

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



Re: Plat Alteration for Olympic Terrace Division II, Phase I

As a resident of Olympic Terrace One (OT1), traffic from Olympic Terrace Two (OT2) is becoming a significant problem. There is only one road access to OT2, Mount Constance Way.

OT1 has 41 residences. For more than ten years, OT2 had a limited number of residents, six homes for most of that time, and more recently, as many as twelve. This has meant that traffic was not a significant issue. With the buildout of OT2 currently in process, an additional thirty (30) residences are being built. In the next phase of OT2, an additional thirty-seven (37) residences will be constructed.

The increase in traffic from almost 70 residences down a single street, Mount Constance Way, will create an unsafe traffic situation. Additionally, in an emergency situation, the single access for emergency equipment such as fire trucks or ambulances and the egress if an evacuation is mandated by the County, would be extremely chaotic. It is my understanding that the basis for the traffic considerations is a 2005 study, more than 15 years ago! That seems awfully old to determine the safety for a road today.

It is requested that the approval of the Plat Alteration include the requirement for a second access road be constructed from Mount Constance Way to Teal Lake Road. There is a current construction entrance that could be converted to such an access road.

William & Christine Dean

150 Mount Constance Way

936-443-8128

Signature

Address

Phone

July 12, 2021

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



From: Kenneth A. Doggett & Karen A. Weaver, 141 Mount Constance Way, Port Ludlow 98365

Re: Plat Alteration for Olympic Terrace Division II, Phase I

As residents of Olympic Terrace One (OT1), it is apparent that traffic from Olympic Terrace Two (OT2) is becoming a significant issue. There is only one road access to OT2, Mount Constance Way.

OT1 has 41 residences. For more than ten years, OT2 had a limited number of residents, which meant that traffic was not a significant issue. With the buildout of OT2 currently in process, an additional thirty (30) residences are being built. In the next phase of OT2, an additional thirty-seven (37) residences will be constructed.

The increase in traffic to ultimately more than 100 residences down a single street, Mount Constance Way, will create an unsafe situation. In an emergency situation, there would only be a single access for emergency equipment such as fire trucks or ambulances. The egress, if an evacuation is mandated by the County, would be extremely difficult. It is my understanding that the basis for the traffic considerations is a 2005 study. That is far out of date to determine the safety for a road today.

It is requested that the approval of the Plat Alteration include the requirement for a second access road be constructed from Mount Constance Way to Teal Lake Road. There is a current construction entrance that could be converted to such an access road. Another and/or additional option could be to extend Springwood Drive.

Thank you for your consideration.

Kenneth A. Doggett
Karen A. Weaver

Kendoggett1@gmail.com / 503-913-1784

Karenw9907@aol.com / 541-410-0043

David W. Johnson

From: Anna Moffitt <amoffitt11@gmail.com>
Sent: Sunday, July 11, 2021 2:14 PM
To: David W. Johnson
Subject: Plat Alteration for Olympic Terrace Division II, Phase 1

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing to request that approval of the above referenced permit application include a requirement for a second access road from Mount Constance Way to Teal Lake Road.

During just the last 5 years that my husband and I have resided in Olympic Terrace, we have experienced a considerable increase in traffic in this area. Mount Constance Way is currently being used for residents of Olympic Terrace I and we have added new traffic with the development of Olympic Terrace 2. Now PLA is planning to start on the second part of the Olympic Terrace 2 development. When they are done with all of the development, I believe there will be a total of 108 residences. During the construction we will also have a considerable influx of construction traffic as well as those looking at the new homes for purchase. This is a heavy burden on a single residential street and its residents.

Additionally, with the changes we are undergoing with hotter, dryer summers, the threat of fire in the Port Ludlow area has increased considerably as we have a lot of trees. Trying to evacuate 108 houses and fighting any fire with one entrance/exit would be a complete disaster.

