

Doug Ostgard

Black Diamond, WA

I live on Roberts Drive just west of Rock Creek, very near this development.

1. My understanding is that state law requires the city to ensure there is adequate school capacity before approving development. Since the tax revenues Enumclaw had hoped for from the Tahoma school district did not happen, the school infrastructure necessary to support this development will surely require taxpayer-funded bonds. But when we consider the fact that all council and mayoral candidates who ran on a platform promoting careful and controlled development won by landslide numbers, I predict that not only will Black Diamond vote down such tax increases, but Enumclaw also will surely resist paying for Black Diamond's huge, poorly orchestrated development projects. The bonds are sure to fail.
2. As a home owner nearly adjacent to the Villages development areas, I am angry over the impact on me personally. I have had my property overrun by rats, mice and opossums since the land clearing started. I've lost quite a few chickens, and on one night alone discovered 3 possums in my chicken coop. We should move more slowly and avoid this continuous disruption of local wildlife.
3. It is important that Rock Creek's hydrology remain the same and not be altered and if they haven't proven that stormwater or other development grading and construction will not impact those living downstream, the city should do more work.
4. It was brought to my attention that the wetland buffer on Wetland E1 has been reduced at the north end because of a logging road that cuts across the top of the wetland.

Having lived here for many years, I have seen those gravel roads in the area now owned by Yarrow Bay, and they are not improved roads, they are abandoned and should be restored. This applies to the road along Wetland E1. They are simple old gravel roads rarely if ever driven on that could easily be planted and used to protect the wetland as required by code. They do not meet the requirements of the Municipal Code for not extending the buffer. Nature was already recovering and restoring the roads to a more natural state.

From the Black Diamond Municipal Code BDMC 19.10.230 section E.

*Measurement of wetland buffers.* All buffers shall be measured from the wetland boundary as surveyed in the field. The width of the wetland buffer shall be determined according to the wetland category. The required buffer should be extended to include any adjacent regulated wildlife habitat area, landslide hazard areas and/or erosion hazard areas and required buffers. Buffers shall not be extended across existing human features that functionally and effectively separate the potential buffer from ecological functions of the resource, and shall include hardened surfaces including improved roads or other lawfully established structures

or surfaces, or the developed portions of lots, under separate ownership, lying between the habitat area and the subject property, unless restoration of buffer functions on such property is or may reasonably be expected to be the subject of a permit condition or an adopted public plan. The buffer for a wetland created, restored, or enhanced as compensation for approved wetland alterations shall be the same as the buffer required for the category of the created, restored, or enhanced wetland. Only fully vegetated buffers will be considered. Lawns, walkways, driveways and other mowed or paved areas will not be considered buffers.