From:	CDS User
To:	Jeff Watson; Dusty Pilkington; Chelsea Benner; Dan Carlson
Subject:	FW: LP-17-00004MDJ longPlat and Currier Heights Planned Unit Development PD-16-00001
Date:	Tuesday, May 23, 2017 3:58:41 PM
Importance:	High

FYI

From: Arvilla [mailto:arvilla@hctc.com]
Sent: Tuesday, May 23, 2017 3:55 PM
To: CDS User
Subject: LP-17-00004MDJ longPlat and Currier Heights Planned Unit Development PD-16-00001
Importance: High

We are parties of record for:
Currier Heights Planned Unit Development project file number PD-16-00001 and MDJ Contractors Long Plat file number LP-17-00004 MDJ Plat

Please submit this document into the record for both of the above projects.
We own a house and property at 1916 West Dry Creek Road (parcel number 771033).
It appears that our property will be in the "eye of the storm" if this development is approved.
Please review the following questions/concerns we have at this time as you develop your final conclusions for this planned development:

1. Our property is at the entrance/exit point for all traffic in and out of the development. Is a traffic impact study going to be undertaken to quantify the level of disturbance, annoyance and hazard caused by the number of trips per day stemming from an average of a minimum of 2.3 vehicles for each of the 35 houses?
2. Sometime prior to a serious flooding event several years ago the former owner of the property immediately to the east of us (now owned by a partner in MDJ Development) plugged the culvert going under Dry Creek Road going north to south. The plugged culvert forced flood water into our property that nearly reached the house. The vacant land for this development in question is in the flood plain of the plugged culvert. The Culvert should be opened for natural flood water disbursement and plan designs need to be in place to address storm water impacts at the location of our house and property. Please contact the Kittitas County Road Supervisor Jim Vandevetter for insight into this situation. I talked with Jim at that time and he is aware that the culvert was plugged and that our property was impacted.
3. If this development is approved, MDJ Contractors, LLC must be required to construct a solid wood fence along the length of our adjoining property lines. At this time, the house on our property is a rental house. If we have tenants with small children the tenant and us would be concerned about the proximity of the roadway without a barrier. We request to reserve the right to approve the location, length, dimensions and quality of the material for the fence. The maintenance and repair/replacement of the

fence will be a long term responsibility of MDJ contractors or future owners of the Plat development that adjoin our property.

4. If the Development is approved the value of our house and property will be diminished. We expect to see the diminished value reflected in our tax assessment.

Dennis and Arvilla Ohlde
15191 E.SR 106, Belfair, WA,98528
360-2753409 and cell 360-731-2099

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