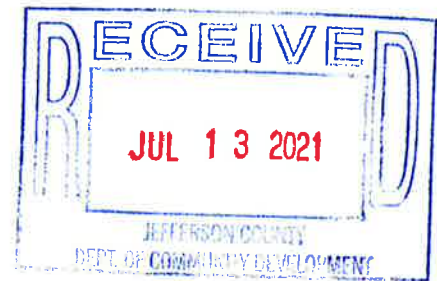
As part of its development, PLA, as all development companies, must invest in the infrastructure to make sure that their development is properly connected to the local community, and that it appropriately meets the safety and transportation needs of its current and its future residents. I believe that the data that was included in this permit application is from 2005 which is not representative of the current traffic conditions.

Please provide me with feedback on whether this request is approved.

Thank you for your attention to this important issue.

Anna Moffitt
amoffitt6@comcast.net
(206) 779-4619

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



Re: Plat Alteration for Olympic Terrace Division II, Phase I

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It is requested that the approval of the Plat Alteration include the requirement for a second access road be constructed from Mount Constance Way to Teal Lake Road. There is a current construction entrance that could be converted to such an access road.

A handwritten signature in blue ink, appearing to read "Richard Volckmann".

Signature

Richard
Volckmann

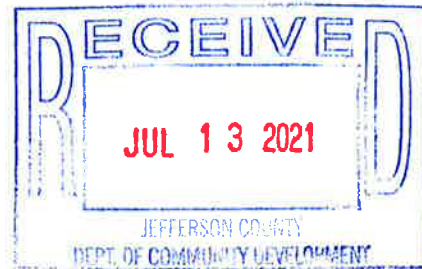
80 PELTON CT,

Address

509-664-7858

Phone

To: David Wayne Johnson, Project Planner
Jefferson County
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A handwritten signature in blue ink, appearing to read "Greg Gilles".

Signature

Greg Gilles

24 Pelton Ct Port Ludlow

Address

360-531-5613

360-550-8195

Phone

7/12/2021



To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us

JEFFERSON COUNTY DCD

Re: Plat Alteration for Olympic Terrace Division II, Phase I (SUB2018-00015)

I am a resident of Olympic Terrace One (OT1), just north of Olympic Terrace Two (OT2), Phase I. I have concerns about traffic, safety and the resident's quality of life for the entire subdivision of Olympic Terrace. There currently is a Plat Alteration for OT2, Phase I pending to accommodate a new plat for further development of OT2, Phase 2. There is only one road, Mount Constance Way, for ingress and egress for the entire development and future construction which has a due date of July 14th, 2021.

After the entire development is complete there is an expected 110+ homes. My concern is residential density with limited safe traffic flow accommodations. The last evaluation of this development is over 15 years ago and my questions are:

1. Has the 2005 traffic study been updated with current and future residential density burden and does it include other items related to future continued development?
2. Are the road conditions, traffic flow, infrastructure, ingress, and egress safe for emergency situations such as fire, rescue, security and other catastrophes, along with its necessary emergency equipment?

I request a postponement and second evaluation of the present and future environmental features surrounding the said Plat Alteration for the Type II Land use Application. Please consider the addition of a second road for ingress and egress, specifically for vehicle and truck traffic.

Viewing Plats, Maps, As-Built Drawings and other possible options to provide a second entry and exit is recommended by the majority of residents in the Olympic Terrace Subdivisions. I suggest that any approval of the Plat Alteration include the requirement for a second access road be constructed from and to Teal Lake Road. There is a current construction entrance that could be altered and restructured to such an access road. There is also the platted As-Built drawing indicating a "Future Springwood Drive", or possibly a separate road directly across JC parcel 821214005.

Our community is changing with younger families and larger household members. In the future it may be quite different than it is today.

