

**Mercer Island Planning Commission**  
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**Opposition to Community Facilities Code Amendment**

Ira Appelman  
9039 East Shorewood Drive

I oppose the Community Facilities Code Amendment, which is the greatest zoning threat to the single-family character of Mercer Island in my nearly 22 years of intense, local political involvement. It's also one of the best arguments for reducing the City budget, since it's a huge waste of taxpayer funds in staff time that development fees don't even come close to covering.

The way this type of amendment comes about is that the Applicants approach the City requesting to greatly increase the density of activity on their property. City staff regrets that current zoning won't allow the desired density increase. So, what can be done? The City suggests a code amendment.

Then City staff and the Applicants work together in the background to create zoning to the Applicants' specifications, all the while claiming that the zoning amendment is needed to PROTECT THE PUBLIC. The proposed Master Planning is no protection to the public at all because the same people, the Planning Commission and City Council, who ignored Islanders in passing the Community Facilities Comprehensive Plan Amendment, are ignoring Islanders in passing the Community Facilities Code Amendment, and will ignore Islanders in approving the Community Facilities Master Plan.

Most Islanders who've even heard about this process are completely unaware that this new, anti-single family, intense zoning is as applicable to their own neighborhoods as it is to the JCC property.

If staff is challenged for supporting this type of anti-single family zoning, they respond as City Manager Julie Underwood has responded with the completely false claim that the City is obligated by law to do what it's doing. City staff has written the Community Facilities Code Amendment, which they have absolutely NO OBLIGATION to do. If the applicants wrote an amendment on their own, without intense City staff help, it would be laughed out of City Hall.

The 2018 citizen survey and the 2018 failure of the levy lid lift show that Islanders don't trust the fiscal responsibility of the City, and with reason. I've done public records requests and the City doesn't keep track of their most expensive resource, staff time, because they don't want Islanders to know how much money is wasted. We need to greatly reduce the development services budget and the budget for this commission, so we don't end up wasting taxpayer funds damaging the community we love.