it was built and approved with a street not up to city codes, thus we get zero help from the city about the drainage problems.

Our HOA has an underground spring running under several of our homes. Over the years the water has gradually impacted several homes here filling crawlspaces and back yards necessitating sump pumps to drain the water off. It has effected homes in Home Estate as well so I can't fathom that it would not be of concern and be considered in the drainage of the proposed subdivision. I saw nothing even mentioning it in the documents submitted. I did read ground water was found on the property between 3 and 6 feet. However at what time of the year was the test done because judging from the standing water I've witnessed on the property I would think it very well would be different during our wet months. My yard that's right next door is very spongy with water in the winter.

And, nowhere do we see what the plan is for the exact design of the buildings. I'm presuming they will be two story structures similar to the apartments already on the plat with windows situated to look directly down on our own windows and yards. Can you imagine how that will also affect the sale of our homes? I'm a senior in my late 70's. My home was my investment to help financially as I get older. I've put a lot of money as well as work in my house and yard with the idea I would get top dollar from its sale some day and now it's questionable.

I realize CBE has little chance of stopping the project but at the very least urge the building department to require the developer to add additional drainage on the land and reconsider their assumption that the ditch along Silberhorn will be able to handle the water run off and that our ditch on the our east boarder won't be impacted by the project.

I’m attaching a few photos I took a few years ago of what we’ve lived with in the rainy season

Respectfully,

Joyce Pardee
11 Petal Lane





FW: SUB-24-005 Heckman Subdivision Question

Planning Department <planningdept@sequimwa.gov>
Sun 8/25/2024 4:28 PM
To:Travis Simmons <tsimmons@sequimwa.gov>

Emily Coler
Community Development Specialist/Code Enforcement
ICC and WABO Certified Permit Technician
Department of Community Development
(360)582-2450
ecoler@sequimwa.gov

Follow along with the Comprehensive Plan update: sequimagine.org; Planning Today, Shaping Tomorrow. We are about 4 weeks out on building permit plan reviews.

NOTICE: This email and any attachments may be subject to disclosure as a public record under the Public Records Act, RCW Chapter 42.56.

-----Original Message-----
From: Ben Fisher <ben@toadly.com>
Sent: Friday, August 23, 2024 1:03 PM
To: Planning Department <planningdept@sequimwa.gov>
Subject: SUB-24-005 Heckman Subdivision Question

[You don't often get email from ben@toadly.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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.

In reviewing the Preliminary Stormwater Plan I noticed that Mailiandra Drive is planned to exit onto Comfort Way. As you know, Comfort Way is a private street owned by Home Estates Homeowner's Association. Do you have an easement showing that allows for a new street to access Comfort Way? If so, please provide me with a copy.

Based on the information you provide, Home Estates Homeowners Association may or may not allow access to Comfort Way from the proposed extension of Maliandra Drive.

Ben Fisher
President
Home Estates Homeowners Association

Comments to Heckman Subdivision SUB24-005

Shatoiya De La Tour <agreatredhead@icloud.com>

Sat 8/31/2024 8:43 PM

To:Travis Simmons <tsimmons@sequimwa.gov>

You don't often get email from agreatredhead@icloud.com. Learn why this is important

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.

From: Richard De. La Tour
91 Jara Way
Sequim, WA 98382
guitarbubba@icloud.com

I am requesting that you extend the comment period for the Heckman Subdivision SUB-24-005. In a conversation with Travis Simmons on August 28, it was noted that not all properties within 300 feet of the application were properly notified. This does not give adequate time for a comment period before a decision is made. Additionally, the comment period should be concurrent with the hearing date so that the public can comment up to as well as during the hearing,

I would like to raise the following concerns and request that they be made part of the public record. Please understand that I may provide other comments at a later date:

The Preliminary Stormwater Control Plan references a ditch located along the west property line which directs offsite stormwater to the drainage ditch along East Silberhorn Road. This ditch should not be considered as a means to convey stormwater runoff as part of the plan. With an estimated 50% impermeable surface stated in the application, the ability to collect and contain stormwater runoff on the subject property is of the utmost importance.

All buildings should be constructed in such a way as to restrict views into neighboring houses and yards to maintain the sense of privacy that current residents now enjoy.

Water pressure is already low in Home Estates as well as Cherry Blossom Estates. The City as well as the applicant should ensure that further development will enhance the water pressure rather than lessen it. After SUB-19-001, also known as Phase II of Home Estates was approved, it was determined that there was not adequate water pressure for the developer to proceed with full development until such time as a solution was found. This same condition should be in place for this project.

The SEPA Checklist appears to be incomplete or inaccurate. For instance, on page 13 it states that there are no evergreen or deciduous trees on site. In fact, there are evergreen as well as deciduous trees on site.

Migratory birds such as Canada geese and Mallard ducks fly through the area semiannually. In addition, White Crowned Sparrows, Black Capped Chickadees, Spotted Towhees, California Quail and other bird species have been observed nesting in the area. To protect migratory flight patterns, local birds, and to preserve the natural beauty of the area, Dark Sky Lighting as defined by the International Dark Sky Association should be required for all outdoor lighting.

The mapping on the Stormwater Control Plan indicates that street access will be made off Comfort Way; Comfort Way is a private street, and we do not wish to have a public street accessing our street. The SEPA Checklist estimates as many as 260 trips per day (23 trips per hour) from the subdivision. The additional traffic load will adversely affect the condition of our private street as well as the sense of peace and tranquility of the residents. The applicant should be denied access to the portion of Comfort Way west of the subject property.

Please contact me in writing or by email so that I know you have received these comments.

Sincerely,

Richard De La Tour

Sent from my iPad

Comments to Heckman Subdivision SUB24-005

Shatoiya De La Tour <agreatredhead@icloud.com>

Sat 8/31/2024 8:39 PM

To:Travis Simmons <tsimmons@sequimwa.gov>

You don't often get email from agreatredhead@icloud.com. Learn why this is important

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.

