

**Legacy Ridge**

**Neighborhood Comment Response Matrix**

The community provided a significant volume of comments, over 118, during the course of the project’s initial review and comment period. In reviewing these comments, themes began to emerge and some redundancy was observed. Rather than respond to each comment individually, we compiled the comments and summarized all concerns in the attached list. Our response outlining how the project responds to the concern is listed with the response to comments below. This avoids duplicating responses and provides a single point of information to consider project feedback. Specific comments are referenced by the numeric listing as prepared by the City.

Topic	Response
Housing Real Estate Market Comment: 13, 45, 46, 47, 64, 65, 68, 77, 92, 108, 111, 112, 114, 117	<ol style="list-style-type: none"> <li>1. The property has been in the Boyd Family for several generations. The Boyds have a longstanding history in the community operating an agricultural business in Clallam County and the City of Sequim.</li> <li>2. Homes will be priced at the discretion of the future homebuilder who purchases the residential lots.</li> <li>3. The property will be sold by the Boyds to a qualified land development company and homebuilding company.</li> <li>4. Density is determined by the governing jurisdiction.</li> </ol>
Design & Aesthetics, Character of the Neighborhood, Compatible Development, Light Pollution Comment, 8, 16, 18, 21, 22, 26, 31, 32, 40, 58, 63, 64, 65, 75, 79, 91, 92, 93, 94, 97, 99, 106, 111	<ol style="list-style-type: none"> <li>1. Some of these questions are subject to implementation of City code by City staff. The applicant seeks to defer these to City staff.</li> <li>2. The lot sizing is governed by the City regulations to generate sufficient density to comply with the Growth Management requirements of the state and county.</li> <li>3. The development will preserve the trees along the northwest edge of the ridge. These trees will be set aside in a tract as permanent open space.</li> <li>4. Street light standards can be regulated as a “Condition of Approval” by the City staff’s recommendations.</li> <li>5. Light pollution within critical areas buffers will be managed by directing fixtures away from the buffer. Any necessary path lighting will be composed of downlights with no visible glare to minimize light intrusion into the buffer. By design, there should be no light pollution stressing wildlife in the critical area buffers.</li> <li>6. Development of the property in accordance with land use regulations of the local jurisdiction is a right-of-land ownership.</li> <li>7. Site Planning Design is in accordance with the strict requirements of the City of Sequim.</li> <li>8. The City will manage the “Public Notice” process.</li> <li>9. The City prescribes the tree planting requirements.</li> <li>10. This area of Sequim is zoned for residential development.</li> </ol>
Increased Traffic / TIA Report / 7 <sup>th</sup> Avenue Comment: 14, 15, 23, 24, 25, 27, 28, 34, 41, 42, 48, 52, 58, 59, 66, 82, 83, 94, 95, 98, 106, 109, 110	<ol style="list-style-type: none"> <li>1. The City requires “street interconnectivity” between parcels; therefore, the plat provides for potential future connections to adjoining properties. The developer does not advocate for these future offsite connections. The portions of the 7<sup>th</sup> Avenue South fronting the property will receive urban street improvements such as curb, gutter, and sidewalk.</li> <li>2. The construction of 7<sup>th</sup> Avenue is to City of Sequim standards and aligned to create an Arterial street per City Engineer direction, complete with curb/gutter, planter, and sidewalk on both sides. The intention of the City is to create a north-south arterial traffic corridor for this area of the city.</li> <li>3. Road standards are sufficient to accommodate emergency services and general population traffic. These are prescribed by the City Engineer.</li> <li>4. All the streets to be constructed within this development will include new sidewalks.</li> </ol>

