

April 27, 2016

To: Kittitas County Development Services
From: Leri and Vicki Loiseau
Subject: Palomino Fields Development

We are responding to your request for public comment regarding the Palomino Fields Development letter dated 3/25/2016. We would like to comment on the proposed development as it pertains to flood water management.

We live at 1925 Dry Creek Road and the floods of 2009, 2011 and 2016 all resulted in floodwater flowing from the proposed Palomino Field property across the John Wayne Trail behind our property. The floodwater also flows through an old culvert underneath the John Wayne Trail which directly empties onto our property. The floodwaters flow through our property and down through neighboring properties and ended up pooling alongside Dry Creek road, and often flowing across Dry Creek to adjacent properties.

These pictures were taken during the first 3 of 4 floods that we have experienced. I put them together in a logical flow so you can see how the floods have affected our property and our neighborhood.



The John Wayne Trail has old ditches on the north side of it that have filled in over the years so the water reaching the trail has nowhere to go. This picture is taken behind our house at 1925 Dry Creek Road. The property to the north of the trail is the proposed Palomino Fields development.



The floodwater from the field flows over the John Wayne Trail towards our property.



This is a picture of our back yard which is bordered on the north by the John Wayne Trail. There is an old pipe underneath the trail that directs the water flow towards our house. The water then flows out our fence and continues toward Dry Creek Road.



This is Dry Creek Road and the lane that goes to our property. The floodwater has flowed between several neighboring properties and ends up at Dry Creek Road. In this picture the lane to our cul de sac is under water.

Now that the Palomino Fields development is becoming a reality, we believe it is the developers obligation to address floodwater that flows across their property. As we see the results of improper floodwater management at the Black Horse at Whiskey Creek development, we are very concerned that the floodwater issue be addressed early in the planning process.

According to the SEPA Environmental Checklist, Section 3. Water #5 says "There is a portion of this subject property that contains floodplain areas that are associated with Currier Creek. Development is allowed within the 100 year floodplain as long as requirements of the Kittitas County Flood Development Code are met."

Was this study aware of the floodwater issues that occurred during the 2009, 2011, and 2016 floods? We were concerned that a 100 year flood occurred in 2009 and then again in January of 2011, May of 2011, then again in February of 2016.

Please accept our written comments into your records.

Thank you.

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