From: Shatoiya De La Tour
91 Jara Way
Sequim, WA 98382
agreatredhead@icloud.com

I am requesting that you extend the comment period for the Heckman Subdivision SUB-24-005. In a conversation with Travis Simmons on August 28, it was noted that not all properties within 300 feet of the application were properly notified. This does not give adequate time for a comment period before a decision is made. Additionally, the comment period should be concurrent with the hearing date so that the public can comment up to as well as during the hearing,

I would like to raise the following concerns and request that they be made part of the public record. Please understand that I may provide other comments at a later date:

The Preliminary Stormwater Control Plan references a ditch located along the west property line which directs offsite stormwater to the drainage ditch along East Silberhorn Road. This ditch should not be considered as a means to convey stormwater runoff as part of the plan. With an estimated 50% impermeable surface stated in the application, the ability to collect and contain stormwater runoff on the subject property is of the utmost importance.

All buildings should be constructed in such a way as to restrict views into neighboring houses and yards to maintain the sense of privacy that current residents now enjoy.

Water pressure is already low in Home Estates as well as Cherry Blossom Estates. The City as well as the applicant should ensure that further development will enhance the water pressure rather than lessen it. After SUB-19-001, also known as Phase II of Home Estates was approved, it was determined that there was not adequate water pressure for the developer to proceed with full development until such time as a solution was found. This same condition should be in place for this project.

The SEPA Checklist appears to be incomplete or inaccurate. For instance, on page 13 it states that there are no evergreen or deciduous trees on site. In fact, there are evergreen as well as deciduous trees on site.

Migratory birds such as Canada geese and Mallard ducks fly through the area semiannually. In addition, White Crowned Sparrows, Black Capped Chickadees, Spotted Towhees, California Quail and other bird species have been observed nesting in the area. To protect migratory flight patterns, local birds, and to preserve the natural beauty of the area, Dark Sky Lighting as defined by the International Dark Sky Association should be required for all outdoor lighting.

The mapping on the Stormwater Control Plan indicates that street access will be made off Comfort Way; Comfort Way is a private street, and we do not wish to have a public street accessing our street. The SEPA Checklist estimates as many as 260 trips per day (23 trips per hour) from the subdivision. The additional traffic load will adversely affect the condition of our private street as well as the sense of peace and tranquility of the residents. The applicant should be denied access to the portion of Comfort Way west of the subject property.

Please contact me in writing or by email so that I know you have received these comments.

Sincerely,

Shatoiya De La Tour

Sent from my iPad

Heckman Subdivision

Ed Bowman <1edbowman@gmail.com>

Sun 9/1/2024 3:58 PM

To:Travis Simmons <tsimmons@sequimwa.gov>

You don't often get email from 1edbowman@gmail.com. Learn why this is important

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.

The Preliminary Stormwater Control Plan references a ditch located along the west property line which directs offsite stormwater to the drainage ditch along East Silberhorn Road. This ditch should not be considered as a means to convey stormwater runoff as part of the plan. With an estimated 50% impermeable surface stated in the application, the ability to collect and contain stormwater runoff on the subject property is of the utmost importance.

All buildings should be constructed in such a way as to restrict views into neighboring houses and yards to maintain the sense of privacy that current residents now enjoy.

Water pressure is already low in Home Estates as well as Cherry Blossom Estates. The City as well as the applicant should ensure that further development will enhance the water pressure rather than lessen it. After SUB-19-001, also known as Phase II of Home Estates was approved, it was determined that there was not adequate water pressure for the developer to proceed with full development until a solution is found. This same condition should be in place for this project.

The SEPA Checklist appears to be incomplete or inaccurate. For instance, on page 13 it states that there are no evergreen or deciduous trees on site. In fact, there are evergreen as well as deciduous trees on site.

Migratory birds such as Canada geese and Mallard ducks fly through the area semiannually. In addition, White Crowned Sparrows, Black Capped Chickadees, Spotted Towhees, California Quail, and other bird species have been observed nesting in the area. To protect migratory flight patterns, and local birds, and to preserve the natural beauty of the area, Dark Sky Lighting as defined by the International Dark Sky Association should be required for all outdoor lighting.

The mapping on the Stormwater Control Plan indicates that street access will be made off Comfort Way; Comfort Way is a private street, and we do not wish to have a public street accessing our street. The SEPA Checklist estimates as many as 260 trips per day (23 trips per hour) from the subdivision. The additional traffic load will adversely affect the condition of our private street as well as the sense of peace and tranquility of the residents. The applicant should be denied access to the portion of Comfort Way west of the subject property.

Please contact me in writing or by email so that I know you have received these comments.

Sincerely,

Edward & Gwelda Bowman

Your Name

I am requesting that you extend the comment period for the Heckman Subdivision SUB-24-005. In a conversation with Travis Simmons on August 28, it was noted that not all properties within 300 feet of the application were properly notified. This does not give adequate time for a comment period before a decision is made. Additionally, the comment period should be concurrent with the hearing date so that the public can comment up to as well as during the hearing,

I would like to raise the following concerns and request that they be made part of the public record. Please understand that I may provide other comments at a later date:

The Preliminary Stormwater Control Plan references a ditch located along the west property line which directs offsite stormwater to the drainage ditch along East Silberhorn Road. This ditch should not be considered as a means to convey stormwater runoff as part of the plan. With an estimated 50% impermeable surface state in the application, the ability to collect and contain stormwater runoff on the subject property is of the utmost importance.

All buildings should be constructed in such a way as to restrict views into neighboring houses and yards to maintain the sense of privacy that current residents now enjoy.

Water pressure is already low in Home Estates as well as Cherry Blossom Estates. The City as well as the applicant should ensure that further development will enhance the water pressure rather than lessen it. After SUB-19-001, also known as Phase II of Home Estates was approved, it was determined that there was not adequate water pressure for the developer to proceed with full development until such time as a solution was found. This same condition should be in place for this project.

The SEPA Checklist appears to be incomplete or inaccurate. For instance, on page 13 it states that there are no evergreen or deciduous trees on site. In fact, there are evergreen as well as deciduous trees on site.

Migratory birds such as Canada geese and Mallard ducks fly through the area semiannually. In addition, White Crowned Sparrows, Black Capped Chickadees, Spotted Towhees, California Quail and other bird species have been observed nesting in the area. To protect migratory flight patterns, local birds, and to preserve the natural beauty of the area, Dark Sky Lighting as defined by the International Dark Sky Association should be required for all outdoor lighting.

