

Nicole Gaudette

From: Evan Maxim
Sent: Wednesday, July 18, 2018 9:47 PM
Cc: Andrea Larson; Ryan Rahlfs
Subject: FW: Comment to the Commissioners Regarding CP Amendment

Dear Planning Commissioners,

Please see the public comment, below.

Regards,

Evan Maxim

Interim Director of Development Services
City of Mercer Island Development Services
9611 SE 36th Street, Mercer Island, WA 98040
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If you would like a public record, please fill out a public records request at <https://mercerisland.nextrequest.com/>.

From: Ryan Rahlfs <ryanrahlfs@gmail.com>
Sent: Wednesday, July 18, 2018 9:45 PM
To: Evan Maxim <evan.maxim@mercergov.org>
Subject: Comment to the Commissioners Regarding CP Amendment

Dear Commissioners and Evan,

As you deliberate on the "Private Community Facilities" designation change I ask you to consider as many of the following as possible:

- 1) It essential for the DSG to create a rough sketch of the proposed development using the current codes so that policymakers and citizens might compare exactly what is gained and lost and whether or not the amendment is critical.
- 2) Many Islander's have come up with some very real and very concerning "what ifs" to this proposed amendment. A change this big merits concurrent development regulations so these nightmare "what ifs" don't become the reality on the Island.
- 3) The current traffic in this area are more than an annoyance for neighbors, they are a life safety issue. The proposal makes those life safety issues even more pressing and concerning. Please let life safety issues be a part of your deliberation on this matter.
- 4) We asked the Planning Commission to deliberate on the evidence that a "Private Community Facility" or something like it has not been effectively used elsewhere in King County. If the Planning Commission has a strong example of the effectiveness of this new zone, please share it with the community. If there's not

precedent for success elsewhere, we ask the Planning Commission to not experiment in a community where residential neighborhoods, especially this one, are somewhat fragile.

5) Will the Planning Commission please deliberate on whether or not a methodical purchase of single-family homes to bulldoze and displace residents is or is not a dangerous signal to send to other developers around the area.

6) Would the Planning Commission please consider if the applicants have exercised and exhausted as much reasonable effort as possible to expand their private facilities away from residential areas. If not, I ask the Planning Commission to please consider this in their deliberations.

In addition,

As a representative of about 50 neighbors in Mercerwood I have had a chance to meet with Councilman Acker, Councilman Nice, and I have a meeting Thursday with Councilman Wong. I have also had a chance to meet with Commissioner Hubbell as well. All of these meetings have been very helpful and informative to my neighbors. I would love to have a meeting with anyone who seeks to better understand the concerns of Mercerwood residents. You can email me directly.

Thank you very much for your time, attention, and service on this matter.

Ryan Rahlfs