

Vicki Myers
(253) 843-2047

TO WHOM IT MAY CONCERN:

PROJECT NAME: OAKVIEW PRELIMINARY PLAT
RES

PROPOSED PROJECT ACTIONS:

(1) WHERE IS THE WATER FOR 79 LOTS
COMING FROM? CITY OF ROY HAS PREVIOUSLY
STATED NO EXTRA WATER WAS AVAILABLE.

(2) MAJOR VARIANCE TO ELIMINATE CONSTRUCTION
OF A SIDEWALK ALONG SOUTH SIDE OF 292 ST.

SUPPORTING STATEMENTS:

1) CITY OF ROY HAS ALWAYS MAINTAINED
292 ND St S. AS A PRIVATE ROAD TO
OAKVIEW HEIGHTS. THE LANDSCAPE AND
MAINTENANCE OF THE ROAD HAS BEEN
THE RESPONSIBILITY OF OHHA FOR THE
LAST 28 YEARS.

2) 292ND St. S. WAS NEVER DESIGNED FOR A
SIDEWALK; IT GOES UPHILL INTO A
"S" SHAPED CURVE. WHICH BECOMES ICY
AND TREACHEROUS DURING THE WINTER

NOTE: DRIVERS OFTEN PUT 2 WHEELS ON THE
DIRT FOR MORE TRACTION AND CONTROL.

Vicki Myers
(253) 843-2047

(5) MAJOR VARIANCE : STATEMENTS CONTINUED

(3) 292ND ST S. ADJACENT TO THE PUMP HOUSE
HAS THE WATER INFILTRATION SYSTEM.
FOR THE OAKVIEW HEIGHTS DEVELOPMENT.

NOTE: THIS ENTRANCE AND ROADWAY
FLOODED IN 2015. AND WITH NO HELP
FROM THE CITY DUE TO THE STATUS OF
292ND ST S AS A PRIVATE ROAD; OHHA
REBUILT WITH A DIRECTION FROM AN
ENGINEER AND CONSTRUCTION COMPANY, THE
DRY WELL SYSTEM AND ROADBEDS; OHHA
PAID OUT OVER \$40,000⁰⁰ IN JANUARY 2016.
FOR THESE REPAIRS.

OHHA PAID FOR WHITE PLASTIC FENCE,
GRASS, TREES, SHRUBS AND SPRINKLER
SYSTEM. AS PART OF ORIGINAL INSTALLATION,
LINE THIS SIDE OF THE ROAD OR BURIED
UNDERGROUND.

VICKI MYERS
(253) 843-2047

(3) MAJOR VARIANCE: STATEMENTS CONTINUED

(3) 292 ST S, ADJACENT TO THE NEIGHBOR'S PROPERTY ALSO HAS THOUSANDS OF DOLLARS OF ORIGINAL LANDSCAPING AND MAINTENANCE PAID BY OHHA FOR 28 YEARS.

(3a) FURTHER DESCRIPTION OF LANDSCAPE:

CORNER IS A RAISED BED SURROUNDED BY LARGE MAJOR STONES AND PLANTED WITH ROSES, SHRUBS AND A MATURE TREE OVERLOOKING THE OHHA SIGN WITH ELECTRIC LIGHTING.

(3b) WHITE PLASTIC FENCE TO CONCRETE MODULARS EVERY 6 FEET; EACH ONE IS COVERED WITH DECORATIVE FAUX STONE.

(3c) UNDERGROUND UTILITY DUCTS FOLLOW UP HILL TO AN OVERHEAD STEEL POLE STREET LIGHT OWNED BY PUGET SOUND. AND NEXT TO THEM ARE THE CABLE BOXES.

(3d) MATURE PINK DOGWOOD TREES WERE PLANTED TO PROVIDE A CANOPY IN THE SPRING AS YOU DRIVE UP THE HILL.

(3e) THE GROUND IS NOT LEVEL ON THIS SIDE OF THE ROAD.

(3f) SIDEWALKS WERE NOT REQUIRED IN 1994.

Vicki Myers
(253) 843-2047

3). MAJOR VARIANCE & STATEMENTS CONTINUED

(3g) ALL OF THE ABOVE MENTIONED IS PRIVATE PROPERTY OF OHHA. (ITEMS 3a-3c)

(3h) MCKENNA MEADOWS WAS DEVELOPED YEARS LATER AND LAND WAS GRADED FOR SIDEWALKS IN ORIGINAL PLANS.

4) MAJOR VARIANCE:

3a) How many TREES DOES THE DEVELOPER WISH TO PLANT?

3b) WHAT WAS THE ORIGINAL NUMBER OF TREES?

QUESTIONS:

(1) WILL ANY OF THE UTILITY SYSTEMS BE TIED INTO OHHA SYSTEMS?

EXAMPLE: OHHA WATER FILTRATION SYSTEM

(2) WHAT ASSURANCES WILL BE MADE TO OHHA, IF OUR ROAD IS DAMAGED DURING CONSTRUCTION?

From: Kelli Loudin
Sent: Thursday, January 12, 2023 2:27 PM
To: Colleen Noronha; jeff.boers@outlook.com; Russ Porter
Subject: FW: NO to 79 new lots!

