

From: Dan Thompson
To: [Robin Proebsting](#)
Cc: [Mark Coen](#); [Robert Medved](#)
Subject: Public Comments from Dan Thompson And Mark Coen on SUB19-002/Boys and Girls Property Subdivision
Date: Wednesday, May 8, 2019 4:48:55 PM

Dear Robin, please consider this email the written comments of Dan Thompson and Mark Coen to SUB19-002. Both Dan Thompson and Mark Coen are long time Mercer Island citizens who will be negatively injured and prejudiced by this permit and proposed subdivision. Please consider us parties of record and forward any decision or notices to this email.

MICC 19.08.010 et seq states:

D. Preliminary Application Procedure.

1. Findings of Fact.

All preliminary approvals or denials of long subdivisions or short subdivisions shall be accompanied by written findings of fact demonstrating that:

- a. The project does or does not make appropriate provisions for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;
- b. The public use and interest will or will not be served by approval of the project; and
- c. The project does or does not conform to applicable zoning and land use regulations.

2. Short Subdivisions.

The code official shall grant preliminary approval for a short subdivision if the application is in proper form and the project complies with the design standards set out in MICC 19.08.030, the comprehensive plan, and other applicable development standards.

3. Long Subdivisions.

- a. At an open record hearing, the hearing examiner shall review the proposed long subdivision for its conformance with the requirements of MICC 19.08.030, the comprehensive plan, and other applicable development standards.
- b. The hearing examiner shall make written findings of fact and conclusions.

4. Conditions for Preliminary Approval. As a condition of preliminary approval of a project, the hearing examiner in the case of a long subdivision, or the code official in the case of a short subdivision, may

require the installation of plat improvements as provided in MICC 19.08.040, which shall be conditions precedent to final approval of the subdivision.

This application and proposed subdivision fails to meet the criteria in the MICC, specifically 19.08.010 and the comprehensive plan. The public use and interest will not be served. There is inadequate street and intersection capacity for the project, the density is too great for the neighborhood, and there is no provision for meaningful open spaces, as in the Coval long plat. Furthermore the design requirements under .030 have not been met.

Thank you.

Mark Coen

Daniel Thompson

Thompson & Delay

Attorneys at Law

506 2nd Ave., Suite 2500

Seattle, WA 98104

Phone: (206) 622-0670

Fax: (206) 622-3965