

BLACK DIAMOND MPD HEARINGS EXHIBIT LIST
Exhibits submitted through August 3, 2011
The Villages/Lawson Hills Development Agreements

No.	Type of Record	Date	Sender	Recipient(s)	Subject
1	Development Agreement: The Villages	07/11/2011	Yarrow Bay	Black Diamond	Development agreements Include exhibit E, municipal code
2	Development Agreement: Lawson Hills	07/11/2011	Yarrow Bay	Black Diamond	Include exhibit E, municipal code
3	Staff Report w/ 13 attachments	07/11/2011	City of Black Diamond	Black Diamond	Staff Report done by city of Black Diamond with 13 attachments. Attachment 13 is submitted citizen letters.
3-13a	Comment Letter	01/07/2011	Jason Paulsen	Mayor Olness and Council Members	Comments on development agreements including open space matters and rural importance
3-13b	Comment Letter w/attachments	01/06/2011	John Starbard, Director of King County Department of Development and Environment Services	Steve Pilcher, City of Black Diamond	Follow-up to the responses of the FEIS to King County and comments on the DEIS. Attachment 1: Comments on draft EIS, 14 pgs. Attachment 2: Comments on MPD, 11 pgs.
3-13c	Comment Letter	01/03/2011	Gene Duvernoy, President, Cascade Land Conservancy	Steve Pilcher, City of Black Diamond	Cascade Land Conservancy comments/concerns on Draft Villages Development Agreement and School Mitigation Agreement
3-13d	Comment Letter	01/03/2011	Peter Rimbo	Steve Pilcher, Andy Williamson	<i>Citizens Technical Team</i> suggested changes to draft development agreements
3-13e	Comment Letter	11/05/2010	Peter Rimbo, Technical Team	Steve Pilcher	Initial comments by Technical Team that reviewed DRAFT Development

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			Leader	Agreements
3-13f	Comment Letter	11/11/2010	Karen Walter, Watersheds and Land Use Team Leader, Muckleshoot Indian Tribe	Steve Pilcher Comments from Muckleshoot Indian Tribe Fisheries Division on draft agreements
3-13g	Notice of Agreement	11/05/2010	Christy Todd, City Attorney, Maple Valley	Steve Pilcher and Andy Williamson Notice of agreement between YarrowBay and city of Maple Valley
3-13h	Comment Letter	11/05/2010	Steve Marshall	Steve Pilcher Comments on Lawson Hills and The Villages Developments. Water table issues.
3-13i	Comment Letter	Undated	Vicki Harp	City of Black Diamond Comments on Development Agreements
3-13j	Comment Letter	11/03/2010	David Johnston, City Manager, Maple Valley	Mayor Rebecca Olness Issues with set-up of hearings for government testimonies
3-13k	Comment Letter	10/28/2010	Lance Seyer	Steve Pilcher Comments on concern for taxpayers regarding the Development Agreements
3-13l	Comment Letter	10/18/2010	Kathy Lange	Steve Pilcher Thank-you letter to Steve Pilcher
3-13m	Comment Letter	06/19/2011	Shirley VonWalter	Steve Pilcher Suggestion to include a nursery in the development plans
3-13n	Comment Letter	06/17/2011	Kristen Bryant, Save Black Diamond	Steve Pilcher and Phil Olbrechts Comments on the impacts of the Development Agreements
3-13o	Comment Letter	06/14/2011	Mike Bertsch	City of Black Diamond Opposition to the proposed development agreement
3-13p	Comment Letter	06/02/2011	Bob Rothschilds	Andy Williamson Comments on stormwater sections of Development Agreements
3-13q	Comment Letter	06/02/2011	Stacey Borland,	Karen Walter, Response to Muckleshoot Indian

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	Response		Associate Planner, Black Diamond	Watersheds and Land Use Team Leader, Muckleshoot Indian Tribe	Tribe Comment Letter
3-13r	Comment Letter	05/23/2011	Gretchen and Michael Buet	Black Diamond	Comment encouraging the downsize of the development plan
3-13s	Comment Letter	05/23/2011	Ty Peterson, Community Development Planner, Maple Valley	Steve Pilcher	Maple Valley comments on the development agreements
3-13t	Comment Letter	05/23/2011	Denise Stiffarm, K&L Gates LLP	City of Black Diamond Hearing Examiner	Comments by Enumclaw School District regarding development agreements
3-13u	Comment Letter	05/19/2011	Richard Hart, Community Development Director, City of Covington	Steve Pilcher	Comments by city of Covington regarding agreements made between the city and YarrowBay
3-13v	Agreement between YarrowBay and City of Covington	05/19/2011	Megan Nelson	Mayor Olness, City Council	Copy of agreement reached between YarrowBay and the city of Covington regarding traffic mitigation measures
3-13w	Comment Letter	05/12/2011	Karen Walter, Watersheds and Land Use Team Leader, Muckleshoot Indian Tribe	Steve Pilcher	Comments on the impacts of the developments on water areas, specifically Crisp Creek etc.
3-13x	Comment Letter	05/13/2011	John Starbard, Director of King County Department of Development and	Steve Pilcher	Comments on concern over proposed location of new facilities within rural areas.