Many thanks and be well,

Mario C Grassi
DARYLANNE

Signature

241 Mt Constance Way, Port Ludlow, WA 98365

Phone 360-344-2222

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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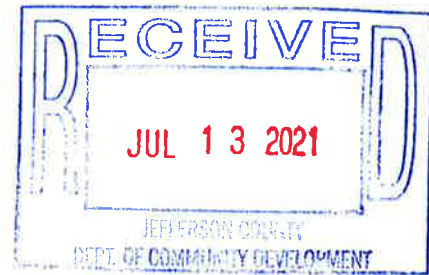
Scott Van Antwerp
Signature

39 Pelton Court
Address

425-286-5128
Phone

Scott Van Antwerp

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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 Signature	<u>77 Swider Peak Ln</u> Address Port Ludlow, WA	<u>206/660-2414</u> Phone
Michelle A. Blinger		

~~SAMPLE~~



To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us

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 Signature
29 Switzer Peak Lane Address
360-649-1008 Phone
Barbara James

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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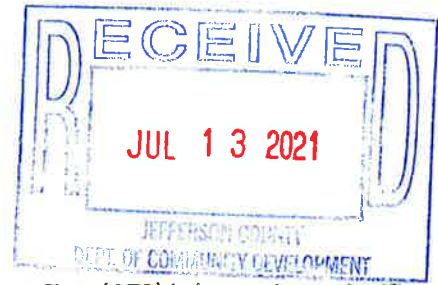
123 CRYSTAL CT.

Address

Phone

Evan Groutage

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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<u>Donna Kiendsen</u>	<u>111 CRYSTAL</u>	<u>360 344 8505</u>
Signature	Address	Phone

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Jefferson County
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Derek Gundy
Signature

601 CRYSTAL CT.
Address

360.316.9685
Phone

Derek Gundy

~~SAMPLE~~

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Sheryl Martin 580 Mount Constance 425-420-7449
Signature Address Phone
Way

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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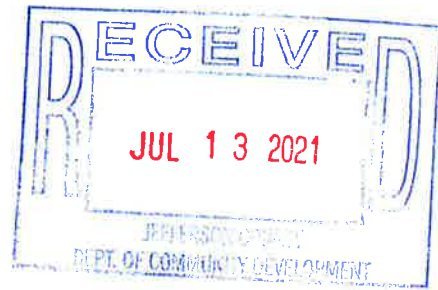
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K. Snider
Signature

520 Mt Constance
Address

360-437-5107
Phone

To: David Wayne Johnson, Project Planner
Jefferson County
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Email: djohnson@co.jefferson.wa.us



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Tom Smith
Signature

Judy Smith

424 MT CONSTANCE WAY
Address

424 Mt Constance Way

437-0759
Phone

437-0759

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
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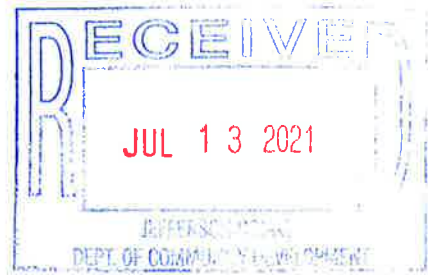
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<u>Greg Benham</u>	<u>376 Mt. Constance Way</u>	<u>206 914 7099</u>
Signature	Address	Phone
<u>Rokun Benham</u>	<u>376 Mt. Constance Way</u>	<u>206 - 909-2605</u>
<u>Greg + Rokun Benham</u>		

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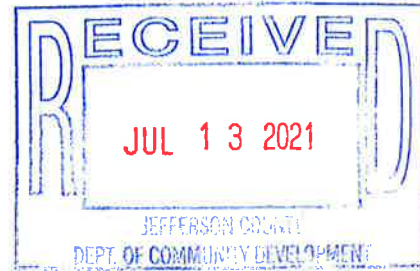
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Cairn Steele 150 Mount Christie Ct 360-344-8104
Signature Address Phone

Cairn Steele

To: David Wayne Johnson, Project Planner
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Email: djohnson@co.jefferson.wa.us



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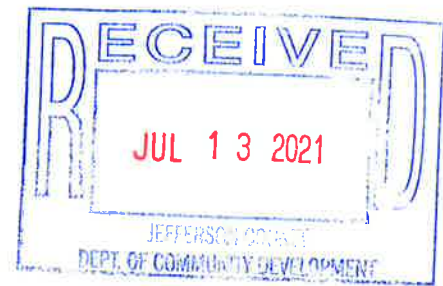
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<i>William & Anne Weigel</i>	<i>141 Mt. Christie Ct.</i>	<i>360-437-5173</i>
Signature	Address	Phone