The mapping on the Stormwater Control Plan indicates that street access will be made off of Comfort Way, Comfort Way is a private street and we do not wish to have additional vehicles using our street. The SEPA Checklist estimates as many as 260 trips per day (23 trips per hour) from the subdivision. The additional traffic load will adversely affect the condition of our private street as well as the sense of peace and tranquility of

the residents. The applicant should be denied access to the portion of Comfort Way west of the subject property.

Please contact me in writing or by email so that I know you have received these comments.

Sincerely,

Ben Fisher

10 Jara Way, Sequim, WA 98382

Subject: Comments to Heckman Subdivision SUB24-005

From: Susan Schneider
90 Rolling Hills Way, Sequim, WA 98382

I am requesting that you extend the comment period for the Heckman Subdivision SUB-24-005. In a conversation with Travis Simmons on August 28, it was noted that not all properties within 300 feet of the application were properly notified. This does not give adequate time for a comment period before a decision is made. Additionally, the comment period should be concurrent with the hearing date so that the public can comment up to as well as during the hearing,

I would like to raise the following concerns and request that they be made part of the public record. Please understand that I may provide other comments at a later date:

The Preliminary Stormwater Control Plan references a ditch located along the west property line which directs offsite stormwater to the drainage ditch along East Silberhorn Road. This ditch should not be considered as a means to convey stormwater runoff as part of the plan. With an estimated 50% impermeable surface stated in the application, the ability to collect and contain stormwater runoff on the subject property is of the utmost importance.

All buildings should be constructed in such a way as to restrict views into neighboring houses and yards to maintain the sense of privacy that current residents now enjoy.

Water pressure is already low in Home Estates as well as Cherry Blossom Estates. The City as well as the applicant should ensure that further development will enhance the water pressure rather than lessen it. After SUB-19-001, also known as Phase II of Home Estates was approved, it was determined that there was not adequate water pressure for the developer to proceed with full development until such time as a solution was found. This same condition should be in place for this project.

The SEPA Checklist appears to be incomplete or inaccurate. For instance, on page 13 it states that there are no evergreen or deciduous trees on site. In fact, there are evergreen as well as deciduous trees on site.

Migratory birds such as Canada geese and Mallard ducks fly through the area semiannually. In addition, White Crowned Sparrows, Black Capped Chickadees, Spotted Towhees, California Quail and other bird species have been observed nesting in the area. To protect migratory flight patterns, local birds, and to preserve the natural beauty of the area, Dark Sky Lighting as defined by the International Dark Sky Association should be required for all outdoor lighting.

The mapping on the Stormwater Control Plan indicates that street access will be made off Comfort Way; Comfort Way is a private street, and we do not wish to have a public street accessing our street. The SEPA Checklist estimates as many as 260 trips per day (23 trips per hour) from the subdivision. The additional traffic load will adversely affect the condition of our private street as well as the sense of peace and tranquility of the residents. The applicant should be denied access to the portion of Comfort Way west of the subject property.

Please contact me in writing or by email so that I know you have received these comments.

Sincerely,

Susan Schneider

SUSAN@RV-ing4life.com

Susan Schneider
90 Rolling Hills Way
Sequim, WA 98382

Ci
SE 0 3 2024
Finance

City Council
c/o Travis Simmons
152 W. Cedar Street
Sequim, WA 98382

Outlook

sub-24-005 Heckman subdivision comments

From Judith Pasco <pasco@olypen.com>
Date Wed 9/4/2024 1:22 PM
To Planning Department <planningdept@sequimwa.gov>

[You don't often get email from pasco@olypen.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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.

Good afternoon,

I live in Home Estates that borders this proposed subdivision. There is so much that needs to be addressed here.

There were notification errors. A number of residents did not receive notification of this although they are within the distance requiring notification.

The issue with the exit of Maliandra onto Comfort Way is problematic, as Comfort Way is our private street. Because we maintain that street, the extra traffic could be costly. The way it is designed, residents of the new subdivision would likely use Comfort Way, Jara Way and Rolling Hills Way as access streets. We can't allow that. People in 44 units would create stress and cause damage to our existing private roads.

The water issue is critical. I was told (during one call to the city) that Home Estates and the 2 adjacent subdivisions have the lowest water pressure in all of Sequim. It is my understanding that Home Estates phase B and the Legacy development have been held up because of this very issue. I cannot imagine your allowing 44 more units that would decrease the pressure even further.

In addition there is a lighting issue that needs to be considered in an environmentally friendly way for birds, etc.

I don't know much about a drainage issue, but both Home Estates and Cherry Blossom have had problems with drainage.

So there is much to work out.

I think at this point the hearing has been postponed. Please advise when

it will take place.

Thank you.

Judith Pasco

101 Rolling Hills Way

September 11, 2024

RE: FILE NO. SUB-24-005 – HECKMAN SUBDIVISION – PLAT ALTERATION – MALIANDRA APTS & PARAGON RESIDENTIAL REAL ESTATE

To: Planning Department, City of Sequim
Clerk, City of Sequim

My name is Jean Dager. I reside at Cherry Blossom Estates – 21 Petal Lane and received your Notice of Application concerning this proposed development. Please change your records to reflect my mailing address to my residence address as I will be closing the PO Box shortly.

My questions and concerns regarding this development are:

It is my understanding that the development was originally approved in 2005. Was this approval for 2 stories? The above application refers to an alteration of the plat that was approved in 2005 so I would like to know what the alteration is. Also how long can a plat be good for once approved? Are they subject to changes in planning updates?

Drainage: Is the engineering adequate to assure that our subdivision is not at risk of runoff, drainage or seepage? Apparently the "Preliminary Stormwater Control Plan" appears to consider runoff being channeled into a ditch located along the west property line which directs offsite stormwater to the drainage ditch along East Silberhorn Rd. That is the Cherry Blossom Estates swale and this proposed new development should not have access to water draining into our swale.

