

Exhibit 9 - Public Comments

From: Christa Friedrich
To: [Lauren Anderson](#)
Subject: File No. CAO18-003, Property located at 8114 West Mercer Way
Date: Wednesday, July 11, 2018 3:37:23 PM

Dear Ms. Anderson:

Re: File No.: CAO18-003

My name is Christa Friedrich and I am the owner of the house at 8126 West Mercer Way. My property is located southeast of the subject property. The application is for a reduction in the wetland buffer from 35 feet to 25 feet to construct a driveway and single family residence. I am one of the current three parties sharing the driveway starting at West Mercer Way to the houses at 8118, 8122 and 8126. The property owner at 8114 will be the fourth party sharing this driveway.

I would like to be considered a party of interest and would appreciate being kept advised of any developments . I am especially concerned about water drainage. Is this reduction of the wetland buffer really necessary? Wouldn't it be more appropriate and have less of an environmental impact to work around the wetland area? It appears there is plenty of room to do so.

I look forward to hearing from you.

Christa Friedrich
8126 West Mercer Way
Mercer Island, WA 98040
christafr@comcast.net
Phone: 206-232-4357

From: Fred Howard
To: [Lauren Anderson](#)
Subject: CAO13-03 Comment and Conerns
Date: Wednesday, July 11, 2018 2:11:38 PM
Attachments: [image001.png](#)

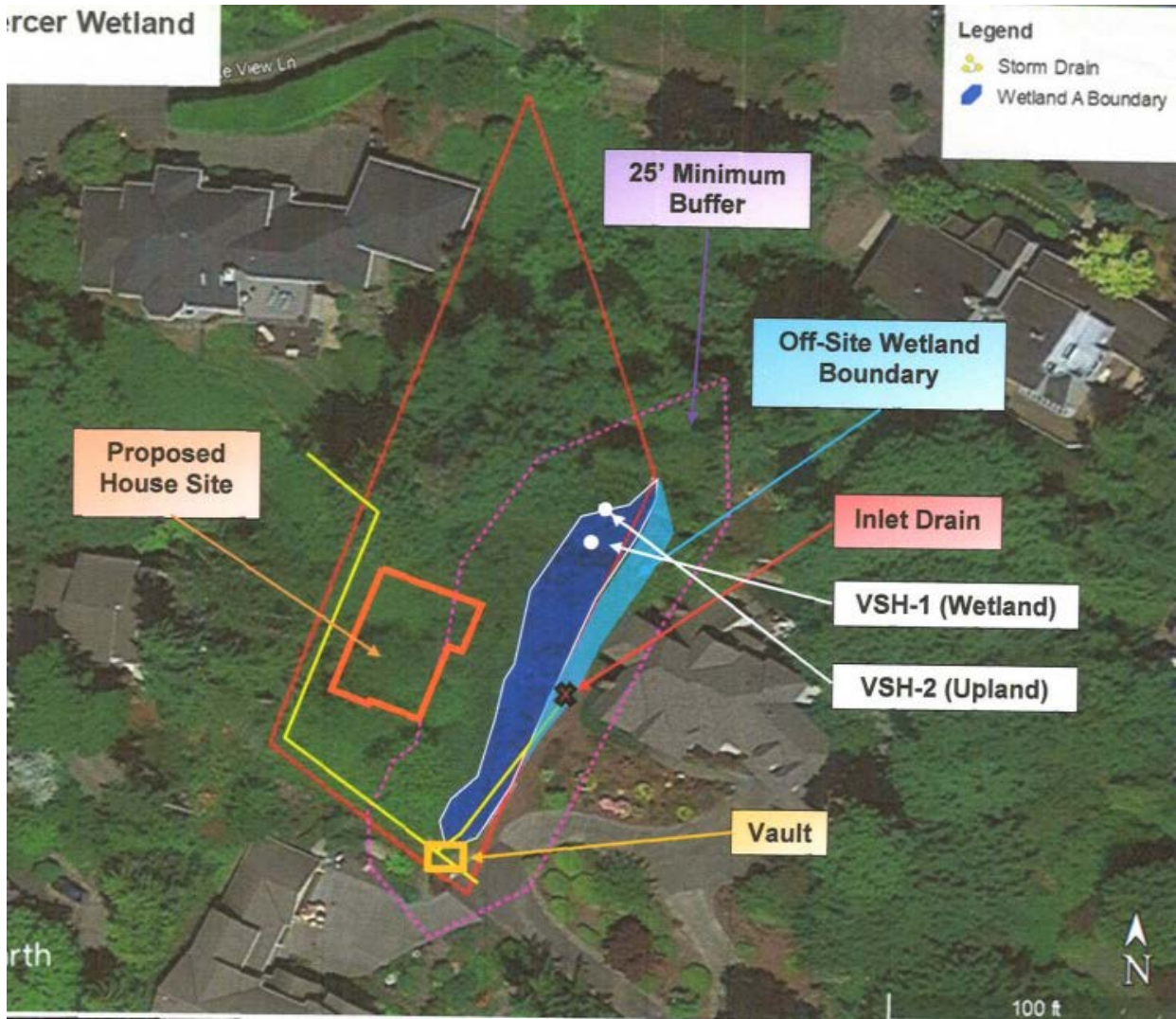
Lauren, I wanted to reach out regarding the proposal CAO13-03. I am the owner of 8122 W. Mercer Way, the property directly below the proposed changes to the minimum buffer. I have some significant concerns regarding the proposal and the vague nature of both the proposal and the impact. If they are proposing a reduction of the minimum buffer in some areas, where is the impact analysis to overall erosion and potential damage down-hill to our property? Also, what is the proposed plan to compensate for the reduction of the wetlands in the proposal?