Kelli Loudin
City Clerk-Treasurer

City of Roy
PO Box 700
Roy, WA 98580
(253) 843-1113

<https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cityofroywa.us%2F&data=05%7C01%7C%7Cc5a5afb4dd044f1f419808daf4ec2212%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638091592260341700%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLClBjTi6k1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=Ortj%2FNl6CNDseylGr8Zil1TJom%2Bf8BFvuWpMqvgq5dQ%3D&reserved=0>

-----Original Message-----

From: Montana Farrell <tannaleilani@gmail.com>
Sent: Thursday, January 12, 2023 2:09 PM
To: Kelli Loudin <roycityhall@cityofroywa.us>
Subject: NO to 79 new lots!

Good afternoon, my name is Montana & I'm sending this email regarding my objection to the 79 lot subdivision. My husband & I have recently purchased a home in Oak View & our backyard will be against the new development. When we purchased this home we loved having the greenery behind us. We love hearing the wild life at night & with new houses being built the animals lose more of their homes. When we purchased we were also told that there would be no building back there. We love knowing that we have our privacy for our kids in their backyard where they play & make memories.

Please keep our town small & quite!
Please do not let a 79 lot subdivision move forward with construction!

Best,
Montana

12 JANUARY 2023

Vicki Myers

(253) 843-2047

PO BOX 1423
MCKENNA, WA
98558

ADDITIONAL QUESTIONS:

(3) WHERE CAN I FIND A COPY TO
ROY'S COMPREHENSIVE PLAN?

(4) WASHINGTON FORESTRY CONSULTANT REPORT
ONLY REFLECTS THE EAGLE'S NEST.

~~BUT~~ YOU HAVE WESTERN GRAY SQUIRRELS WHO
THRIVE IN FORESTS OF OAK AND THE SMALL RED
SQUIRRELS AND THE FAMILY OF QUAILS YOU SEE
EVERY SPRING. RACOONS AND POSSUMS ARE
CLOSE BY. ONCE IN A WHILE A DOE AND HER
FAWNS GRAZE ON THE MEADOW. LOCK YOUR
CATS UP AT NIGHT; THE COYOTES COME OUT
AT NIGHT AND EVEN A BLACK BEAR HAS BEEN
REPORTED.

(5) WHO WILL BE RESPONSIBLE FOR ANY SOIL
EROSION OR MUDSLIDES THAT MAY OCCUR
AND DAMAGE PRIVATE PROPERTY?

PLEASE RESPOND OR NOTIFY OF ANY PUBLIC
HEARINGS OR DECISIONS

From: Kelli Loudin
Sent: Monday, January 16, 2023 10:46 AM
To: Colleen Noronha; jeff.boers@outlook.com; Russ Porter
Subject: FW: Proposed subdivision

Kelli Loudin
City Clerk-Treasurer

City of Roy
PO Box 700
Roy, WA 98580
(253) 843-1113
<https://www.cityofroywa.us>

From: deanna temple <deannalynntemple@gmail.com>
Sent: Friday, January 13, 2023 9:46 PM
To: Kelli Loudin <roycityhall@cityofroywa.us>
Subject: Proposed subdivision

City of Roy,

I am writing in regards to proposed subdivision in southern Roy between two subdivisions in Roy.

The following are my and my spouses concerns. We have both been residents of Roy for 20 years and during this time the infrastructure of Roy as not expanded, school has not had additional space, highway 507 only has gotten worse with traffic, the town has seen closure of more businesses than new businesses have opened, and loss of our library and community center. Recent proposals my city council to absolve the police department is further evidence of a city that is dying not thriving.

The concerns are:

Traffic flow. How will the increase of more automobile traffic on highway 507. Has a traffic study been done to determine the impact of additional automobiles (79 homes x 2 vehicles = 158 vehicles)? There is a lot of traffic in the morning and afternoons on highway 507. Would a traffic light need to be installed at the entrance 295th for safety reasons or will turn lane be added? Would highway 507 be widened? When the study is done, the commuters need to how much more time they will spend in the car because of the added traffic. The speed limit signs near excessive speed near 295th and difficult to do leftturn during am commute across traffic that has not decelerated. Sped limit needs ro decrease before city limits The access through McKenna Meadows. Increase use of that subdivision streets will developer pay to improve road using.

Water is an issue. Roy city obtains its water from two separate wells. There are two issues. Issue 1. The water provided by the city is brown due to high levels of manganese.

