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Seaside City Planning Commission
Chairwomen, Tita Montero and Planning Commissioners,

I am against the proposed development that will use Hemlock Street as its only point of entry. Hemlock St. is a road in the middle of Sunset Hills. The development will use the same entrance and exit as Sunset Hills, Broadway. I focus on two points of major concern.

1. **SAFETY** Sunset Hills and the proposed development are surrounded by heavily treed slopes. Should a fire arise in any section there will not be time for the fire department to arrive and for the residents to exit using the only road in and out. Broadway is a steep and winding road that should be driven slowly. The road is in poor condition, slipping and has no sidewalks for walkers on the right side and patches of sidewalk on the left. During ice or snow the road crews need to use gravel for safety. Traffic will jam up at the bottom of the hill where Broadway crosses Wahanna. All of these condition will slow down the volunteer fire fighters from arriving quickly in order to put out a fire and keep it from spreading into town or traveling to the South or North. Getting into the new development on Hemlock would require the fire department to turn left into an intersection in which traffic would be trying to leave. There are at least 2-6 other intersection in which traffic trying to leave could meet the fire/police/ambulance. The proposed development would be built in a ravine. A large number of the new homes would be in a Tsunami Zone and the ravine would act as a funnel moving the water higher up into the development.

Street parking for the development is not shown in the drawings. Sunset Hills has wide streets which can be used for parking on either side. The hammer/head section of the development may become a nightmare should the Fire Trucks, Police and medical people try to bring help when both sides of the street have parked cars and at the same time cars are trying to leaving.

2. **NATURE** The development will be built on the side of a steep ravine which have springs and soil slippage. That is the case throughout Sunset Hills.

Humans have not had access for a number of years to the ravine so wildlife use this as a safe harbor and wild plants have a dense growth. The swamp at the bottom of the property has its own natural life and should be protected. Good stewardship calls for allowing green zones in building areas. This would be removing a green space.

Apparently, one of the reasons given for not putting in a dedicated road is due to a small, salmon producing, creek that runs into Wahanna. Salmon and the creek should not stop a builder from putting a road over this creek. Use a culvert and *then it will not be necessary to use Sunset Hills and Broadway*. We have numerous well designed culverts that provide safe passage for salmon returns. Two are at the local grade school and high school roads. There are additional culverts throughout the East side of Seaside. The salmon cannot be used as an excuse for not building a road, This road should be dedicated solely for the development.



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