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Carl Briscoe
Signature

121 Mount Christie CT
Address

623-362-1675
Phone

Gordon Briscoe

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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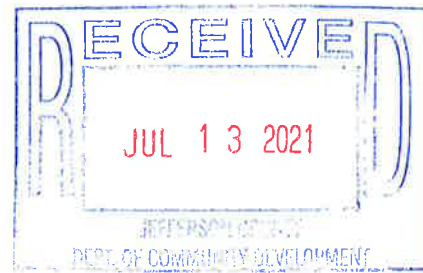
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	81 Mt Christie Ct.	408-500-9197
Signature	Address	Phone

Corbridge

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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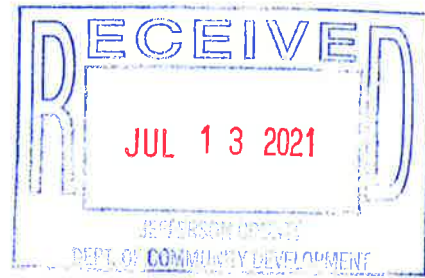

Signature

70 Mt Christie Ct
Address

360-344-2886
Phone

Bruce Fahrner

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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Signature

61 MT CHARLIE CT

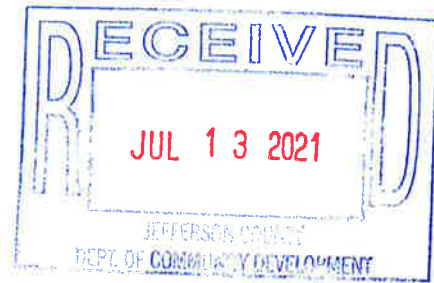
Address

360 437 9374

Phone

Jay Bakst

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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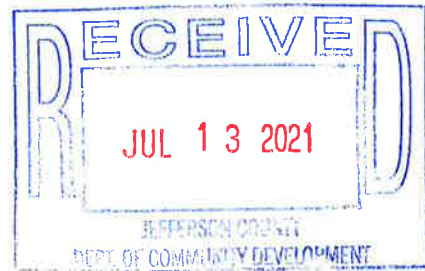
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<u>Maureen McGraw-Tulley</u>	<u>51 Mt Christie Ct</u>	<u>360-437-8196</u>
Signature	Address	Phone

McGraw-Tulley
Tulley
McGraw-Tulley

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



Re: Plat Alteration for Olympic Terrace Division II, Phase I

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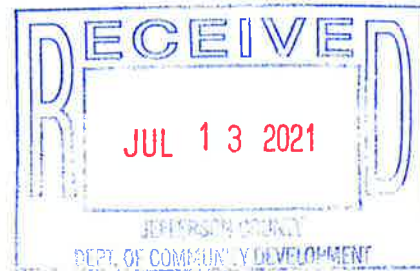
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	<u>40 Mount Christie Ct</u>	<u>208-771-0061</u>
Signature	Address <i>Pat Ludlow</i>	Phone
<i>Lori Ann Nelson</i>		

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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	31 MTCHRISTIE CT	360.344.2593
Signature	Address	Phone
Douglas Garcia	PL	

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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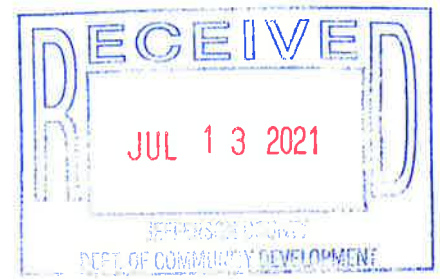
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	<u>21 Mt. Christie Ct.</u>	<u>437-4045</u>
Signature	Address	Phone
		

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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Signature