Issue 2. The water in Roy City has PFAS or “forever chemicals” in it. This has been going on for decades. These chemicals need to be removed from the water before the sub-division is built because they can cause cancer. There is an article in the December 11, 2022 Seattle Times which states that the Roy wells do not meet state requirements for PFAS – these levels are too high. These chemicals are measured in the “parts per trillion”. The link to the article is <https://www.seattletimes.com/seattle-news/environment/more-forever-chemicals-found-in-wa-drinking-water-as-cleanup-costs-mount/>. The article states that Roy serves 816 people and has 2 wells. Contamination: One well earlier this year tested 15.7 parts per trillions for PFOS and 10.2 parts per trillion for PFNA. Both contaminants in this well are above the state action level. Actions taken: If results are confirmed in a second test called for by the state Department of Health, then the utility will only be required to notify customers. So far, the city has not notified customers (to my knowledge). If the city cannot afford to pay for the equipment necessary to clean the water from cancer causing chemicals, each household would have to purchase a full house water system, a reverse osmosis system or use water filtered with such items as portable pitchers with “zero filters.” The owner of the property should be informed of this issue. With “forever chemicals” in our water, it may test below state threshold, but will it be fit for human consumption and bathing without causing cancer or other diseases, e.g., Parkinson’s disease?

What are the plans to inform potential buyers of a house in the new subdivision to inform them of these water issues? How will they be informed?

With the reduction precipitation – drier summers and less rainfall, will there be enough water in wells 1 and 2 for years to come for these additional homes?

What impact will the addition of 79 septic tanks and drain fields have on the ground water, water table and aquifer (drinking water from wells 1 and 2)? Will the septic systems be the most sustainable and environmentally safe? Septic systems are a significant source of ground water contamination leading to waterborne disease outbreaks.

Has a study been conducted to determine impact on the local electrical grid? If necessary, will the electrical grid be modified for the increased demand for electricity? Is there enough electricity in our grid to support these houses? Will electric bills increase due to the increased demand and into the future?

Will the property taxes of McKenna Meadows and Oakview Heights increase because of the new subdivision?

What impact will there be on the Roy Elementary school? What impact will there be on Bethel Junior and Senior High School? Has the Bethel School District been informed and been able to ascertain if the district can support the additional students? Do the schools have the necessary number of teachers to support the increased population (with the teacher shortage?). Will there be enough classrooms for the increase in students? Will it increase class size and by how much? Busses increased?

What is the proposed development schedule – when is tree cutting, road development and home construction scheduled to start? Start and finish dates and everything in between.

How many days a week will construction take place? Monday through Friday only? What about Saturday and Sunday? Daily start and end times? What will the noise, dust and allergy increased?

When trees illegally cut on that property over a decade ago animals were displaced and now moles and coyotes into the other 2 subdivisions. How much more will this impact wildlife. Impact to wetlands in area. Removal of additional trees in area. The Manzuma endangered pocket gopher is in this area. McKenna Meadows has a preserve but these 79 houses is going to impact their habitat as well as the owls that nest in the large trees. Eagles and hawks utilize trees as well.

Finally what is the motivation and positive that will come from this that city sees besides tax revenue. Besides water the two subdivisions get nothing from city of Roy. Water quality, traffic issues, loss of animal habitat, schools already strained for teachers and space, septic and drainfield impacts, and electrical grid impacts.

Thank you for serious consideration of numerous negative impacts to the Roy area. Recommendation for a NO vote.

Respectfully,
David and Deanna Temple

From: Kelli Loudin
Sent: Monday, January 9, 2023 3:44 PM
To: jeff.boers@outlook.com; Russ Porter
Subject: FW: Projected development between Oakview Heights and McKenna Meadows

Kelli Loudin
City Clerk-Treasurer

City of Roy
PO Box 700
Roy, WA 98580
(253) 843-1113
<https://www.cityofroywa.us>

From: jrlin123@comcast.net <jrlin123@comcast.net>
Sent: Sunday, January 8, 2023 4:44 PM
To: Kelli Loudin <roycityhall@cityofroywa.us>
Subject: Projected development between Oakview Heights and McKenna Meadows

To Whom it may concern, As a resident of McKenna Meadows, I am very concerned about the additional traffic 78 new homes will bring to an already congested State Route 507. I am very concerned about the ability of the Roy Elementary School to accommodate a large increase in the student enrollment. I am very concerned about the ability of the City of Roy to be able to fund additional officers on its police force which will be necessary with such a large increase in its population. My greatest concern, which will unfortunately not be taken into account at all is the loss of trees and habitat for all of the wildlife that dwells within the proposed site. I wish the developer who will most likely profit a great deal from the sale of the 78 houses could somehow be held responsible for helping to resolve some if not all of the concerns. Thank you for the opportunity to voice my opinion. Sincerely, Linda Killingsworth

From: Kelli Loudin
Sent: Monday, January 9, 2023 3:44 PM
To: jeff.boers@outlook.com; Russ Porter
Subject: FW: Attn: Kelli Loudin. Comments on application for preliminary plat in Oakview Heights

Kelli Loudin
City Clerk-Treasurer

City of Roy
PO Box 700
Roy, WA 98580
(253) 843-1113
<https://www.cityofroywa.us>

From: gretchen <gretchen632@gmail.com>
Sent: Saturday, January 7, 2023 5:26 PM
To: Kelli Loudin <roycityhall@cityofroywa.us>
Subject: Attn: Kelli Loudin. Comments on application for preliminary plat in Oakview Heights

To Ms. Loudin and Whom it May Concern,

Dan Young and Camille Minogue told Oakview Heights residents at a homeowners meeting that not only would they keep housing to a minimum, but they would preserve much of the natural habitat. Looking at the plat on the public hearing notice posted at the entrance of Oakview Heights, they would not be preserving much natural habitat. A woman at our meeting specifically asked them if they would be building behind her house. They told her that there wasn't enough room there. Looking at the notice, it does seem they are building there.

