

Kim Davis

From: Todd <toddpyyman@mail.com>
Sent: Thursday, May 30, 2024 10:55 AM
To: Planning Department
Subject: Minor Subdivision, Kramer Avenue

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May 30, 2024

Re: Minor Subdivision, 300 Kramer Avenue

Planning Commission board,

I am Todd Wyman and I reside at 2176 HPR, at the top of what is known as Whale Watch Avenue. My property is adjacent to the development proposal. I've lived at this residence since before the landslide. It wasn't long after they started clearing the land that I started to notice water issues. I had gone to the city and an employee come out and taken pictures. The extent of the water drainage has only increased and I now have a stream that runs along the back of my property adjacent to the proposed development.

In the summer of 2023 we had water line work needing to be done on our main shared drive way, Whale Watch Avenue. In the process of them replacing the water line we had noticed an excess of water running down the middle of the drive way under the asphalt. After the repairs were done and the road was resurfaced, a small river appeared going down the side of the road. So much so that we thought it could have been a broken water line further up the hill. The neighbors had the water tested by the city to make sure it was not city water. It was in fact ground water running along the side of the drive way.

With further development, I believe this is going to cause more erosion and potential water line issues in the future. This is a private drive way so therefore all the expenses were collectively paid for by the neighborhood, which was a tremendous overburden of expense for all parties.

Sincerely,

Todd Wyman

Sent from my iPad

May 30, 2024

Re: Minor Subdivision, 300 Kramer Avenue

Planning Commission President and Members,

I have property directly below the subdivision and I have had major water issues associated with misdirected upland development.

My property has been owned since 1992 and since the development of Kramer Avenue I have seen water issues become a huge problem around my property. Since the landslide has happened the water has become even more of an issue, even with adding ditches and sumps to help the water flow, but I've been seeing shifts in the water from misdirected underground water flow. I have pools of water behind my house and I am constantly having to try and redirect the water to help with the drainage but there isn't anywhere for this water to go besides down hill to my neighbors' properties.

Water drainage is such an issue that when it rains, I have flooding into my property in multiple places, which ultimately results in the water flowing down our privately owned road. During the fall and winter months the increased water is a huge problem. During the winter, when we get freezing temperatures our road turns into a sheet of ice. The homeowners on our road have to use several bags of ice melt and actually break up the ice on our hill, this is causing our private road to deteriorate faster than it should. This was never a problem before the development of Kramer Avenue. When clearing land, the water has nowhere to soak into; which ultimately can cause more flooding. We will then just be passing the flooding to our downhill neighbor. Clearing the land can as we know, lead to landslides as the water drainage has been disrupted and displaced. During the summer of 2024 we had to replace half of our water line, repave the hill and reseal coated the other half of the hill. We are already seeing signs of water damage along the sides of the hill from excess rain running down the hill and we are only bringing the month of June.

The current lot being developed behind 103 Kramer has been stripped down to cinder ash and clay and the culvert installed at the base of the Kramer right of way has been completely dry as water pooled up against the clay mud below the culvert. There is now a ditch at the lower property line that looks like it will be a way to drain the owners pooled water directing it towards the feeder road to 103 and 105 Kramer; again, during the fall and winter months we see significant more water which will cause more erosion to the feeder road and create erosion problems.

At one point in time there was a required "green belt buffer" of 20' discussed if the properties were to be developed behind me and my neighbors' houses. However, with the change of ownership manipulation, that safety net of a minimum green buffer is no longer required. This green belt would help absorb the water, with the roots of the trees trapping and holding sediments that are carried by rain, snow-melt and flood runoff waters. Roots of the plants hold the soil particles in place to prevent erosion of the soil into water or flooding risks (which we are already experiencing). This green belt would also provide a wind and sound barrier for the houses below the new minor subdivision.

I hope that the commission requires a thoroughly engineered water management plan and at the very least a 20-30' green strip buffer along the downhill side of this minor subdivision.

Thank you for your time serving and your time considering my concerns.

Respectfully yours,

Kathryn Rumery
2178 H.P.R.