Legacy Ridge

Neighborhood Comment Response Matrix

Topic	Response
<p>Increased Traffic / TIA Report / 7<sup>th</sup> Avenue (<i>continued</i>)</p> <p>Comment: 14, 15, 23, 24, 25, 27, 28, 34, 41, 42, 48, 52, 58, 59, 66, 82, 83, 94, 95, 98, 106, 109, 110</p>	<ol style="list-style-type: none"> <li>5. Improvements to Silberhorn are not included in this development.</li> <li>6. The details of the traffic study are guided by the scope of impact as defined by industry standards and the City Engineer.</li> <li>7. No additional traffic from the development is proposed for Falcon Road.</li> </ol>
<p>Power and Dry Utilities</p> <p>Comments: 49</p>	<ol style="list-style-type: none"> <li>1. The local power utility company is responsible for providing sufficient services to all property and customers. This development will pay all local utilities' development fees.</li> </ol>
<p>Wetlands, Buffers and Habitat Impacts, Environmentally Sensitive Lands, Wildlife Corridor / Migration Route, Loss of Wildlife Habitat, Preserve Natural Properties,</p> <p>Comment: 9, 10, 54, 78, 80, 81, 84, 97</p>	<ol style="list-style-type: none"> <li>1. The Wetland Consultant met with DOE (R. Marz) and the City onsite in July 2016 to review flagging concerns. The wetland report is now updated with the 2014 wetland rating system.</li> <li>2. Wetlands buffers and permitted impacts are regulated by City Critical Areas Code. Protection of the natural resources is a clear priority and asset to this property.</li> <li>3. The purpose of a wetland buffer, as a component of critical area buffer, is in part to maintain habitat quality by preventing direct damage to the wetlands. Wetland buffers are not proposed to be reduced in this development. Stream buffers have been proposed to be modified. Wetland, stream, and steep slopes, and their buffers, are proposed to be combined in enhancement of the critical areas, in compensation for the proposed reductions. These enhancements would include removal of waste, placement of large wood natural structures, and extensive planting of native species. These combined enhancements should improve the ability of the buffer to manage water quality of any runoff to wetlands and streams that may occur from the site.</li> <li>4. To maintain flows to the buffer areas, portions of the roof areas will discharge directly to the buffers. These flows will help ensure the existing runoff patterns are maintained to support the hydrology to the wetlands. PACE's storm drainage report provides greater detail quantifying this information. The sensitive areas, including wetlands, streams, steep slopes, and their associated buffers, are combined and reviewed in the critical areas and geotechnical studies. The presence of critical areas within the site does not prohibit development, but their presence guides the approach and design of the development. This project accommodates critical areas and strives to protect them with buffers that are appropriately sized and of a quality that, as enhanced, improve the quality of the critical areas function over the current, pre-development condition.</li> <li>5. Wildlife tend to use riparian corridors along streams where native vegetation persists, and follow water courses as primary corridors. Use of the open meadow and pasture by any species for migration is limited, as many species would avoid an area where they could be exposed to predators. The use of this meadow area may be reduced by the development. Preservation of primary routes along riparian corridors, and the enhancement of habitat along those routes, was determined to be the most effective way to preserve and enhance wildlife usage on the site, given the loss of some of the open areas.</li> </ol>

Legacy Ridge

Neighborhood Comment Response Matrix

Topic	Response
<p>Wetlands, Buffers and Habitat Impacts, Environmentally Sensitive Lands, Wildlife Corridor / Migration Route, Loss of Wildlife Habitat, Preserve Natural Properties  <i>(continued)</i>            Comment: 9, 10, 54, 78, 80, 81, 84, 97</p>	<ol style="list-style-type: none"> <li>6. The development of the property is designed in accordance with strict development regulations.</li> <li>7. While some loss of wildlife habitat will result from the proposed development, much of the lost habitat is within the areas that were formerly heavily maintained as open pasture spaces. These maintained areas have limited benefit to wildlife. The Applicant has focused efforts on retaining and enhancing buffers within the riparian corridors to improve wildlife habitat around the project. In addition, the use of local plants in site landscaping can also increase use of the urban space by some wildlife species.</li> <li>8. Light pollution within critical areas buffers will be managed by directing fixtures away from the buffer. Any necessary path lighting will be composed of downlights with no visible glare to minimize light intrusion into the buffer. By design, there should be no light pollution stressing wildlife in the critical area buffers.</li> </ol>
<p>Stormwater Management            Comment: 1, 2, 3, 17, 19, 20, 22, 29, 36, 37, 38, 50, 51, 56, 57, 60, 69, 70, 71, 72, 73, 74, 76, 87, 88, 89, 91, 96, 99, 100, 101, 102, 103, 104, 105, 113, 115, 11</p>	<ol style="list-style-type: none"> <li>1. Stormwater management will adhere to City of Sequim requirements established to lessen the impacts of development on natural drainage systems. The conveyance and detention systems are designed to be in full conformance with the City Stormwater Design Manual. The ponds are designed to hold water during peak rainfall events and slowly release water into the ground, at the rate suitable to not overload the ground water. Additional analysis and testing has been performed to provide a benchmark for the optimal infiltration pond design. The stormwater pond's systems will not adversely affect the surrounding properties, nor will they cause flooding. The systems are closely reviewed by the City staff and the City consultants. The ponds are designed in accordance with public safety regulations. Fencing of perimeter may occur, depending on slopes in the pond. Maintenance of the stormwater ponds will be the responsibility of the Legacy Ridge HOA.</li> <li>2. The pond system does not generate any noise related to the energy dissipaters. Energy dissipaters are devices designed to protect downstream areas from erosion by reducing the velocity of flow to acceptable limits.</li> <li>3. Visual landscape buffers are prescribed by City code, and are in accordance with the City standards. Changes to the selected plant material is at the discretion of the City staff.</li> <li>4. The ponds are separated from the nearby single-family homes by over 100 feet.</li> <li>5. Adjoining properties currently affected by seasonal rain events and/or local flooding may be reduced with interception of stormwater runoff and detention.</li> <li>6. Collectively, these following measures provide a coordinated and comprehensive response that fulfills City requirements and addresses many low impact strategies desired by the City.             <ol style="list-style-type: none"> <li>a. The Stormwater Report (prepared by PACE), with support from the Geotechnical Report by Associated Earth Sciences Incorporated (AESI), discusses how the project addresses the primary approaches to stormwater management.</li> <li>b. Onsite Management – Specific Best Management Practices (bioretention and infiltration) aimed at retaining runoff on the site and reducing the rate, volume and duration of runoff.</li> <li>c. Flow Control – Storage or detention pond that temporarily stores rainfall before releasing.</li> <li>d. Infiltration – The infiltration pond system is designed to release water at a controlled rate back into the ground, thereby re-charging the groundwater.</li> </ol> </li> </ol>