In addition, we consulted with another consultant who informed us that the outline below is missing another wetland on the property. I would like to request an additional survey to ensure that all wetland impacts and potential damage to both the environment and to our property are understood, taken into account and mitigation plans developed.

I would appreciate you looking into this and replying so that I understand how this initiative may move forward and potential impact to both the environment and to our property.

Thank you,
Fred Howard
8122 W. Mercer Way
Mercer Island, WA 98040
310-266-3347

ercer Wetland



From: Lisa Chow
To: [Lauren Anderson](#)
Cc: [Tuanhai Hoang](#)
Subject: Fwd: CAO13-03 Comment and Concerns pt 2
Date: Wednesday, July 11, 2018 4:54:51 PM

Hi Lauren,

I would like to add to my husband's email some additional feedback after talking to a Wetland Consultant.

Should the small wetland mentioned in the report on the west side of the property be shown on the maps and evaluated to identify its size, rating and low function as required by the Mercer Island Municipal Code (MIMC) 19.07.030.A (13)? With this information the City can document and share with interested parties adjacent to the parcel to evaluate.

The applicant seems to be proposing to reduce or average the buffer below the minimum buffer which does not meet the MIMC 19.07.

Page 1 indicates the residence is proposed to be within 15 to 20 feet of the wetland and that the driveway is proposed to be within the 25 foot wetland buffer. The site plan (Figure 4) actually shows that the residence will be within 14 feet 9 inches of the wetland. MIMC 19.07.080.C does not allow the wetland to be reduced or averaged below the minimum buffer of 25 feet. Applicant should be required to meet the code and provide a minimum 25 foot buffer from the residence.

MIMC 19.07.030.A (6) does allow for driveways within a wetland buffer. However, the driveway is directly abutting the wetland (which will indirectly impact the wetland) and there is not discussion of if there is an alternative with less impact to the wetland or wetland buffer. In addition a wetland impact analysis that discusses the projects direct and indirect wetland impacts is not included in the mitigation plan. The driveway runoff, clearing of vegetation up to the edge of the wetland and construction of the residence abutting the reduced wetland buffer will all have direct and indirect impacts to the wetland system. The applicant should be required to identify the types of vegetation and conditions of the impact areas, proposed

restoration areas and provide a full wetland and buffer impact analysis.

Construction of the residence directly adjacent to the wetland buffer will ultimately impact the buffer during construction and a building setback for construction purposes should be provided to allow construction of the residence without further impact to the buffer.

The wetland boundary indicated in the wetland report shows wetland offsite. Since the applicant did not have our permission to access our property or dig holes on our property we are requesting that the offsite wetland not be shown on project maps as a known wetland area. Offsite evaluation should have occurred and the offsite area should be shown as approximate boundary. There is an existing gravel path within the area between the wetland and my residence so we believe that the wetland edge does not extend as far as shown onto our property.

We are looking forward to getting a response that would provide any additional information that may be added to the City record including the City correspondence with the applicant or other agencies.