This project should not be approved. Mr. Young and Ms. Minogue should not be able to lie to Oakview Heights residents.

The natural habitat of our forested areas and wetlands are important. The eagles and owls that nest in the proposed areas and live in our neighborhood year-round should not be displaced for 79 homes. Clearing that area would not only disturb the natural habitat, but cause noise, disturbances, and delays to the residents of this neighborhood. Entrances to this proposed neighborhood should not be considered on 292nd St. Residents of this neighborhood should not be inconvenienced by trucks and delays trying to get in and out of the neighborhood. Any entrances off 292nd should not be allowed.

Our water pressure is a major issue for us. Our water pressure is horrible. Why are we adding 79 new homes when current residents can't get sufficient water pressure?

We live in Roy for the peace and serenity it offers. Oakview Heights is noise-free. If you walk outside during a summer day or night, all you hear are birds. Sometimes you could hear a pin drop. We like it like that and it's why we live here.

Despite the growing traffic in Roy and on the 507 that is beginning to make traveling tougher by the year, Roy still has small town character and continues to be a refuge for wildlife and people that want to get away from city and suburban life. Razing wooded areas to make room for rows of new homes takes away that character. It brings destruction, noise, dust, and it brings crime. It's inviting people that don't belong on our private road to come through the neighborhood and that makes the residents here uneasy.

Ms. Minogue and Mr. Young live in Seattle. As much as they claimed at the Oakview Heights homeowner's meeting to care about the residents and what the residents want, they don't care. They don't have to watch what will happen here if this project is approved. They will never drive through here. They will never live here.

Anyone involved that is in an elected position, should this project be approved, will never get our vote.

Sincerely,
Nick and Gretchen Jorgensen
29203 80th Ave S, Roy, WA 98580
PO Box 1112 Roy, Wa 98580

From: Kelli Loudin
Sent: Monday, January 9, 2023 3:45 PM
To: jeff.boers@outlook.com; Russ Porter
Subject: FW: 34816 - Oakview Preliminary Plat

Kelli Loudin
City Clerk-Treasurer

City of Roy
PO Box 700
Roy, WA 98580
(253) 843-1113
<https://www.cityofroywa.us>

From: Tim Baker <tlbaker93@yahoo.com>
Sent: Saturday, January 7, 2023 12:30 PM
To: Colleen Noronha <Noronha@apexengineering.net>
Cc: Staci Saunders <saunders@apexengineering.net>; Kelli Loudin <roycityhall@cityofroywa.us>; Jeff Boers <jeff.boers@outlook.com>; Tim Baker <tlbaker93@yahoo.com>; Shauna Baker <slhbaker@gmail.com>
Subject: Re: 34816 - Oakview Preliminary Plat

Hi Collen, our questions and comments are below. Thanks, R, Tim.

Below are a few of my comments and questions I plan to submit.

Traffic flow. How will the increase of more automobile traffic on highway 507. Has a traffic study been done to determine the impact of additional automobiles (79 homes x 2 vehicles = 158 vehicles)? There is a lot of traffic in the morning and afternoons on highway 507. Would a traffic light need to be installed at the entrance 295th for safety reasons? Would highway 507 be widened? How much longer will the automobile commute increase to Yelm or Spanaway? Will the commuters in Yelm, McKenna and Roy be informed that their commuting time will increase. When the study is done, the commuters need to know how much more time they will spend in the car because of the added traffic.

Water is an issue. Roy city obtains its water from two separate wells. There are two issues. Issue 1. The water provided by the city is brown due to high levels of manganese. If you fill the bathtub with water you can see that the water is often brown, it stains fixtures and toilets, and turns light colored clothes dark when they are washed. The city tests the water and it is safe to drink – well, before item 2 was discovered.

Issue 2. The water in Roy City has PFAS or “forever chemicals” in it. This has been going on for decades. These chemicals need to be removed from the water before the sub-division is built because

they can cause cancer. There is an article in the December 11, 2022 Seattle Times which states that the Roy wells do not meet state requirements for PFAS – these levels are too high. These chemicals are measured in the “parts per trillion”. The link to the article is <https://www.seattletimes.com/seattle-news/environment/more-forever-chemicals-found-in-wa-drinking-water-as-cleanup-costs-mount/>. The article states that Roy serves 816 people and has 2 wells. Contamination: One well earlier this year tested 15.7 parts per trillions for PFOS and 10.2 parts per trillion for PFNA. Both contaminants in this well are above the state action level. Actions taken: If results are confirmed in a second test called for by the state Department of Health, then the utility will only be required to notify customers. So far, the city has not notified customers (to my knowledge). If the city cannot afford to pay for the equipment necessary to clean the water from cancer causing chemicals, each household would have to purchase a full house water system, a reverse osmosis system or use water filtered with such items as portable pitchers with “zero filters.” The owner of the property should be informed of this issue. With “forever chemicals” in our water, it may test below state threshold, but will it be fit for human consumption and bathing without causing cancer or other diseases, e.g., Parkinson’s disease?