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			Environment Services		
3-13y	Comment Letter	04/09/2011	Lance Seyer	Steve Pilcher	Opposition to the development agreement and large-scale development
3-13z	Email	06/15/2011	Jack and Peggy Sperry	Steve Pilcher	Desire to become a Parties of Record
3-13aa	Email (2)	06/14/2011	William and Cynthia Wheeler	Steve Pilcher	Party of Record Request
3-13bb	Email	06/14/2011	Cindy Proctor	Steve Pilcher	Party of Record Request
3-13cc	Email	06/14/2011	Bob Edelman	Steve Pilcher	Party of Record Request
4	Errata Sheet to Development agreements	07/11/2011	City of Black Diamond	Black Diamond	Changes to Development Agreement
5	Letter	07/11/2011	David Ambur	Black Diamond	Comments on cost to people of Black Diamond from development
6	Letter	07/11/2011	Ty Peterson, Community Development Director: Maple Valley	Steve Pilcher, Black Diamond	Public Hearing Comments from the City of Maple Valley for the Villages and Lawson Hills Development
7 A-I	Conceptual site Plan: The Villages and Lawson Hills	07/11/2011	Yarrow Bay	Black Diamond	Site Plans for each development area
8	Guide to MPD Design and Build-Out	07/11/2011	Yarrow Bay	Black Diamond	Guide to the development agreements that focuses on public concerns that have been brought up previously. Created by Yarrow Bay
9 A-B	2 aerial photos	07/11/2011	Robert Taeschner	Black Diamond	Aerial photos of city of Ur
10	Written Statement	07/11/2011	Ron Taylor	Black Diamond	Lack of specificity in planning

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11	Written Statement	07/11/2011	Jacqueline Taeschner	Black Diamond Preservation of Black Diamond, "A Wish For All Owners of This Land"
12	Comment Letter	07/12/2011	Matthew and Tiffanie McGibney	Black Diamond Comments on objections to master development plans
13	Email Exchange	06/21/2010	Nancy Rogers	Mike Kenyon Final revised conditions for Villages and Lawson
14	Written Statement	07/13/2011	Gomer Evans	Black Diamond Statement in support of the development agreement
15	Written Statement	07/13/2011	Jay McElroy	Phil Olbrechts Public Testimony on issues with development agreements
16	Comment Letter	07/12/2011	Pat Traub	Black Diamond Comments on development plan
17	Comment Letter	07/13/2011	Jim Mendel, Enumclaw resident	Black Diamond Comments on development plan
18	Maps of water system	07/13/2011	Peggy Sperry	Black Diamond Maps detailing areas of Covington water district overlapping within City of Black Diamond
19 A-B	Written Statement and Map of Golden River Development	07/13/2011	Michael Fettig	Black Diamond Written Statement on development plans and Map of example MPD from Sacramento area
20	Written Testimony	07/16/2011	Rich Ostrowski	Black Diamond Testimony for the Villages and Lawson Hills Development Agreement
21	Enumclaw Tri-Party School Agreement	07/14/2011	Ostrowski	Black Diamond Tri-Party School Agreement
22	Comment Letter	07/14/2011	William Burridge	Black Diamond Comments on development agreements
23	Lawson Hills EIS	07/14/2011	Hearing Examiner	Black Diamond Environmental impact statement
24	The Villages EIS	07/14/2011	Hearing Examiner	Black Diamond Environmental impact statement
25	Comment Letter	07/14/2011	Gwenn Maxfield, General Manager,	Black Diamond Comments on the Development Agreement for "the Villages" Master

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			Covington Water District		Plan Development
26	News Article	10/20/2010	Alice Baird	Black Diamond	“Unincorporated King County Roads Need Major Overhaul, Strategic Plan Says” Green Valley Rd. KIROTV.com
27	News Article	12/30/2010	_	Black Diamond	“Half Moon Bay Faces Financial Brink” <i>The Wall Street Journal</i>
28	Enumclaw School District Website	07/14/2011	_	Black Diamond	Summary of Comprehensive School Mitigation Agreement
29	News Article	07/08/2011	-	Black Diamond	“Proposed developments will be a burden” from <i>Maple Valley Report</i>
30	Strategy for Traffic Calming	11/29/2010	Alice Baird	Black Diamond	SE Green Valley Road: Traffic Calming Strategies prepared by Parametrix
31	Written Statement	07/14/2011	Carol Benson	Black Diamond	Comments on fiscal impact analysis and funding agreement
32	Written Comment	07/14/2011	Robert Edelman	Black Diamond	Violation of Contiguity Requirement
33	Written Comment	07/14/2011	Robert Edelman	Black Diamond	Exhibit “E” is Deficient
33 B	Written Testimony	07/14/2011	Robert Edelman	Black Diamond	Abbreviated testimony on the MPD Funding Agreement
34	Map	07/16/2011	Gil Bortleson	Black Diamond	Figure 4.3 “Potential Coal Mine Hazard Areas”
35	Petition	07/16/2011	Maple Valley	Phil Olbrechts, Steve Pilcher, Black Diamond City Council	Inclusion of Black Diamond/Ravensdale/Landsburg /Hobart/Issaquah Road into Parametric Traffic Study
36	Newsletter	07/15/2011	Karen Meador	Black Diamond	King County Historical Organization The Heritage Advisor
37	Written Statement and Email Exchange	07/16/2011	Cindy Wheeler	Black Diamond	Oral Testimony and Email Exchange regarding Water Quality committee

