

Ryan Howser

From: Judith von Ahlefeldt <blackforestnews@earthlink.net>
Sent: Thursday, March 28, 2024 3:15 PM
To: Ryan Howser
Cc: EXTERNAL Black Forest News
Subject: .pdf fpr Forest Heights Estates from today
Attachments: 2024-03-28 Cul de sac.pdf

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March 28, 2024 1:51 pm

Hi Ryan,

Attached is a .pdf of what I tried to present this morning for your records. Unfortunately Commissioner Bremer did not allow me to say all of this. 10 pages (large type!). The public process is such a perfunctory farce.

I finished this up at 3 am - it took a lot of research to put this together.

I'm glad that at least the Applicants agreed to the non-motorized trail on Forest Hts. Circle, and also across on side of Lot 1, north of the "no build" area - otherwise the pipeline request from Parks Sept. is rather meaningless and the ~ two dozen homes on Meadowglen (2.5 ac tracts) are isolated.

I did offer to purchase east end of road in Spring of 2020 and Phyllis said "not at this time" ...and back then there was not a giant volume of Code Compliance that there is now. It made sense to me to move the cul de sac to reduce the ground disturbance on Phylliss' lot - so I tried again. I don't understand why they are so tenacious about keeping the most expensive and environmentally destructive option.

This was discussed as far back as 2020 in the first meeting with Dan Kupferer from LDC, and he prepared a "version" for this - back then the subdiv was called "Didleau Estates". County Engineering was also OK with moving the cul de sac west - to higher, flatter ground and away from Burgess River - but Jon said "But the cul de sac has *always* been at the end of the road" - and that was the end of any discussion. Never mind that the end of the road placed it between two private lots, in a sensitive environmental area, not even within the subdivided lot area and added a lot of unnecessary expense.

Culverts 1, 2 and 3 were all 18" (for three years) until a few months ago and someone suddenly changed #1 and #2 to 24 inches and I can't tell from the record who decided this or why. Culvert #3 is still 18". #2 and #3 are smooshed and do not work, but Culvert #1 is open and DOES NOT have 75% silt and ash as claimed in the drainage report. Culver #1 is clearly open in the photos provided! It does not need to be replaced with a 56 foot culvert under the cul de sac!

Forest Heights Circle needs a culvert at Herring Road parallel to Herring) - Currently there is a lot of flow off the Herring pavement from the north that runs down over the apron and pools on Forest Hts (pothole minefield). Not sure this source of Yonce's pave driveway are included in the calculations. I think Gorman said they assumed all paved driveways - which may be overestimating the runoff and velocities. All of the existing homes are built on properties which are mainly uplands - all of the new lots have drainages. I have almost 15 acres, Jon has 2.5 (gong add 12+) and the others are about 5 ac.

Upsizing Culvert 2 to 24" seems reasonable - there is a channel where Forest Hts crosses, and it has a large upstream incised, multibranching drainage area and cheerfully runs over the road in rainstorms.

Why aren't there erosion logs or check dams on the south side of Forest Hts on the hill by Bauer's????? There are some on the north side?

Culvert #3 is still 18" and I think it that needs to be 24" and the road built up more. Over the years Herring has gotten higher from repeated pavings.

Culvert #1 is just fine as is at 18". The upstream gathering area is very small, and is intercepted by a berm along Ward Lane in Redtail Ranch - the flow east of the berm off Vollmer Hill goes to a detention pond in Red Tail Ranch by flowing south east of Ward Lane and that is in a different tributary over toward Shoup Rd i.e. it does not come thru my land or Phyllis' meadow.

EPC Engineers always famously try to turn sheet flows into point flows and that often does not work very well - especially on the Palmer Divide! Phyllis meadow can pond if needed and Culver 1 and now even usually needed. I have measured 4" inch rainfall in 45 minutes (August 2008) and that did not overtop Forest Hts, but did overtop Herring south of Swan Rd. (Max Potential Ppt (MPP) is 6" per hour around here).

What does "executed a Maintenance Agreement" mean? Is this document recorded?

It is unclear to me why the OCA suddenly approved this combo of Access, Covenants and Maintenance after three years of questioning it. I did not sign it because it is poorly constructed (lots of reasons). I have given Jon money toward gas and effort for past 3 years - he has a skid with a bucket and plows snow - but also tears up the road crown so it does not drain and leaves piles of dirt and snow along edges so cannot mow either. As far as I know the Maint Agreement only has notarized signatures. from Phyllis, Jon and two other property owners (Yonce and Bauer) - but not Ritchie or me

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Mystified.

Thanks,

Judy von Ahlefeldt