What are the plans to inform potential buyers of a house in the new subdivision to inform them of these water issues? How will they be informed?

With the reduction of precipitation – drier summers and less rainfall, will there be enough water in wells 1 and 2 for years to come for these additional homes?

What impact will the addition of 79 septic tanks and drain fields have on the ground water, water table and aquifer (drinking water from wells 1 and 2)? Will the septic systems be the most sustainable and environmentally safe? Septic systems are a significant source of ground water contamination leading to waterborne disease outbreaks and other adverse health effects. The bacteria, protozoa, and viruses found in sanitary wastewater can cause numerous diseases, including gastrointestinal illness, cholera, hepatitis a and typhoid. Will there be oversight of the septic tank systems to ensure our ground water will be protected and clean without disease causing nitrates.

Has a study been conducted to determine impact on the local electrical grid? If necessary, will the electrical grid be modified for the increased demand for electricity? Is there enough electricity in our grid to support these houses? Will electric bills increase due to the increased demand and into the future? Will we have enough electricity for everyone and will the electrical grid to support the new population and houses?

Will the property taxes of McKenna Meadows and Oakview Heights increase because of the new subdivision?

What impact will there be on the Roy Elementary school? What impact will there be on Bethel Junior and Senior High School? Has the Bethel School District been informed and been able to ascertain if the district can support the additional students? Do the schools have the necessary number of teachers to support the increased population (with the teacher shortage?). Will there be enough classrooms for the increase in students? Will it increase class size and by how much?

What is the proposed development schedule – when is tree cutting, road development and home construction scheduled to start? Start and finish dates and everything in between.

How many days a week will construction take place? Monday through Friday only? What about Saturday and Sunday? Daily start and end times? What will the noise, dust and allergy levels be?

On Tuesday, December 20, 2022 at 08:45:22 AM PST, Colleen Noronha <noronha@apexengineering.net> wrote:

Hi Tim and Shauna,

Thank you for reaching out regarding your comments / questions on the Oakview Preliminary Plat. I have contacted the City of Roy Planner. Communication regarding this project should be routed through the City of Roy so that there is an official record of the communication.

Please feel free to contact me if you have questions. I will forward your comments / questions to the City.

Merry Christmas!

Colleen

Colleen Noronha

Project Manager



2601 S. 35th St. Ste. 200.....|.....Tacoma, WA 98409 (O 253.473.4494 x1328 | F 253.473.0599

Noronha@apexengineering.net

www.apexengineering.net

Apex Engineering has retained a copy of this work. In forwarding this data we are authorizing its subsequent use by you. We are not authorizing any changes to any portion of the work. Any modifications made to the data without our consent will result in an immediate invalidation of the work and assumption of full liability by you. If you discover any required changes, please contact the project manager at [253-473-4494](tel:253-473-4494). We will then oversee any and all revisions.

From: Kelli Loudin
Sent: Monday, January 9, 2023 3:45 PM
To: jeff.boers@outlook.com; Russ Porter
Subject: FW: New Homes Development in Oakview Heights

Kelli Loudin

City Clerk-Treasurer

City of Roy

PO Box 700

Roy, WA 98580

(253) 843-1113

<https://www.cityofroywa.us>

From: Liam Co <lvco@hotmail.com>
Sent: Friday, January 6, 2023 5:51 PM
To: Kelli Loudin <roycityhall@cityofroywa.us>
Subject: New Homes Development in Oakview Heights

Hello,

My name is Liam Co, an Oakview Heights resident since 1997, and living on 29218 81st Ave S. I am part of a neighborhood group that opposing the new homes development by the railroad area. My family has been enjoyed the quiet countryside life and would not want the area becomes crowded and eventually would bring in crime, theft.

Please let me know when we could have a public hearing about this new development so we can voice our concerns.

Best Regards,
Liam Co

From: Kelli Loudin
Sent: Monday, January 9, 2023 3:45 PM
To: jeff.boers@outlook.com; Russ Porter
Subject: FW: To Kelly Loudin- Regarding new development of 79 lot subdivision

Kelli Loudin
City Clerk-Treasurer

City of Roy
PO Box 700
Roy, WA 98580
(253) 843-1113
<https://www.cityofroywa.us>

From: Kaida Purdy <kai8287@hotmail.com>
Sent: Friday, January 6, 2023 2:15 PM
To: Kelli Loudin <roycityhall@cityofroywa.us>
Subject: To Kelly Loudin- Regarding new development of 79 lot subdivision

Good afternoon,

I am writing you today to express my concern and opposition about the new development of 79 lot subdivision in Roy. As a resident of this town and Mckenna Meadows, I am personally affected by this potential development and I have many thoughts and concerns, as I fully believe that our town does not have the infrastructure to handle the load of hundreds of new people.

