

**From:** [Kate Rutledge Jaffe](#)  
**To:** [PCD](#)  
**Cc:** [Annie Hillier](#)  
**Subject:** Fwd: Comment - Manitou RUE & VAR (PLN51687 RUE & PLN51687 VAR)  
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I'm writing to comment on the plans for PLN51687 RUE & PLN51687 VAR. I have several questions that I'm hoping to resolve, as the neighbor opposite this proposed development:

- The property has several large cedars and douglas fir trees that I believe are landmark trees. I didn't see any information in the paperwork that indicated which trees would be protected. Is there a plan in place to protect significant and/or landmark trees on the property and can it be shared?
- Another tree - a large and aging alder - is leaning into the road. I'm concerned this construction could damage the tree, which is a potential danger. Are there any proposed construction plans to remove that tree and/or mitigate the potential danger during/post construction and can those plans be shared?
- Lastly, the current proposal sets the house - a large footprint - only 10 feet from a private one-lane road. This is significantly closer than any other homes on this road. The plans also leave no indication of parking, which is problematic given there is no public parking available on this road. Between the narrow road and the absence of any indicated parking spaces, I'm concerned this approach will create congestion and/or cause damage to the area - not only during construction (although that could pose issues for several homes) but in general for the future. Can a plan be shared for parking and a more standard setback?

Thank you for considering these questions/comments. This property is part of a small and vibrant community, and my hope is that we'll get a chance to hear more details that verify these plans are safe, ensure critical nature protections are in place, and that parking and property development are responsibly situated.

Sincerely,

Kate Jaffe  
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