51 Mt. Lena Lane
Address

360-774-6883
Phone

Welker

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



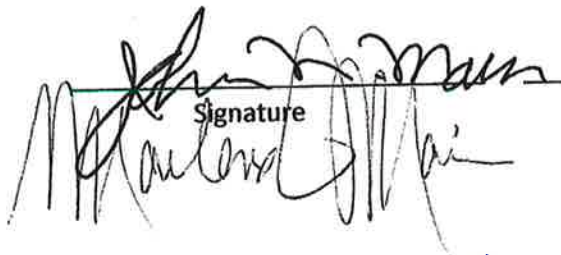
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Signature

John Main

42 MT. LENA LN.
Address
PORT LUDLOW, WA
98365

360-437-2272
Phone

~~SECRET~~



To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us

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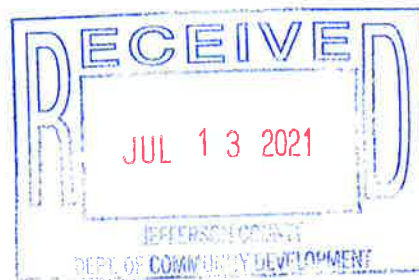
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<u>Robert Domin</u>	<u>22 Mt Lena LN</u>	<u>724-714-7306</u>
Signature	Address	Phone
<u>Diane Frick-Domin</u>	<u>22 Mt. Lenahome</u>	<u>724-601-4559</u>

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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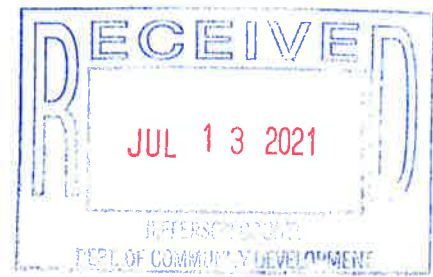
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Signature	Address	Phone

Archibald

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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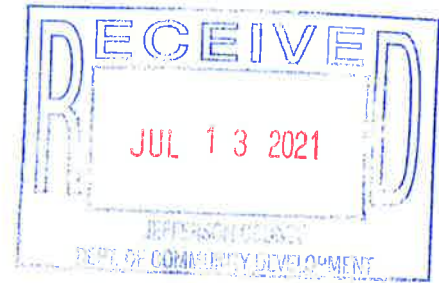
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	<u>311 Mt. Constance Way</u>	<u>360) 437-7883</u>
Signature	Address	Phone

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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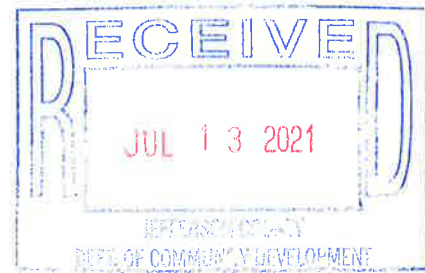
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	271 Mount Constance Way	360-437-7967
Signature	Address	Phone

Nancy Dunn

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



Re: Plat Alteration for Olympic Terrace Division II, Phase I

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Signature

240 Mount Constance Way

Address

360-731-1092

Phone

Caleb Summerfelt

24355 Stottlemyer Rd. Poulsbo, WA
98370

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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Karen A. Davis

Signature

231 Mt. Constance

Address

360 437-7969

Phone

Davis

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



JEFFERSON COUNTY DCD

Re: Plat Alteration for Olympic Terrace Division II, Phase I

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Signature

201 Mt. Constance Way
Address
Port Ludlow,
WA 98365

510-282-3398
Phone

Robert Miranda

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us

RECEIVED
JUL 13 2020

JEFFERSON COUNTY DCD

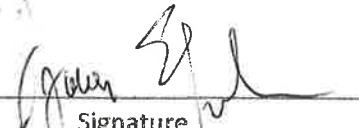
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 Signature	<u>14 Mt Constance Way</u> Address	<u>415-497-1498</u> Phone
<u>Peter H. Z. Graber</u>	<u>140 Mt. Constance Way</u>	<u>"</u>
<u>Peter</u>	<u>Graber</u>	

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us

RECEIVED
JUL 13 2020

Re: Plat Alteration for Olympic Terrace Division II, Phase I

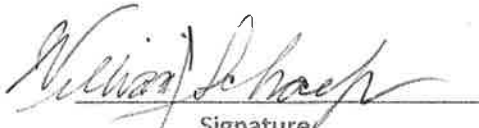
JEFFERSON COUNTY DCD

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It is requested that the approval of the Plat Alteration include the requirement for a second access road be constructed from Mount Constance Way to Teal Lake Road. There is a current construction entrance that could be converted to such an access road.