As is, we as residents do not have clear water in our homes. Our water is frequently brown and while it may be up to passing drinking standards it is disgusting. When we complain to the city about this issue, we are all told not to worry about it and that the city will schedule a fire hydrant flushing. This has been done many times over the years and it only helps briefly. The issue has never fully been resolved. As homeowners we are told to flush our water heaters too, and some neighbors have gone as far as putting in expensive whole house water filtration systems to combat the brown water. Our water was brown just yesterday while trying to wash dishes, bathe my children, etc. We do not even feel comfortable drinking the water. It's disheartening to say the least.

My question is, what does the city have planned to fix this issue before allowing new homes to be built and given water rights?
If we as current residents in this town cannot have access to clean, clear water, a basic right, then what right does anyone have building new homes?

Other concerns I have is the added potential crime that this could bring to all of us, again both in town, but in my community as we are right next to where these homes are to be built. What does the city have planned to ease our worries regarding this?

Also, what about our roads? We have one road in and out of town through main street. It is continuously backed up with traffic on a daily basis. How can the town handle hundreds more people driving on them, further damaging them, causing even more traffic etc. Plus, I have heard that this new community will have access to our streets in McKenna Meadows and I am wondering the impact that will have as well if this is true. We pay a considerable HOA fee every year to maintain our roads and community.

What about the fact that our schools and busses are already reaching max capacity? Our kids are sitting 3 to a seat on the busses and sometimes there aren't even enough drivers. What about property taxes? How much will those increase? and how much will this affect our home values?

On a more personal level, I have worries that relate to being a homeowner in McKenna Meadows where this project directly affects my family. We live on 84th AVE, where our home backs up to the meadow where this development plans to tear apart and build these homes. I am curious if the developers plan on building a dividing line between our community in McKenna Meadows, and this new one that will be part of Oakview Heights? Will they be putting in a green belt, or a fence? I have read the public article but I felt confused because while it does mention a potential wetland tract, it doesn't specify where it will be put, but also states that "they plan to reduce the number of trees planted in order to mitigate the loss of significant trees". I would like to know specifically what that entails and means.

I don't believe it's fair to tear down all this nature, and not have plans to ease the stress and impact to the people and wildlife directly affected by this new development. I bought this home originally being told that no one was allowed to build in this meadow, which is why we chose to live here. For the peace and the nature, the meadow brings. Every day I watch as deer and coyotes walk through here. Wild birds like eagles, hawks and others fly freely and nest in the trees provided in this meadow. It truly is like a nature reserve. It's beautiful and something that has brought me mental peace all these years. I am devastated to learn that it is planned to be torn down and now I will be forced to look at other homes instead of a meadow. I believe in these times, we need to strive to preserve all the nature we can, not tear it down.

I am deeply upset and concerned by the effect this project will have not only on the whole town, but also in a direct day to day way on my community and my family. I truly hope the city will hear us, and consider voting no to this new project.

I look forward to receiving more information on when the public hearing and details will take place so that those of us who are in opposition of this project can come forward and be heard.

Thank you for your time.

Sincerely,
Kaida Purdy
Resident of Roy, and McKenna Meadows.

From: Kelli Loudin
Sent: Monday, January 9, 2023 3:45 PM
To: jeff.boers@outlook.com; Russ Porter
Subject: FW: New Roy subdivision

Kelli Loudin
City Clerk-Treasurer

City of Roy
PO Box 700
Roy, WA 98580
(253) 843-1113
<https://www.cityofroywa.us>

From: Kelli Colonna <burtoninfluence@msn.com>
Sent: Friday, January 6, 2023 8:43 AM
To: Kelli Loudin <roycityhall@cityofroywa.us>
Subject: New Roy subdivision

Hopefully this reaches proper authority. This new subdivision is all BAD. We cannot support this. Roy is already at its threshold for being able to sustain current population. Our school is full, kids are crammed to max on busses, our roads are something to be desired, traffic is always backed up on 507, water is always a hit and miss on clarity, and the list goes on. I live in Oakview Heights. 292nd would turn into a nightmare trying to access 507 at rush hour with 79 more homes trying to use it. What about the wildlife that uses that pocket of trees? We have visiting bald eagles that frequent there. Property taxes? Our home value? Water? Privacy that we paid for when we purchased home being we were told that that was not buildable land due to preserve. Over all general conservation of this area. My family has been here since the late 1800s through its founding and I have wanted to stay in this small town due to this but this will be the start of Roys downfall as a safe family town. Guarentee it. There is so much this is going to affect and non of it in a positive manner. This needs to be stopped. PLEASE STOP THIS!