Legacy Ridge

Neighborhood Comment Response Matrix

Topic	Response
<p>Stormwater Management  <i>(continued)</i></p> <p>Comment: 1, 2, 3, 17, 19, 20, 22, 29, 36, 37, 38, 50, 51, 56, 57, 60, 69, 70, 71, 72, 73, 74, 76, 87, 88, 89, 91, 96, 99, 100, 101, 102, 103, 104, 105, 113, 115, 118</p>	<ol style="list-style-type: none"> <li>7. The Applicant has commissioned additional and supplemental studies of the site to more clearly articulate the condition of the groundwater and capacity to receive the slow release (infiltration) of the stormwater into the ground. Please refer to the supplemental studies prepared by AESI.</li> <li>8. Offsite drainage will be collected and conveyed through the proposed stormwater drainage system.</li> <li>9. Stormwater will be released in a controlled manner. Please refer to the design report. A "Dispersal Method" of release is not proposed.</li> <li>10. Location of the pond access road has been relocated to the south by 100 feet to relieve concern of the adjacent residents.</li> <li>11. No additional stormwater is proposed to be released in the direction of Eastgate Place.</li> <li>12. The stormwater detention system will not harm the adjacent septic systems on Eastgate Place. The systems are separated.</li> <li>13. No "unmitigated" flows will be released into ditches. The release of stormwater is directed by the City Stormwater Design Manual.</li> <li>14. Runoff from the subdivision will not impact the adjoining homes.</li> <li>15. Runoff from the subdivision will not create uncontrolled surface water ponds.</li> </ol>
<p>Archaeology, Historic / Cultural Study</p> <p>Comment: 11</p>	<ol style="list-style-type: none"> <li>1. Tierra Right of Way Services, Ltd. (Tierra) conducted a cultural resources overview of the above-referenced project to provide sufficient information to determine what further actions may be required regarding cultural resources.</li> <li>2. Tierra's cultural review of the project did not result in the identification of any landmarks or evidence of historic, archaeological, scientific, or cultural importance on the subject property. A review of the Washington State Department of Archaeology and Historic Preservation's (DAHP) database (WISAARD) indicates that there are no recorded sites, cemeteries, inventoried historic structures, or known historic properties listed or proposed for listing in a national, state, or local historic register within the project area.</li> </ol>
<p>Geotechnical Assessment</p> <p>Comment: 115</p>	<ol style="list-style-type: none"> <li>1. An extensive analysis of the site was completed and reported in the Geotechnical Assessment Report, submitted in October 2016. An addendum letter was recently prepared in response to the City comments asking for additional details. Please refer to supplemental letter addendum dated March 2107. Groundwater Monitor Report was prepared by AESI in August 2017.</li> </ol>
<p>School District</p> <p>Comment: 53, 6</p>	<ol style="list-style-type: none"> <li>1. The School District is prepared to accept more students. Appropriate mitigation fees will be paid as required by the homebuilder to the City.</li> </ol>
<p>Health and Public Services, Public Safety</p> <p>Comment: 4, 5, 7, 28, 32, 35, 55, 106, 116</p>	<ol style="list-style-type: none"> <li>1. Best for city staff to comment regarding the adequacy of services.</li> <li>2. Any potential discovery of a need for Toxic clean-up is initially the responsibility of the property owner and the developer.</li> </ol>

**Legacy Ridge**

**Neighborhood Comment Response Matrix**

Topic	Response
Water System Comment: 12, 33, 39, 43, 44, 56, 62, 67, 94, 107	1. The local Public Utilities District has confirmed the existing water system is generously served with sufficient volume and pressure. Irrigation water will be available to each new home site.
Sanitary Sewer System Comment: 86, 118	1. The City provides a point of connection to the property for the sanitary sewer conveyance.