

From: [Rod Stevens](#)
To: [PCD](#)
Subject: Public Comment on White RUE & VAR Project
Date: Saturday, June 12, 2021 10:33:39 AM
Attachments: [PastedGraphic-1.tiff](#)

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I live approximately 1/4 mile east of the subject site, frequently walk by this property in my leisure time, and consider the wetlands a valuable part of the neighborhood. I object to this variance and approval on the following grounds:

1. The project will disturb sensitive habitat, not only in the stream bed at the 32' elevation, but in the stream bank areas at elevations of 32' to 34'.
2. The reduced setbacks on both the eastern front and southern side of the lot will reduce the rural character of the neighborhood. This property is already one-tenth the size of the zoning requirements, and it will crowd both the street and a neighbor's property. The southern setback could be increased simply by narrowing the driveway at the northeast corner of the property or by moving the driveway to the front of the house and putting in a septic system with a smaller footprint. The landowner may argue that that will be an extra cost, but that is a reasonable trade-off for building on a lot with such constraints.
3. There are other and better siting alternatives that would further reduce the impact, including a smaller footprint for the house that requires less fill, and moving the house to a different site. Because the applicant owns both this property and the one immediately to the north, he could do a lot line adjustment and variance that would allow him to build on the existing disturbed and filled area immediately to the south of the existing structure, providing parking through shared use of the existing driveway. There appears to be sufficient land on that site to install a septic system with a small footprint.
4. It is highly likely that the ecological mapping of this site is not accurate if it was mapped by a consultant not already familiar with the area. Because the owner has repeatedly disturbed the existing natural areas of the site, they likely do not show evidence of the increasing flooded over the last five years noted by more than one area resident. That lack of vegetation shows that the owner has not been a good steward of the natural areas and could not be relied on not to disturb them in the future.
6. City staff have not been good stewards either. The track record shows that they allowed the School District to build the new Blakely School buildings in a natural habitat area with high ecological value without requiring adequate mitigation or restoration. Some of the plantings for what was required have already died and not been replaced.

Sincerely,

Rod Stevens

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