Thank you,

Lisa Chow and Tuanhai Hoang
8118 West Mercer Way
Mercer Island, WA 98040
206-236-8118

On Jul 11, 2018, at 2:18 PM, Tuanhai Hoang <Tuanhai@qualitel.com> wrote:

Thanks

Best Regards,

Tuanhai

Sent from smartphone so please excuse typos.

----- Original message -----

From: Lauren Anderson <Lauren.Anderson@mercergov.org>
Date: 7/11/18 1:12 PM (GMT-08:00)
To: Tuanhai Hoang <Tuanhai@qualitel.com>
Cc: Lisa Chow <lisa.chow@qualitel.com>
Subject: RE: CAO13-03 Comment and Conerns

Hello Tuanhai Hoang,

Thank you for your comments, you are now a Party of Record and will receive notice of the decision. The City has shared your comments with the other reviewers and the applicant.

Sincerely,

Lauren Anderson // Assistant Planner
City of Mercer Island Development Services Group
9611 SE 36th Street, Mercer Island, WA 98040
206.275.7704
lauren.anderson@mercergov.org

Out of the office: July 20 and August 1-8.

To fill out a Public Records Request go to
<https://mercerisland.nextrequest.com/>

For more information of the status of permits go to www.mybuildingpermit.com
For information about a geographic area go to <http://pubmaps.mercergov.org>
To view application forms and other zoning information checkout
<http://www.mercergov.org/Page.asp?NavID=361>

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From: Tuanhai Hoang <Tuanhai@qualitel.com>
Sent: Wednesday, July 11, 2018 1:04 PM
To: Lauren Anderson <Lauren.Anderson@mercergov.org>
Cc: Lisa Chow <lisa.chow@qualitel.com>
Subject: CAO13-03 Comment and Conerns
Importance: High

Hi Lauren, I am the owner at 8118 West Mercer Way. I am East of this property. I have major concerns regarding reducing the buffer from 35feet to 25 feet.

1. I would like a 2nd survey as I think some of the details are inaccurate. For example it is showing that we have wetland right next to our house when it is not the case. Also, talking to another consultant, there seems to be another small wetland on the property.
2. The plans are vague and would like a more detailed plans as shrinking the buffer from 35 ft to 25 and 15 in some areas are not good for the environment. With their current proposal they will degrade the function and value of the wetlands which will have an environmental impact.
3. I would like to see an averaging plan. The overall sf buffer of the buffer should not change with the ordinance asking for 35ft. If in some areas they reduce it to 25 or 15 ft they should compensate in areas for an additional 15-20 ft on top of the 35ft.
4. I am also concern about erosion impact onto my property removing the vegetation. My property is already impacted currently and I am afraid it will be worse.

I appreciate your attention. Please acknowledge receipt of this email.

Thank you

Tuanhai Hoang
8118 West Mercer Way
Mercer Island Wa 98040
206-236-8118

Sent from smartphone so please excuse typos.

From: Loren-Ann Anderson
To: [Lauren Anderson](#); paul.skidmore@mercergov.prg
Cc: [Peter Mohai](#)
Subject: 8114 W Mercer Way File No. CAO18-003
Date: Wednesday, July 4, 2018 12:07:03 PM

Hi Lauren

I am following up our conversation on July 2, 2018 with this email.

I am against modification of the wetland buffer on 8114 W Mercer Way, and furthermore against ANY type of development of that property , for the following reasons:

1. Property is on a Critical Slope with a history of instability.
2. Property contains springs and water flow from the bank, and has standing pools of water in the winter.
3. Development of the property could affect neighboring properties, and may result in landslides, etc., specifically to the homes above the subject property.
4. There should be no cutting of trees or removal of vegetation, which has stabilized the hillside.

I would like copies of impact studies, geotechnical studies, engineering and architectural plans.

I would like to be designated a "party of record"

If the development of the property results in hillside instability and subsequent damage to homes or property, I will hold the City of Mercer Isld. and the property owner liable for damages.

Loren E. Anderson
8132 W Mercer Way
206 275 3663

From: Tuanhai Hoang
To: [Lauren Anderson](#)
Cc: [Lisa Chow](#)
Subject: CAO13-03 Comment and Conerns
Date: Wednesday, July 11, 2018 1:03:55 PM
Importance: High

Hi Lauren, I am the owner at 8118 West Mercer Way. I am East of this property. I have major concerns regarding reducing the buffer from 35feet to 25 feet.

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