Sent from my Verizon LG Smartphone

From: Kelli Loudin
Sent: Monday, January 9, 2023 3:45 PM
To: jeff.boers@outlook.com; Russ Porter
Subject: FW: subdivision

Kelli Loudin

City Clerk-Treasurer

City of Roy

PO Box 700

Roy, WA 98580

(253) 843-1113

<https://www.cityofroywa.us>

From: JEANNIE HURNBLAD <HURNBLAD@msn.com>
Sent: Friday, January 6, 2023 7:57 AM
To: Kelli Loudin <roycityhall@cityofroywa.us>
Subject: subdivision

The roads are already overwhelmed, this area cannot take more housing and that large of a subdivision is out of the question. NO SUBDIVISION.
Jeannie Hurnblad

Sent from [Mail](#) for Windows

From: Kelli Loudin
Sent: Monday, January 9, 2023 3:45 PM
To: jeff.boers@outlook.com; Russ Porter
Subject: FW: 79 lot subdivision

Kelli Loudin

City Clerk-Treasurer

City of Roy

PO Box 700

Roy, WA 98580

(253) 843-1113

<https://www.cityofroywa.us>

From: Heidi Chalcraft <htchalcraft@gmail.com>
Sent: Friday, January 6, 2023 7:47 AM
To: Kelli Loudin <roycityhall@cityofroywa.us>
Subject: 79 lot subdivision

Please do not allow this. We need to keep Roy small and manageable. We already have problems with traffic. My vote is NO! Thank you.
Heidi Chalcraft

From: Kelli Loudin
Sent: Monday, January 9, 2023 3:45 PM
To: jeff.boers@outlook.com; Russ Porter
Subject: FW: Oakview Preliminary Plat project

Kelli Loudin

City Clerk-Treasurer

*City of Roy
PO Box 700
Roy, WA 98580
(253) 843-1113
<https://www.cityofroywa.us>*

From: Matthew Ivy <m794613@gmail.com>
Sent: Friday, January 6, 2023 7:27 AM
To: Kelli Loudin <roycityhall@cityofroywa.us>
Subject: Oakview Preliminary Plat project

Good morning,

I was hoping I could be provided some information on how to officially object to the development of the project in the subject line. Also, is there a projected date for a public hearing? Thank you and have a wonderful day.

Respectfully,
Matthew Ivy

From: Kelli Loudin
Sent: Monday, January 9, 2023 3:46 PM
To: jeff.boers@outlook.com; Russ Porter
Subject: FW: Oakview Development Application

Kelli Loudin
City Clerk-Treasurer

City of Roy
PO Box 700
Roy, WA 98580
(253) 843-1113

<https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cityofroywa.us%2F&data=05%7C01%7C%7C119176a4be8b4186a72308daf29ba9cc%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638089047628602266%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLjBTLiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=UNdrpeybvgrZhNBtBasDsA6mi5c06K%2FK%2BpNxlPcciF0%3D&reserved=0>

-----Original Message-----

From: strength.hope.courage@gmail.com <strength.hope.courage@gmail.com>
Sent: Friday, January 6, 2023 6:31 AM
To: Kelli Loudin <roycityhall@cityofroywa.us>
Subject: Oakview Development Application

Good morning,

This proposal should not be approved. There are 2 bald eagles that nest in this area every year, they seem to return in the Spring. The eagles feed off the land behind my home. If devolved, the eagles will be pushed out and won't return to their nesting spot.

I vote NO on this development.

Regards,
Bethany Pebley
29206 81st Ave S.

Sent from my iPhone

From: Kelli Loudin
Sent: Monday, January 9, 2023 3:46 PM
To: jeff.boers@outlook.com; Russ Porter
Subject: FW: Proposed development

Kelli Loudin
City Clerk-Treasurer

City of Roy
PO Box 700
Roy, WA 98580
(253) 843-1113
<https://www.cityofroywa.us>

From: Sarah Hatcher <sarah.hatcher113@gmail.com>
Sent: Friday, January 6, 2023 6:02 AM
To: Kelli Loudin <roycityhall@cityofroywa.us>
Subject: Proposed development

How do we vote on this proposed new housing development? What is the city's stance on having this new development and if the application is denied what happens to the property?

Thanks,
Sarah Hatcher
253-304-6256

From: Kelli Loudin
Sent: Monday, January 9, 2023 3:46 PM
To: jeff.boers@outlook.com; Russ Porter
Subject: FW: No to 79 Lot Subdivision

Kelli Loudin
City Clerk-Treasurer

City of Roy
PO Box 700
Roy, WA 98580
(253) 843-1113

<https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cityofroywa.us%2F&data=05%7C01%7C%7C1475e540672e41e257cd08daf29bb287%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638089047782476442%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAilCJQljoiv2luMzliLCJBTiI6Ik1haWwlcXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=9VJjnSUIvLeN6GHCHpM70lvzp0zqp uLSK7aOp81eG7M%3D&reserved=0>

-----Original Message-----

From: Chelsae Titus <chelsaetitus10@yahoo.com>
Sent: Thursday, January 5, 2023 10:52 PM
To: Kelli Loudin <roycityhall@cityofroywa.us>
Subject: No to 79 Lot Subdivision

My name is Chelsae.

I am writing to convey my objection to the 79 lot subdivision. I am a current resident in the Roy city limits. We moved out here from Tacoma after our previously quiet neighborhood became overwhelmed with apartment complexes and homeless people. We love being out in a more rural area with very little traffic, no noise pollution, and no homeless. It has been a life changing move for our well-being.

Increasing the population by building 70+ homes will likely increase traffic and noise pollution. Not to mention the destruction of natural habitats for our creatures that live out here.

Please do not let a 79 lot subdivision move forward with construction and protect Roy's peace.