Another concern is that the pipes currently draining water under Sillberhorn may not be adequate to handle more runoff (the plan shows 50% plus impermeable surface.) Where is the study addressing this issue? I don't want to have water backing up and impacting my property.

Additionally, it is known that our development has a high water table. What sort of mitigation will be undertaken to not make our situation worse?

We already have low water pressure. How will 44 or more units impact our water pressure?

There is a proposed open space: Will that open space have access to Cherry Blossom Estates drainage swale? This is simply unacceptable to our residents.

Light Pollution: Low level or "dark sky" lighting fixtures should be used in new development.

Please address these very serious concerns and keep me informed of how you will address these issues.

Thank you.

Jean Dager
21 Petal Lane
Sequim WA 98382
jeandager@wavecable.com

Jean Dager
~~PO Box 640~~ 21 PETAL LANE
Sequim, WA 98382-4310

City Clerk - Sequim

RECEIVED
SEP ~~31~~ 13 2024
City of Sequim, DCD/PW

Outlook

FILE NO. SUB-24-005 - HECKMAN SUBDIVISION - PLAT ALTERATION - MALIANDRA APTS & PARAGON RESIDENTIAL REAL ESTATE

From jeandager@wavecable.com <jeandager@wavecable.com>
Date Wed 9/11/2024 4:45 PM
To Planning Department <planningdept@sequimwa.gov>
Cc cityclerk@sequimwa.gov <cityclerk@sequimwa.gov>

You don't often get email from jeandager@wavecable.com. Learn why this is important

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 reside at Cherry Blossom Estates – 21 Petal Lane and received your Notice of Application concerning this proposed development. It is my understanding that the development was originally approved in 2005. Was this approval for 2 stories? The above application refers to an alteration of the plat that was approved in 2005 so I would like to know what the alteration is.

My questions and concerns regarding this development are:

The original approval was made in 2005. How long can a plat be good for once approved? Are they subject to changes in planning updates?

Drainage: Is the engineering adequate to assure that our subdivision is not at risk of runoff, drainage or seepage? Apparently the “Preliminary Stormwater Control Plan” appears to consider runoff being channeled into a ditch located along the west property line which directs offsite stormwater to the drainage ditch along East Silberhorn Road. That is the Cherry Blossom Estates swale and this proposed new development should not have access to water draining into our swale.

Another concern is that the pipes currently draining water under Silberhorn may not be adequate to handle more runoff (the plan shows 50% plus impermeable surface.) Where is the study addressing this issue? I don’t want to have water backing up and impacting my property.

Additionally, it is known that our development has a high water table. What sort of mitigation will be undertaken to not make our situation worse?

We already have low water pressure. How will 44 or more units impact our water pressure?

There is a proposed open space: Will that open space have access to Cherry Blossom Estates drainage swale? This is simply unacceptable to our residents.

Light Pollution: Low level or “dark sky” lighting fixtures should be used in new development.

Please address these very serious concerns and keep me informed of how you will address these issues.

Thank you.

Jean Dager
21 Petal Lane
Sequim WA 98382

Travis Simmons

From: John Coulson <JLCoulson@acrisure.com>
Sent: Thursday, September 12, 2024 10:32 AM
To: Planning Department
Cc: Arnold Bleicher
Subject: Heckman Subdivision.

You don't often get email from jlcoulson@acrisure.com. Learn why this is important

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.

Good Morning, I am writing to express an interest in the Heckman Subdivision. The area around the subdivision has serious issues that need to be addressed.

1) The Swale on the west side of the proposed development(East side of Cherry Blossom Estates) is private property. No permission has been requested or given by the HOA to put water into that swale from any area other than Cherry Blossom Estates. The Pipe at the south end of that swale was put in unpermitted by the city when the Home Estates Development was graded. It has never been addressed by the city as to how to fix that issue. The current storm water pipe that runs under Silberhorn is not large enough to process all the water and will create flooding on Silberhorn and the possibility of a dangerous situation in the event of the next flood.
2) The increased runoff that will be created by the hard surfaces for the new subdivision will overwhelm the current sewer and storm water runoff. During the last period of flooding, the water was pushing up thru the parking lot, storm water runoff lids in the current apartment parking lot. 50% hard scape for the development will exacerbate this problem. What is the plan to increase the available storm water runoff?
3) What is the plan for the corner of 7th and Silberhorn? 3 way stop? Light? Yield? This development will increase the traffic levels significantly. With the building of Rolling Hills Subdivision, which will include 200 new homes, with an average of two cars per household, it will create a significant increase in traffic and congestion.

Thank you for addressing these issues.

John L Coulson
Director of Medicare
426 E Washington St.
Sequim, WA 98382
Email: Jlcoulson@acrisure.com
Phone or Text: 360-683-9284

CASTELL INSURANCE
ACRISURE® PARTNER

IMPORTANT NOTICE:

This email, including any attachments or subsequent replies or forwards, (a) may include confidential, proprietary or other protected information; (b) is sent based upon a reasonable expectation of privacy; and (c) is not intended for unauthorized persons. If you are not the intended recipient, then you must not use, disclose or disseminate the information. In addition, please immediately notify the sender and then permanently delete the message and any attachments, replies or forwards, including any copies or portions thereof. Any unauthorized

review, use, disclosure or distribution of this email is prohibited and may be a violation of law or regulation. It is the responsibility of the recipient to take steps to protect against viruses and ensure that this email (and any attachments hereto) does not adversely affect any computer system into which it is received or opened.

Outlook

Commentary on the Heckman Project (7th and Maliandra)

From Debbie Minch <dminchrdh@gmail.com>
Date Fri 9/13/2024 8:39 AM
To DCD Public Comment <dcdpubliccomment@sequimwa.gov>

You don't often get email from dminchrdh@gmail.com. Learn why this is important

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 would like to comment on the Plat Alteration for a Major Subdivision SUB 05/001

This is regarding the Stormwater Control Plan: Page 2 of this document under Existing Conditions, paragraph 2, sentence 3. My hope and comment is that you will not "assume" that run off discharges to Bell Creek. Please verify there is a connecting point. Something may have been recently done to accomplish this, but in the past I do not believe there was a connection point.