 Signature	<u>61 Mt Constance Way</u> Address	<u>215 499 6299</u> Phone
William Schaefer		

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



JEFFERSON COUNTY DCD

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	<u>121 Mount Constance Way</u>	<u>763-901-1480</u>
Signature	Address	Phone
Michael Boock		



To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us

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Paul Faulkner

Signature

120 MOUNT CONSTANCE WAY

Address

(818) 448-4904

Phone

Fred & Tamera
Faulkner

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Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us

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Michael E. Howard 91 Mt. Constance Way Pt. Ludlow 360 437-7968
Signature Address Phone

Michael Howard

~~SAMPLE~~

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Department of Community Development
Email: djohnson@co.jefferson.wa.us

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Signature

81 Mt Constance Way
Address

206-295-6197
Phone

Jesse Rutto

David Wayne Johnson
Project Planner
Jefferson County
Department of Community Development
621 Sheridan Street
Port Townsend, WA 98368



Dear Mr. Johnson,

Public Comment: Type II Land Use Application and Pending SEPA Determination, SUB-2018-00015

We in Olympic Terrace only became aware of the current application last week and are therefore sending the community comments as a group. Had we known about the application, we would have requested a public hearing and made this request in person.

Attached are over thirty-one signed letters from residents of Olympic Terrace 1 and Olympic Terrace 2 requesting that approval of the Plan Alternative **include a requirement for a second access road** be constructed from Teal Lake Road to Mount Constance Way. There is currently a "construction entrance" that could be converted to such an access road.

When all phases of Olympic Terrace are completed it will total about 108 homes. In addition, there are 20 homes on Dog Leg Lane that share the single access to Teal Lake Road. Our concerns are twofold, everyday traffic safety and emergency egress. There are no sidewalks in these relatively dense residential communities and with a significant senior population, the roads are our walkways for exercise and used regularly. Fire and other emergency vehicles would quickly clog Mount Constance Way in an emergency and egress in a evacuation situation could be very difficult.

Please review the concerns expressed in the attached comments and include a second access road in your approval.

Sincerely yours,

Barbara Schaefer
61 Mount Constance Way
Port Ludlow

David W. Johnson

From: Jeff and Peggy Welker <thewelkers1@gmail.com>
Sent: Monday, July 12, 2021 4:53 PM
To: David W. Johnson
Subject: Port Ludlow Associates Land Use Application



CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Johnson

We are writing in regards to the Port Ludlow Associates proposed plat alteration for Olympic Terrace Division II, Phase 1

As long time residents of Port Ludlow Olympic Terrace 1, we would like to voice our concerns regarding the inevitable increase in automobile traffic which will occur once Olympic Terrace II Phase 1 and 2 are completed. Our concern centers around the increased traffic on Mt Constance Way as our neighborhood continues to grow with the completion of new houses built in the OT 2 portion of the neighborhood.

Already, we have noticed a marked increase in use of Mt Constance Way not only by residents but by construction and service vehicles as well. Currently with only one entrance and exit to the neighborhood (via Springwood Drive off of Teal Lake Road) all traffic in and out of our neighborhood is forced to use Mt Constance Way.

Our concern is not only for those who live on Mt Constance Way but for the high number of pedestrians which use this street to access Teal Lake and other DNR trails located at the end of the street. People from surrounding villages, as well as Olympic Terrace residents, use this street for recreational walking and access the adjacent trails and neighborhood streets.

Personally, we have specific concerns for our 3 young grandchildren who visit us regularly and use Mt Constance Way for biking and walking to and from the trails and other portions of the neighborhood.