Best,
Chelsae

Sent from my iPhone

From: Kelli Loudin
Sent: Monday, January 9, 2023 3:46 PM
To: jeff.boers@outlook.com; Russ Porter
Subject: FW: NO to subdivision

Kelli Loudin
City Clerk-Treasurer

City of Roy
PO Box 700
Roy, WA 98580
(253) 843-1113

<https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cityofroywa.us%2F&data=05%7C01%7C%7C72addd0c95d947288dec08daf29bb657%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638089047835399797%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLjBtIi6k1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=BYKb1fLl6kVtOD9W1z55M2pTnhw8ZbMKu7BzRwOrCzo%3D&reserved=0>

-----Original Message-----

From: Steph Zimmerman <steezee21@hotmail.com>
Sent: Thursday, January 5, 2023 9:00 PM
To: Kelli Loudin <roycityhall@cityofroywa.us>
Subject: NO to subdivision

Loudin;

This email is to express my concerns and opposition against the 79 lot subdivision that has been proposed in Roy. I believe we need to keep this away from our pleasant small town. Please consider the potential CONS and downfalls this would bring. We don't need to bring anymore traffic of people and also vehicles to The area than we already have.

Thank you

Steph Zimmerman
Sent from my iPhone

From: Kelli Loudin
Sent: Monday, January 9, 2023 3:46 PM
To: jeff.boers@outlook.com; Russ Porter
Subject: FW: 79 lot subdivision

Kelli Loudin
City Clerk-Treasurer

City of Roy
PO Box 700
Roy, WA 98580
(253) 843-1113
<https://www.cityofroywa.us>

From: Terri Solheim <Terrisolheim@outlook.com>
Sent: Thursday, January 5, 2023 8:18 PM
To: Kelli Loudin <roycityhall@cityofroywa.us>
Subject: 79 lot subdivision

I just read that an application was submitted for a 79 Lot Subdivision. According to the report, you want to hear from the people in the area. My husband and I just moved to the McKenna to get away from the city life. Doing so we knew the 507 traffic would be hard sometimes due to the amount of traffic. But it was worth the new surroundings. Adding a 79 lot Subdivision to the area will make traffic worse and make the area more like the city we were moving away from. We want a rural area to live in not another Tacoma area we just left. Besides more traffic, Subdivisions bring more city life which brings more crime. The area doesn't have the stores or roads to handle this without building more of them. Please help keep our area rural and not another concrete jungle.. Please deny the application.

Respectfully,
Terri and Rick

From: Kelli Loudin
Sent: Monday, January 9, 2023 3:46 PM
To: jeff.boers@outlook.com; Russ Porter
Subject: FW: No on more developing

Kelli Loudin

City Clerk-Treasurer

City of Roy

PO Box 700

Roy, WA 98580

(253) 843-1113

<https://www.cityofroywa.us>

From: Dave an Kelley Palomino <davenkelley@msn.com>
Sent: Thursday, January 5, 2023 7:55 PM
To: Kelli Loudin <roycityhall@cityofroywa.us>
Subject: No on more developing

Hi, I don't think Roy should be developing any more until more infrastructure is built. Especially thinking of the bottleneck on the Yelm bridge to get to Olympia.

It's a big no for me.

Push for a bridge first. It's just not safe.

From: Kelli Loudin
Sent: Tuesday, January 10, 2023 1:05 PM
To: Colleen Noronha; jeff.boers@outlook.com; Russ Porter
Subject: FW: 34816 - Oakview Preliminary Plat

Kelli Loudin

City Clerk-Treasurer

City of Roy
PO Box 700
Roy, WA 98580
(253) 843-1113
<https://www.cityofroywa.us>

From: Tim Baker <tlbaker93@yahoo.com>
Sent: Tuesday, January 10, 2023 10:53 AM
To: Kelli Loudin <roycityhall@cityofroywa.us>
Cc: Shauna Baker <slhbaker@gmail.com>; Timothy Baker <tlbaker93@yahoo.com>
Subject: Re: 34816 - Oakview Preliminary Plat

Hi Kelli, we would like to add more comments. We would ask for consideration to decline the major variance to eliminate the construction of a sidewalk along the south side of 292nd street as part of required half-street improvements. My wife used to walk up and down the hill on 292nd for exercise, and she stopped walking because some drivers do not pay attention, e.g., they speed up and down the hill, they hugg the inside curve and other drivers hugg the outside curve - they are essentially blind curves.. There isn't anywhere for people walking or riding bikes to do it safely. Teens use the road to go see their friends, there have been close calls as the drivers aren't paying attention. Not to mention when the road is icy in bad weather. A sidewalk would increase the safety and must be constructed before additional people add to the problem.

The other variance to rescind would be the trees. Trees need to be planted to replace those removed.

Thanks, R, Tim and Shauna Baker.

On Tuesday, January 10, 2023 at 08:41:26 AM PST, Kelli Loudin <roycityhall@cityofroywa.us> wrote:

Thank you for providing comments on the proposed preliminary plat for the Oakview subdivision. The City will consider the information you've presented and any questions you may have raised when it prepares a recommendation to the Hearing Examiner. This recommendation may include responses to the comments or questions you have raised.