There has been a water issue in that immediate area in the spring when we have heavy rains. Your engineering department has done some mitigation, but just verify that it is enough. thank you.

Travis Simmons

From: margaretgarrington <margaretagarrington@gmail.com>
Sent: Friday, September 20, 2024 4:34 PM
To: Planning Department
Subject: Comments on Proposed Heckman Subdivision

[You don't often get email from margaretagarrington@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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.

To Whom It May Concern,
Sequim is growing and needs housing, this is recognized and I am in no way against new housing being developed. However, after having to endure Rolling Hills subdivision site preparations for the past 7 months and its effect on 7th Avenue traffic and those of us who live south of HWY 101, I do have concerns about city planning and management and the generous allowances given developers to improve these properties. While understanding some street disruption is necessary for a new development, existing residents and impediments to their daily activities should be given adequate consideration with the city requiring developers to do more off site abatement and improvements before completion of their properties.

Please address my concerns for development of the Heckman Subdivision and all new housing developments in Sequim:

1. Existing trees on vacant properties are a resource. Every single tree on the Rolling Hills subdivision was removed, there are also trees on the Heckman property. Why not incorporate existing trees into the subdivision design as part of an open space plan for this and every new development?

2. Drainage and possible flooding of adjacent homes is a serious issue because the water table is so high in this area. As well, the existing Silberhorn storm culverts are undersized. Two winters ago we saw lots of water backing up along the south side of Silberhorn Road and flooding in the area immediately north of the Heckman site and backing up into Cherry Blossom Estates culverts and swales. More impermeable coverage with the development of Heckman will exacerbate this problem as water drains off building and parking areas. Even though catchment basins are proposed for Heckman, it appears this engineering work was completed almost 20 years ago. Conditions have changed in that amount of time. What assurances will there be this development won't negatively affect Cherry Blossom Estates by increasing the possibility of flooding as a result of Heckman development?

3. Sidewalks and bike lanes allow existing residents safety and security for modes of transport other than cars. Rolling Hills development has negatively affected safety for walkers and bikers on 7th Avenue since March of 2024. There are still intermittent road closures, a torn up roadway with large pot holes, dust, gravel, no shoulders, no safe escape from large trucks and speeding vehicles for walkers, bikers, and yes wheel chairs and this over an extended and unacceptable period of time: 7 months and counting. The city should be acting on behalf of its existing citizens, not making things cheap and easy for the developer. While Heckman is a smaller development, these concerns for safe and secure multimodal access along 7th Avenue should be addressed by speeding up the process of restoring 7th Avenue to adequate two lane width with sidewalks, bike lanes, and usable roadways before the interior roadways of this or any development are completed in the city. Citizens in the area shouldn't have to wait months to feel safe to use a city roadway.













Referencing the above stated concerns, compare the last photo of how nice the interior Rolling Hills development road looks compared with photos before it, which is the debacle that is 7th Avenue.

While on this subject of roadway conditions, developers use the existing city and county roads to bring in hundreds of double dump truck loads of gravel for their development which negatively affects existing roads. Do they have an obligation to contribute to fixing these roads they've hastened to destroy with their heavy trucks and earthwork machinery?

4. What happens now for traffic safety at the weird intersection of Silberhorn and 7th Avenue with the additional traffic added by the Heckman development in concert with the Rolling Hills subdivision? Also, adding the large amount of vehicle trips that must be anticipated with these two developments on to an undersized Silberhorn with no bike lanes is certainly an additional problem for safety.

5. Off site parking. 7th Avenue should not be used for overflow parking the Heckman development creates. Parking on 7th Avenue narrows the street endangering those riding bicycles in areas where no bike lane has been provided. Solution? Require bike lanes.

6. Light pollution from Heckman and its effect on existing developments should be addressed by requiring dark sky fixtures.

In closing, the City of Sequim should be acting on behalf of its existing citizens by ensuring new developments are planned with adequate measures for amelioration of potential roadway, drainage, and safety issues.

Respectfully submitted,
Margaret Garrington
160 Petal Lane
Sequim, WA

Travis Simmons

From: Arnold Bleicher <ridesequim@gmail.com>
Sent: Saturday, September 21, 2024 4:19 PM
To: Planning Department
Subject: Heckman Subdivision

You don't often get email from ridesequim@gmail.com. Learn why this is important

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.

TO: Sequim City Planning Department
FROM: Arnold Bleicher – President Cherry Blossom Estates HOA

RE: Heckman Subdivision

To Whom It May Concern:

The proposed plat alteration for Heckman subdivision has several serious implications for the homeowners of the HOA I represent. Please consider the following issues;

1) What is the statute of limitations on an approval? The original plat was approved in 2005, almost 20 years ago now. Have there been any changes to the zoning or engineering that would apply to the new application?

   When the old plat was approved it was done prior to many of the homes being built nearby. Engineering that was done then did not take into account the numerous homes built since approval. Not only Cherry Blossom Estates (CBE) but Home Estates have added many homes in the area increasing the impermeable surfaces and increasing drainage runoff. Cherry Blossom Estates is very sensitive to this issue as a number of our homeowners are impacted by the high water table that exists in our area.

2) There is reference to water table being 3 to 6 feet. When was that study done? Was it done 20 years ago or very recently? Was it done in the wet season or the dry season? Just 50 yards away CBE experiences water tables nearer to 2' in the wet season. Given that the new plat shows 50% impermeable surface, what will be done to mitigate their drainage having impact on our homeowners?

There is reference to the swale that borders our HOA and the Heckman subdivision.
* What will be done to assure that no drainage from Heckman will seep into that swale?
* What will prevent access to that swale by residents in the new subdivision?
* What will be done to fix the existing problem with the current pipes that feed water to channels that run under Silberhorn Road between Heckman and CBE? Existing pipes were not engineered nor placed with permits. During wet periods the water backs up and floods the northeast corner of CBE. What will be done to resolve this flooding before adding to it?

3) Parking should not be allowed on 7th Avenue.

