

Mr. Hearing Examiner,

We are putting the cart ahead of the horse. It is too soon to be permitting Plat 2C at any level. Good sense tells us not to proceed when we have yet to see anything built, let alone occupied, of Plat 1A's proposed 800 dwelling units. We have not experienced, let alone absorbed, **the impact of Plat 1A** on our town. But in this perplexing world of MPDs and DAs, good sense is seldom enough, thus I place before you more details.

There has been no provision that I know of for even one of the seven new **schools**. I understand that according to the "Tri-Party Agreement," at least a part of this was to be done at this point. Is YarrowBay dragging its feet because they want to "farm out" our schools to the Agricultural Production District, contrary to the agreement they reached with King County that only the school playfields would be allowed there.

Is YarrowBay dragging its feet hoping that they'll run out of possible school sites and weasel out of the agreement with King County? Even putting the school's playfields so far away from the schools is unthinkable. How will this impact students and their families? If YarrowBay is trying to evade the plan to put our city schools in our city, it would adversely impact not just students and their families, it would be a loss to the entire community.

Also, to my knowledge, there has been no realistic **traffic study** (as opposed to the original questionable one) done as to the actual effect of the developments on traffic. This should be required before even proceeding with Plat 1A.

Nor can we accurately assess the impacts of this development on our city's **utilities**. **Sewers** are already a concern, **stormwater** runoff will escalate with more development, and most important, the decision has yet to be made as to **which jurisdiction**, Black Diamond or Covington Water District, **will provide water** for parts of The Villages.

~~I'm not an expert, but I don't see where they are putting the stormwater retention ponds. Is this another provision that YarrowBay hopes to skimp on and later on say that they just have to put them out in the adjacent Reserves outside the City limits?~~

We are putting the cart in front of the horse to blunder ahead with another plat until we have at least a slight idea of the ramifications of the first one. Plat 2C relies on **infrastructure** that would result from the development of Plat 1A. We really should know how sufficient and satisfactory that infrastructure is before we go ahead.

Sensitive areas are a concern in this piecemeal approach. We do not know the **actual effects**, as opposed to theoretical, that development will have **on Lake Sawyer and other bodies of water** in Black Diamond. Unlike the plats, the water systems here are all interconnected, as indeed they are everywhere.

Plat 2C should not be approved until the school agreement, the water district decision, and other concerns raised are resolved.

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EXHIBIT 85