From:	CDS User
To:	Jeff Watson; Chelsea Benner; Dusty Pilkington; Dan Carlson; Kelly Bacon
Subject:	FW: Long Plats - LP-17-00003 River Ridge
Date:	Wednesday, April 12, 2017 10:23:48 AM

Not sure who to send this to, so here you go ☺

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From: Peg Bryant [mailto:pbryant@inlandnet.com]
Sent: Saturday, April 08, 2017 4:57 PM
To: CDS User
Subject: Long Plats - LP-17-00003 River Ridge

As a nearby resident of Roslyn who lives on Fifth Street Alley, I would hope that Nelson Dairy Road never becomes a secondary access route to this subdivision as this road becomes Memorial Drive and goes through the Roslyn Cemetery. This would greatly increase traffic volumes. I would also hope that OS-8 remains in open space in perpetuity due to its proximity to the cemetery and to Roslyn. I was heartened to see that dark sky standards were identified in Part 2 of the roadway plan and ask that these standards be used throughout this subdivision (not just “minimal nighttime lighting”) and expect those standards to be reinforced. It saddens me to see the destruction and removal of 86 acres of vegetation, etc. which includes the projected future development. It is scary the amount of future development (506.5 acres) that is planned for Phase 2 Division 3 (River Ridge) so close to Roslyn. I also saw no mention of cougar or bear as species that are in this area. In addition, I am concerned about the percentage of impervious surfaces to be added in this area. With this first plat, 20% is identified while this figure increases to 50% at build out in this area. I am concerned about the impact of this new development on the regional sewer plant; because capacity is limited. This appears to be a very high percentage. Please include me in all future notifications about development in this area. Thank you, Margaret Bryant, Post Office Box 441 Roslyn, WA 98941.

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