From what I can gather, the plan shows 11 parking spaced for 44 units. My guess is that refers to guest parking spaces since, even with only one car per household that would require 44 parking spaces on-site.
The existing units adjacent average more than 1 vehicle per unit. If there is not ample on-site provisions, only 11 parking spaces is woefully inadequate. I would like some clarification.

4) Right of Way encroachment.

Heckman will generate around 150 vehicle trips per day when completed. How will bicycle riders safely navigate from our area to downtown without bike lanes, which have been omitted from any section of 7th Ave south of 101?

Sequim prides itself on being a bike-friendly community. However, that appears only to apply to the city streets north of 101. The recently approved Rolling Hills subdivision being built on 7th Ave (north of Silberhorn to McCurdy) will increase traffic by over 1,000 vehicle trips per day when built out.

Home Estates II will be built at some point in the future, adding hundreds of vehicle trips a day onto that section of 7th Ave.

Allowing parking along 7th Ave south of Silberhorn will make riding bicycles even more dangerous since there will be no bike lanes provided and, with vehicles parked along 7th Avenue, it will force bikes into traffic lanes. For a city promoting sustainability and using alternative modes of transportation, filling streets with parking while providing no bike lanes and forcing bicycle traffic into traffic is not only counter-intuitive, it is dangerous and potentially negligent.

5) Common areas appear to be sacrificed for the sake of allowing maximum units. Where will the people residing in this new area have to be outdoors?

Respectfully submitted,

Arnold Bleicher
160 Petal Lane
President Cherry Blossom Estates HOA

Travis Simmons

From: Jerry Amy Ouzts <ouztsak@gmail.com>
Sent: Sunday, September 22, 2024 8:07 PM
To: Planning Department
Subject: SUB-24-005 Heckman Subdivision Comments

You don't often get email from ouztsak@gmail.com. Learn why this is important

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.

TO: Sequim City Planning Department
FROM: Jerry Ouzts – Board Member Cherry Blossom Estates HOA

RE: SUB-24-005 Heckman Subdivision

To Whom It May Concern:

The proposed plat alteration for Heckman subdivision has several serious implications for the homeowners of the HOA I represent. Please consider the following issues;

SEPA checklist:
B.1: The site is not flat, it has large hills on the west side. Steepest slope is likely 45%.
B.3.c2): water runoff: waste can easily enter the groundwater from users' vehicles, washing vehicles, dumping, spraying yards with poisons, etc. There is direct entry from surface to ground without any biofiltration, etc.
B.3.c.3): the proposal alters the site by removing the hills and vegetation, and potentially allowing runoff from site to neighboring swale to west.
4 Plants a: there are several large(mature) deciduous and evergreen trees on the site.
b: they are planning to remove ALL vegetation to include mature trees.
d: The proposal does not specify landscaping or permanent BMP's. There are no green spaces like in the 2005 proposal, it appears to be flat, open turf grass with no open green spaces. Similar to buildings next door. very undesirable and looks shabby due to lack of space. There is no shown biofiltration for runoff from pavements and hardscapes. This is required by Sequim using LID, not just direct infiltration of storm runoff.
Noise: no mitigation is stated, this relies on owners of units, which may or may not be available or enforce quiet hours.
8. Land Use, i: The proposal does not state number of residents, only a range. It is important for planning to know the actual number.
9 housing: How will these be priced, it states low to middle income but how will this be managed? Will there be mechanisms in place to control the appearance of the units and site?
10. The views from all sides will be affected. The plan is removing mature trees and hills. This will now be a direct line of sight from Cherry Blossom Estates (CBE) neighborhood to the new construction. Less

desirable.
11. Lighting should require anti light pollution type lighting. Neighboring homes should not be affected by the new lighting.
14 Transportation: Off street parking is a poor solution, while cheap it is messy and unsecure. It states only 12 spaces for up to 100 people residing there. More information is required. This currently will not support 44 - 100 people.
14.d: Will there be any control of the new residents using Home Estates roads and neighborhood access? This states Rollinghills Way but it is actually Comfort Way, all documents should be consistent. Appears they reused the older information.
14.f: I believe there will also be a peak both morning and evening.
14.h: There will be no measures to reduce or control impacts. Improvements do not control impacts. Silberhorn is getting busier and busier with drivers using it to access 101 via River Road. They are driving too fast oftentimes, there are no shoulders and no safe way for pedestrians/bikes to use Silberhorn. This new development along with adjacent home development will make traffic 100 fold worse. County and City need to develop the streets to allow safe passage and control speeds. Speed bumps along Silberhorn, not tables, but bumps.

Plans:
VM-1: There is no building in the NW corner(Lot 4) as shown on this plat. This also shows the mature trees on the site. The new plan has very little green space and primarily just pavements, buildings and sidewalks

Preliminary Storm: The ditch along the west side is on CBE property and is specific to the neighborhood for flood protection.
There needs to be assurance this new development will not allow runoff into Cherry Blossom Estates(CBE) swale/ditch. The swale was designed only for the neighborhood. I recommend a rise along CBE's swale to ensure no runoff reaches the swale.
Has any downstream design been done to see if the runoff from this plan will overload the system? I recognize they plan to dump it all underground.
Natural infiltration is significantly different then direct infiltration and the plan is not maintaining the existing drainage.
Minimum Requirement #5: They are not using LID or BMPs but rather just direct infiltration.
#6 Treatment: no treatment is being used, infiltration is not treatment, they need to apply significant treatment measures.
P0: Not enough easements along CBE to ensure no encroachment.
P1: how will shared driveways be used, unclear. More info needed.
P6 detail C: The detail is not correctly shown, The perf pipe is 3' diameter, while the depth of the trench is also 3', this does not allow for any coverage or base.
Summary: BMP's listed are not clearly shown the application, they are just attached.Are these going to be required by the owner to ensure proper maintenance and avoidance of poisons and waste into the infiltration system?
Will any onsite infiltration rates testing be done?
Notice of application was not properly applied. Still unknown when a meeting for this property is being scheduled. Just received notice last week.