Currently OT 1 has 41 residences. When completed, OT II will add an additional 70 residences, all of which will be forced to use this same road with it's single entrance to travel in and out of the neighborhood. This is a concern not only on a day to day basis but would become even a greater concern in an emergency situation whereby all residents and emergency vehicles would be forced to use a single entrance to evacuate the neighborhood. Lack of a second entrance would cause tremendous confusion and chaos.

It is requested that the approval of the Plat Alteration include the requirement for a second access road to be constructed from Mt Constance Way to Teal Lake Road. There currently is a construction entrance at the OT II end of the neighborhood that could possibly be converted to such an access road.

Thank you for your consideration.

Respectfully

Jeff and Peggy Welker
51 Mt Lena Lane
Port Ludlow, WA 98365

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us

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JUL 13 2020

JEFFERSON COUNTY DCD

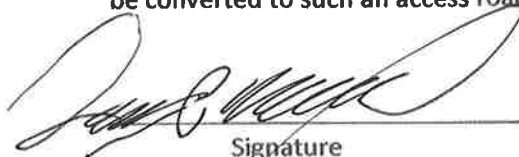
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Signature

Larry P. Nylund

Nylund

131 Mount Christie Ct
Address

Port Ludlow, WA

Phone

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us

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Herbert Laeger 81 CRYSTAL CT. P.L. WA. 760 977 7265
Signature Address Phone

Herbert Laeger

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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<u>Sandra Rooks</u>	<u>133 Crystal Court</u>	<u>360-437-0747</u>
Signature	Address	Phone

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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	170 Mt Constance Way	360-460-0010
Signature	Address	Phone

Kristy Cornell

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us



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Signature

151 Mount CHARISTE CT

Address

PT LINDLOW

406-890-3399

Phone

Kirby Adams

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Jefferson County
Department of Community Development
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Roger Terriere 52 Mt. Lena Lane 206-280-7133
Signature Address Phone
Roger Terriere

7/12/2021

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us

RECEIVED
JUL 13 2020

JEFFERSON COUNTY DCD

Re: Plat Alteration for Olympic Terrace Division II, Phase I (SUB2018-00015)

I am a resident of Olympic Terrace One (OT1), just north of Olympic Terrace Two (OT2), Phase I. I have concerns about traffic, safety and the resident's quality of life for the entire subdivision of Olympic Terrace. There currently is a Plat Alteration for OT2, Phase I pending to accommodate a new plat for further development of OT2, Phase 2. There is only one road, Mount Constance Way, for ingress and egress for the entire development and future construction which has a due date of July 14th, 2021.

After the entire development is complete there is an expected 110+ homes. My concern is residential density with limited safe traffic flow accommodations. The last evaluation of this development is over 15 years ago and my questions are:

1. Has the 2005 traffic study been updated with current and future residential density burden and does it include other items related to future continued development?
2. Are the road conditions, traffic flow, infrastructure, ingress, and egress safe for emergency situations such as fire, rescue, security and other catastrophes, along with its necessary emergency equipment?

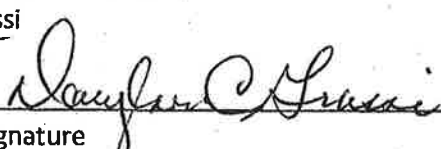
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Viewing Plats, Maps, As-Built Drawings and other possible options to provide a second entry and exit is recommended by the majority of residents in the Olympic Terrace Subdivisions. I suggest that any approval of the Plat Alteration include the requirement for a second access road be constructed from and to Teal Lake Road. There is a current construction entrance that could be altered and restructured to such an access road. There is also the platted As-Built drawing indicating a "Future Springwood Drive", or possibly a separate road directly across JC parcel 821214005.

Our community is changing with younger families and larger household members. In the future it may be quite different than it is today.

Many thanks and be well,

Mario C Grassi
DARYLANN


Signature

241 Mt Constance Way, Port Ludlow, WA 98365
Phone 360-344-2222

7/12/2021

To: David Wayne Johnson, Project Planner
Jefferson County
Department of Community Development
Email: djohnson@co.jefferson.wa.us

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Phone 360-344-2222

(OVER)