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38	Written Statement	07/16/2011	Joe Lombardo	Black Diamond	Agreement with proposed development
39	Written Statement	07/16/2011	Thomas Skaanland	Black Diamond	Bicycling Options
40	Written Testimony	07/16/2011	Brian Derdowski	Phil Olbrechts	Testimony on development Agreement
41	Design Standards	07/16/2011	Brian Derdowski	Black Diamond	Gig Harbor Design Standards and Review
42	Permit Fees	07/16/2011	Melanie Gauthier	Black Diamond	City of Chelan: Planning and Building Development
43	Written Statement	07/16/2011	E.B. Sam Pace, Jr.	Black Diamond	Written Public Hearing Testimony on the Development Agreement
44	Written Statement	07/14/2011	Valerie and Shane Brazier	Phil Olbrechts	Written comments regarding development agreements
45	Comment Letter	07/20/2011	Chris D. Breeds, SubTerra, Inc.	Kristen Bryant	Lawson Hills MPD-Abandoned mine lands
46	Curriculum Vitae	Undated	Sarah Spear Cooke	Black Diamond	Expertise and experience
47	Email	07/15/2011	Cindy Proctor	Black Diamond	Development agreement testimony
48	Email	07/18/2011	Monica Stewart	Steve Pilcher	Development agreement testimony
49	Comment Letter	07/14/2011	Kevin Patterson, Greater Maple Valley-Black Diamond Chamber of Commerce, Inc.	Hearing Examiner	Proposed development agreement
50	Comment Letter	07/14/2011	Eric C. Frimodt, Inslee Best	Phil Olbrechts	Public Hearing on the Development Agreement-Comments and Submissions by the Covington Water District
51	Email	07/21/2011	Matthew Nolan, King County	Steve Pilcher	Copy of conditions proposed
52	Email	07/23/2011	Peggy Sperry	Steve Pilcher	Written testimony
53	Email	07/26/2011	Bonnie Bryndza	Steve Pilcher	Written testimony regarding schools
54	Email	07/26/2011	Cindy Proctor	Black Diamond	Supplemental school comments with

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55	Email	07/26/2011	Richard & Patricia Hughes	Steve Pilcher Comments for the development agreements
56	Written Statement	07/29/2011	Dan Streiffert, Chair, South King County Group, Sierra Club	Steve Pilcher Written statement for Black Diamond Development Agreement Hearings
57	Written Statement	07/29/2011	Alice Baird	Steve Pilcher Written statement for Black Diamond MPD Development Agreements
58	Email	07/30/2011	Jim and Marilyn Creighton	Steve Pilcher Comments on proposed development
59	Written Testimony	07/11/2011	Ulla Kemman	Steve Pilcher Testimony on Development Agreements
60	Written Statement	08/02/2011	Les Dawson	Steve Pilcher Written statement for MPD Development Agreement Open Record Hearings
61	Written Testimony	08/01/2011	Bob Edelman	Steve Pilcher Written testimony regarding failure to meet Condition 145 of the Lawson Hills MPD Development Agreement
62	Written Testimony	08/01/2011	Bob Edelman	Steve Pilcher Written testimony regarding Fiscal Impact Analysis Section MPD Development Agreements
63	Written Statement	08/02/2011	Steve Heister, Chair, Greater Maple Valley Unincorporated Area Council	Steve Pilcher Written statement from Chair of Greater Maple Valley Unincorporated Area Council
64	Written Testimony	08/02/2011	Bob Edelman	Steve Pilcher Written testimony regarding Identification of Vesting in Development Agreements
65	Written Statement	08/01/2011	Tom A. Daniels	Steve Pilcher Written statement for Black Diamond Development Agreement Hearings

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66	Comment Letter	08/02/2011	Senator Pam Roach	Steve Pilcher	Comments on proposed residential and commercial developments proposed in Black Diamond by Yarrow Bay
67	Written Testimony	08/02/2011	Jack Sperry	Steve Pilcher	Written testimony regarding Lake Sawyer Flooding
68	Written Testimony	08/02/2011	Jack Sperry	Steve Pilcher	Written testimony regarding sewer systems
69	Comment Letter	08/03/2011	Robert Taeschner	Steve Pilcher	Concerns regarding the Bald Eagle
70	Public Comments	08/03/2011	Cindy Proctor	Steve Pilcher	Comments on Villages Lawson DA w/attachments
71	Public Comments	08/03/2011	Cindy Proctor	Steve Pilcher	Comments on Development Agreement
72	Written Testimony	08/03/2011	Heidi Russell	Steve Pilcher	Written Testimony regarding Black Diamond MPD Development Agreement