Respectfully submitted,

Jerry Ouzts, PE, AVS, LEED AP

50 Petal Lane
Board Member Cherry Blossom Estates HOA

Travis Simmons

From: doug roberts <plnuparents@yahoo.com>
Sent: Wednesday, September 25, 2024 3:56 PM
To: Planning Department
Subject: Heckman Subdivision

You don't often get email from plnuparents@yahoo.com. Learn why this is important

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,
We received the letter of "Notice of Application" regarding the Heckman Subdivision. We have a couple of concerns. We live at 91 Petal Lane.

- We noticed the original date for application was 2005. What is the statute of limitations to act upon that application?

- The ground water table is 3-6 ft. How will that affect excavating the land and building? Being that the water table is so high won't you hit water as you dig for pipes, post holes, etc?

- The last concern is about the number of stories that the building on the west side of the property. Single story duplexes would be suitable. Two story condos or 4 plexes would not be suitable. Considering that all the houses on Petal Lane that backs up to the west side of this development, if 2 story buildings are built the residents would be able to see into all of our backyards. Single level duplexes would not present this challenge.

Thank you for hearing our concerns.

Regards,

Eugene & Jo Roberts

Outlook

Heckman Subdivision

From JOYCE Pardee <joycentony2@msn.com>
Date Fri 9/27/2024 5:13 PM
To Planning Department <planningdept@sequimwa.gov>

You don't often get email from joycentony2@msn.com. Learn why this is important

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.

Response to the Heckman Subdivision Plat Alteration

I live at 11 Petal Lane in Cherry Blossom Estate located east of the proposed subdivision and would like to express my protest and unhappiness over the plan for the Heckman subdivision.

I'm not an engineer so much of the information I read pertaining to the application for the project is not within my expertise. However, I can attest to the serious storm and groundwater issues I have witnessed in over eleven years of living in CBE in a home that borders the northwest corner of the planned project boundary.

Fall, winter and spring often brings water issues. Yes, there is a drainage ditch that runs east to west next to Silberhorn. However the ditch is not much of a concern to the city and it's rare to see them checking it. Often it's not draining the water run off like was intended to do. In really wet weather the water can overflow so there is standing water from Petal Lane to 7th Avenue along the street, the sidewalk and often into the apartment parking lot. Years back I sent pictures to the city of the water that often starts encroaching on my own property. I received no acknowledgment.

The ditch running south to north next CBE's fence line is admittedly dry most the year but when we have a big downpour it can and has filled to the brim with rushing water. It adds more worry when it meets up with a full ditch along Silberhorn.

It would be great to trust that the project won't impact CBE in any way but we have our HOA's

history to go by. We've had drainage problems since it was built and approved with a street not up to city codes, thus we get zero help from the city about the drainage problems.

Our HOA has an underground spring running under several of our homes. Over the years the water has gradually impacted several homes here filling crawlspaces and back yards necessitating sump pumps to drain the water off. It has effected homes in Home Estate as well so I can't fathom that it would not be of concern and be considered in the drainage of the proposed subdivision. I saw nothing even mentioning it in the documents submitted. I did read ground water was found on the property between 3 and 6 feet. However at what time of the year was the test done because judging from the standing water I've witnessed on the property I would think it very well would be different during our wet months. My yard that's right next door is very spongy with water in the winter.

And, nowhere do we see what the plan is for the exact design of the buildings. I'm presuming they will be two story structures similar to the apartments already on the plat with windows situated to look directly down on our own windows and yards. Can you imagine how that will also affect the sale of our homes? I'm a senior in my late 70's. My home was my investment to help financially as I get older. I've put a lot of money as well as work in my house and yard with the idea I would get top dollar from its sale some day and now it's questionable.

I realize CBE has little chance of stopping the project but at the very least urge the building department to require the developer to add additional drainage on the land and reconsider their assumption that the ditch along Silberhorn will be able to handle the water run off and that our ditch on the our east boarder won't be impacted by the project.

I’m attaching a few photos I took a few years ago of what we’ve lived with in the rainy season

Respectfully,

Joyce Pardee
11 Petal Lane





FILED FOR RECORD AT THE REQUEST
OF OLYMPIC PENINSULA TITLE CO
RECORDED IN RECORDS OF CLALLAM CO

2004 AUG 16 PM 4:20

2004 1139552 Clallam County

WHEN RECORDED RI

Name Errol Cowan c/o Clark Land Office

Address P. O. Box 2199

City, State, Zip Sequim, WA 98382

0107757SDS

(4)

ROAD MAINTENANCE AGREEMENT AND DECLARATION OF EASEMENTS For GREENTRUST SHORT PLAT

WHEREAS, **ERROL COWAN** is the owner of the following real property situated in the City of Sequim, Clallam County, Washington:

GreenTrust Short Plat as recorded November 14, 2003, in Volume 30 of Short Plats, Page 59 under Auditor's File Number 2003 1122501, Records of Clallam County, Washington.

and

WHEREAS, said Grantor desires to create a Road Maintenance Agreement for the purpose of the establishment, construction, repair and maintenance of a common roadway and/or utilities over and across the easements as shown on the attached Exhibit A, as approved by and on file at the City of Sequim, now therefore

THE UNDERSIGNED DECLARES: The following covenants, restrictions, conditions, benefits, limitations and easement with respect to said property, to run with the land, and be binding upon all subsequent purchasers and successors in interest.

1. Easement. There is hereby created a perpetual, non-exclusive easement, over, under and across those roadways as shown on the road network map plan for the subject property as drawn by Clark Land Office, revised on March 11, 2004, as approved by and presently on file with the City of Sequim Public Works/Planning Office, a copy of which is made a part hereof and attached as Exhibit A, to wit:

All present and future lots in Phases 2 and 3 are hereby granted access trail and utility easements over the road that parallels and runs inside of the westerly boundary of Phase 1, Lot C on said map; and

Unofficial Copy

All present and future lots in Phase 3 are hereby granted access trail and utility easements over all roads presently identified on said map, Phase 2; and

All present and future lots in Phases 2 and 3 are hereby granted access and utility easements over the road, which road runs along the southerly boundary of Phase 1, Lot A of said map.

All utilities easements as shown on said Exhibit A granted to said Phase 3 are hereby granted to the Boyd property adjoining the southerly and easterly boundaries of said Phase 3. The extension location across Phase 3 to said adjoiner shall be determined by separate document.

