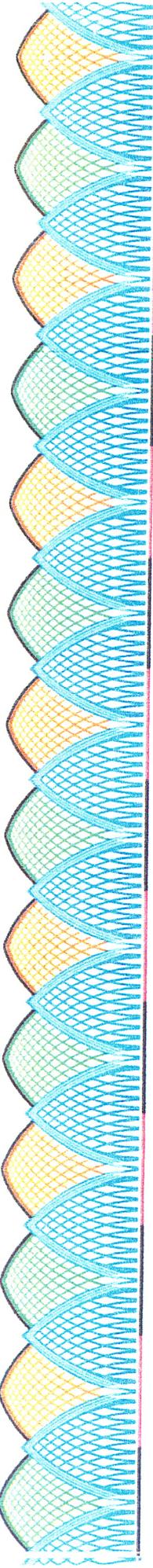


77.

Public Comment: Gary Davis, turned in at Public Hearing



Gary D Davis

POB 223

Black Diamond, WA 98010

Cell Phone (206) 799-4152

Dec/11/2014

**City of Black Diamond
& Hearing Examiner Plot 2C Approval Hearing**

To Whom It May Concern: Reasons For Not Approving!!!

School revenue source for children from Plot 1 not confirmed yet!!! Tahoma School District will not give up land at north end of Black Diamond along SR169. This was zoned commercial to provide revenue to Enumclaw School District for the Plot 1 children. Tahoma refuses to allow district to be redrawn so Enumclaw can have that revenue once land is developed. All work on Plot 1 should be stopped until this is resolved. No work should start on Plot 2 until school revenue sources for both Plots 1 & 2 confirmed. Enumclaw will not accept more children from Black Diamond without Black Diamond having a funding source.

Traffic survey flawed, it will require more new capacity and more repair of existing roads to deal with increased population car use than is proposed. I am basing these comments on my family having lived here since 1953 and watching traffic problems increase due to County Roads and SR169 not being maintained and improved enough. State of Washington has made it clear that if Black Diamond wants improvements on SR169 in the time frame of the Yarrow Bay developments that the State will not be making them. Roundabouts on SR169 are a bad idea due to the many large vehicles including tandem dump trucks that use SR169 on a daily bases. SR169 is also a major route for school buses.

EXHIBIT

77

(page two)

Yarrow Bay should be required to cut back severely on the number of housing units they want to build or be willing to pay up front for the road improvements. If they are allowed to wait till after the houses are built then it will be a real mess getting those extra cars and people through the road construction. Location of family wage jobs is such that people will have to drive their cars, public transportation will not help much!

Wildlife Survey: Native species like the Brown Crayfish not listed in the Rock Creek! I know that Brown Crayfish were there during the late 1950's early 1960's because I played there and regularly found them there. I have reports from others that crayfish were being caught and eaten in the 1970's from Rock Creek. I am also concerned that not enough space is being provided for wild life corridors. In some areas they are too narrow. Deer and especially Elk are damaging fruit trees and fences in Black Diamond. Elk have cost me thousands of dollars of fence damage, several hundred in just this last year. I am located in the Lawson Hill area of Black Diamond a considerable distance from the Villages Plot 1 and 2. My point is that we have much more forest for the Deer and Elk to roam in where they do not have to cross into farm or residential areas. If we are having trouble with Deer and Elk how much worse is it going to be if too little space is provided for wildlife corridors around the Villages? There are several questions regarding surface water management that need to be settled before any work starts on Plot 2 as they will greatly affect how many housing units can be built.

(page three)

Dispute with Coventon water district over Black Diamond annexing area inside their district. Check correspondence on file. Did Black Diamond ever reach to benefit Yarrow Bay and others???

The Surveys being used to advance project, (traffic, EIS, etc) are they current enough or do any of them need to be re done???

Thank you!

Gary Davis

