Exhibit No:- 280

Susan Richardson, 19661 se 24th Way, Sammamish, Wa.

Final comment to Planning Commission before deliberations begin

My husband, Jim Osgood, and our attorney, Sam Rodabaugh have provided the Planning Commission with comments detailing the specifics of the situation we are facing. I agree completely with the summarizations but feel it necessary to emphasize a few points that I feel often get lost with the technical discussion. For the sake of efficiency, I will simply list them as bullet points.

- The EHNSWB Overlay, in its current state, simply takes away the voice of citizen property owners within its boundaries. There is no mechanism for anyone to come to the city to discuss their particular property and rights of use, but for their location on a map. While most would say it falls short of a Taking, I would suggest that our Constitutional Framers would consider it a violation of Due Process to take away the opportunity for an individual's opportunity for a hearing. Citizens within the overlay should not be treated differently.
- We have put forward a very conservative and reasonable proposal to allow us an opportunity to regain the development opportunities that the Overlay so abruptly took from us upon its adoption, which also came without individual notice or hearing. Without the Planning Commission's support in including this proposal for City Council Review, we will effectively lose our voice again. After so many months of good faith effort, that would be an injustice.
- The conversation on the Overlay's focus on the risk of sedimentation during development suddenly shifted to storm water when AMEC acknowledged that techniques exist to protect Lake Sammamish during the earth moving stage. Suddenly, our future seems to rest on the option of a pilot study, which seemed to come from out of nowhere. However, our personal

development plans came to a screeching halt in 2007. We have not been pursuing that opportunity because of the Overlay. Now, we find ourselves trying to play "catch up" with a city staff and a process that has now shown itself to be unreasonable in its timing and its expectations. We are at a terrible disadvantage, but the Carson party proposing it will likely move forward. This is a level of unfairness that I never imagined. I thought the Overlay language was bad enough. The city staff's treatment of citizens appears to be as cruel as the overlay language. We are citizens, taxpayers, members of the community yet we are being treated as adversaries. We have tried so hard to be part of a solution yet we feel like we are being treated as the problem.

- The city staff seems completely risk adverse when it comes to protecting Lake Sammamish, but the 38 home site CAMWEST is developing sits just off East Lake Sammamish yet they began their earth moving stage this November, not the summer months that we all agree would decrease sedimentation risks. This is a considerable amount of soil, moved and exposed during the rainy season. Obviously, there was a decision made to assume some risk with that bad timing. Where is the transparency in who decides what or how much risk to take? Transparency is integral to a city's reputation. "No risk" is the standard the city staff insists on when it comes to our pilot study proposal.
- Finally, the city expresses much concern about Lake Sammamish, justifying the imposition of painful restrictions on property owners, yet it has delayed the installation of storm water systems for another 6- 9 years. What kind of mixed message is that? I can't believe that any city that expresses such environmental concerns for critical areas would seriously delay the development of adequate infrastructure for so many years. The city has identified its fiscal priorities yet does not include the most basic of environmental protection they could provide by adding storm

water systems as a high priority. Instead, City Staff is effectively placing environmental protection on the backs of individual property owners. That is simply unfair and by its means, unjust.

You have heard my public comments and my pleas. Please do not underestimate the human cost of this process. Please remember that we are the city, not the staff employed in city offices. We need your support and I am confident that you will keep our voice alive.

I appreciate your hard work over these past few months. Thank you for your consideration.

Sincerely,

Susan Richardson