2. Assessments. Road assessments shall be made against the various parcels or lots for payment of the costs of maintaining and improving the common access and utility easements provided to the various Phases or parcels as set forth above. All assessments shall be on a pro rata basis based upon the total cost of such maintenance, repair or improvement, divided by the total number of lots or parcels served by said roadway and/or utility easement. Exceptions to the above are: Phase 1, Lot C and Lot A, Phase 1 are exempt from the road network except for those portions within that same lot and Phase. Lots C and B of Phase 1 shall only participate in the maintenance in that portion of the common roadway within the boundaries of said Lot C, Phase 1 to the extent of 0.5% of total cost per lot or dwelling unit, whichever is greater. All lots in Phases 2 and 3 shall bear cost equally as to the balance of maintenance costs of roads on said map in Phase 1. All Lots in Phases 2 and 3 shall equally share in the maintenance costs of roads on said map in Phase 2. Phase 3 lots shall equally share in all of the costs in maintenance of roads on said map in Phase 3.

3. Use Restriction. Primary residential structures that are manufactured in their entirety off-site as complete units either in modular or mobile home formats shall not be placed upon an lot within said subdivision. Pre-manufactured roof trusses, panels and other housing sub-components shall be allowed.

4. Binding Effect. This Declaration and the conditions, restrictions, and easement contained herein, shall be for the benefit of and appurtenant to and run with the land above described, as now exists and is hereafter divided.

DATED this 12th day of August, 2004.

ERROL COWAN

Unofficial Document

ACKNOWLEDGEMENT

State of California)
County of San Diego) ss

On this 12th day of August, 2004, before me, a Notary Public in and for the State of California, duly commissioned and sworn, did personally appear **Errol Cowan** to me known to be the individual who executed the foregoing instrument and acknowledged to me that he signed the same as his voluntary act and deed for the uses and purposes therein mentioned.

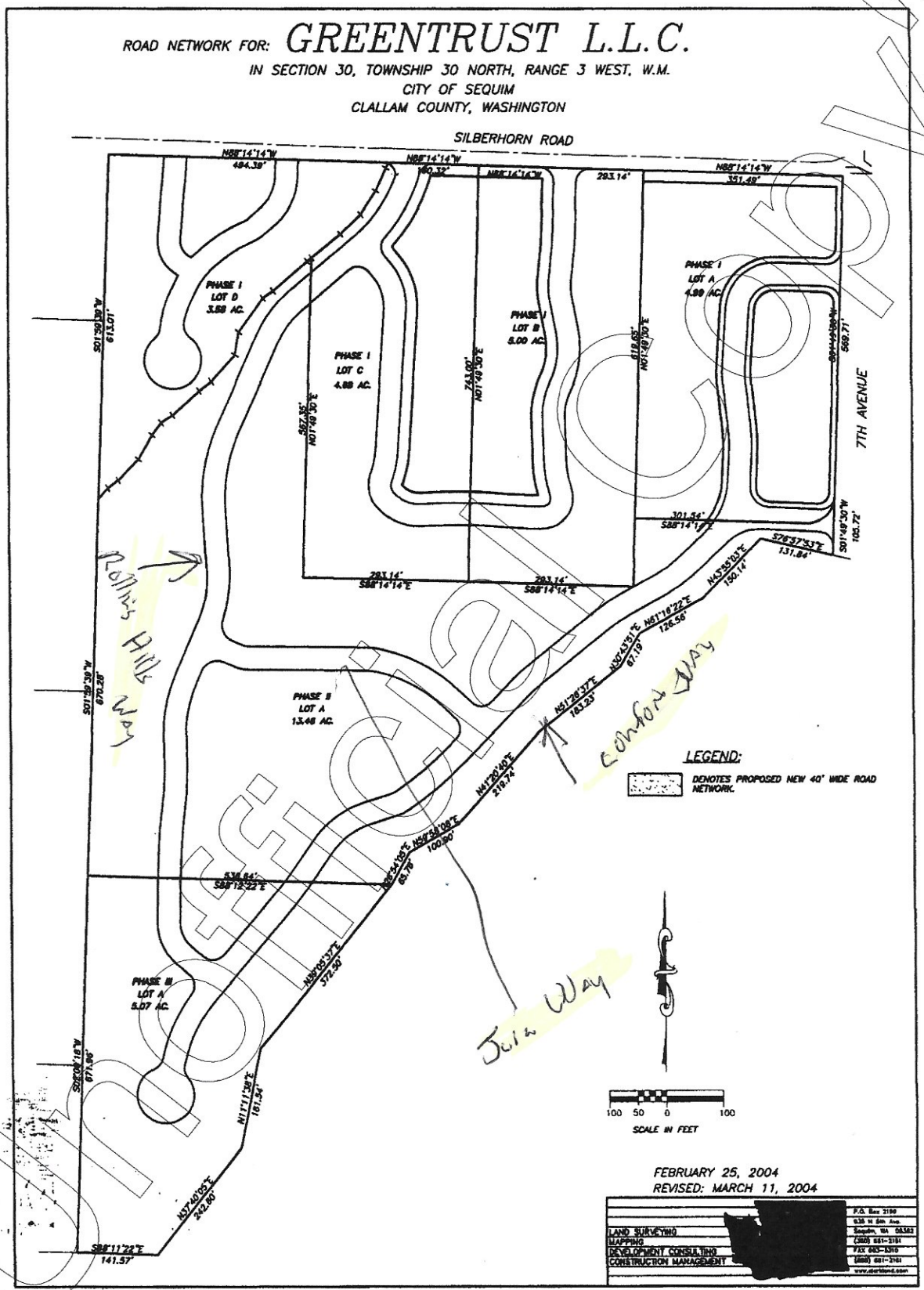
Witness my hand and official seal the day and year first above written.

SHELLEY MARSH
Commission # 1494956
Notary Public - California
San Diego County
My Comm. Expires Jul 13, 2008

Shelley Marsh
Notary Public in and for the State of California
Residing at Escondido
My appointment expires 7/13/2008

Unofficial COPY

EXHIBIT "A"



Unofficial Copy