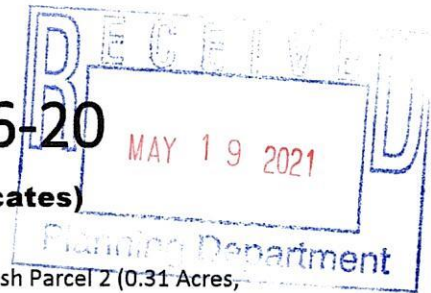


Petition in Opposition to MP 6-20



From: TONCCA (Tall Oaks Neighborhood Cozine Creek Advocates)

Date: 12 May 2021

Within the Partitioning Application MP 6-20, the developer is asking for approval to establish Parcel 2 (0.31 Acres, 13,565 sq. ft.) in Steve & Mary Allen's Tentative Partition Block L. The proposed 0.31 – acre parcel would be accessed via private easement from SW Fellows Street recently deemed sufficient by city planning officials based on safety and engineering standards established over twenty years ago.

Basis for Opposition to MP 6-20, Tentative Parcel #2:

- Develops over an existing 33' Public Right of Way utilized by the adjacent Tall Oaks Drive community as a natural greenway for decades.
- The notice of "Impending Administrative Decision" invited those affected to consider Review Criteria based on "Comprehensive Plan Goals and Policies". The Tall Oaks Neighborhood has long considered the area above the floodplain identified as tentative Parcel 2 including the legacy 33' public right-of-way, a natural protected area within the city, subject to conditional use criteria as established in (MMC 17.74.030 Sub B-D).
 - B. That the location, size, design, and operating characteristics of the proposed development are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relative impact of the development;
 - C. That the development will cause no significant adverse impact on the livability, value, or appropriate development of abutting properties of the surrounding area when compared to the impact of permitted development that is not classified as conditional;
 - D. The location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants.
- Intrusively diminishes Cosine Creek natural greenway and wildlife habitat, impinging on neighborhood livability and quality of life.
- Constrains property values by obstructing natural views and privacy to valued residents of the Tall Oaks community. The city's (MMC 17.10.080 Master Plan Review Criteria) charges the director with "Natural Feature Preservation. Great Neighborhoods are sensitive to the natural conditions and features of the land. Neighborhoods shall be designed to preserve significant natural features including, but not limited to, watercourses, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees"
- Increases residential density in a delicate natural setting, adding noise and congestion, without sufficient provisions for emergent climate change issues in the form of fire hazards and soil erosion (MMC 17.57.010 Sub A.1), further complicating existing Cozine Creek water quality issues due to surface runoff and contaminants.

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- The applicants net density calculation for tentative parcel #2 is insufficient. The 13,565 Sq. Ft. represents ~ 50% FP and 50% above, not accounting for emergent climate science exceeding current standards for 1% flood zones based on traditional data sources. Further, per (MMC 17.15.010 Sub C.3.a), permitted uses for a buildable R2 lot for the applicants proposed duplex, requires a minimum of 8,000 Sq. Ft., therefore the applicants remaining 7,125 Sq. Ft. above the floodplain does not qualify under this ordinance.
- Applicant insists on removal of important "Public Trees" (MMC 17.58.075 Sub A, Protection of Trees) and forest canopy including 50-100-year-old majestic Fir and White Oak trees for which the adjacent "Tall Oaks Drive" derives its name. The loss of shade, wind and temperature moderation cannot be sufficiently served by the applicants promise of conditional landscape screening near adjacent and abutting properties.
- Tentative Parcel 2 encroaches on natural floodways and drainage ways. (MMC 17.48.005 Flood Plain) "...the floodplain zone shall set aside an area which shall, for the most part, be preserved in its natural state or farmed to provide open spaces, natural habitats, and recreational places."
- The city's primary tenant is safety and public economic loss when it comes to authorizing building in floodplains (MMC 17.48.005). According to The National Wildlife Federation, "... it must be recognized that the NFIP 100-yearflood standard (MMC 17.06.030) is not generally an acceptable safety standard for most populated areas. Floodplain planning and maps must incorporate future anticipated conditions, including effects of climate change, urbanization and deforestation and accelerated drainage practices in upland watershed areas. People living in floodplains—even low-risk floodplains—need to know they are at risk and should obtain flood insurance and work to mitigate their flood risks."
- Developers Partitioning Application is not in compliance with zoning ordinance (MMC 17.53.060 Sub A.7) -Tentative Partition Plan "...must include designated wetlands, wooded areas, and natural hazards.

NEIGHBORHOOD IN OPPOSITION:

	Print Full Name	Date	Address	Signature
1	Carole T. Hansen	5/14/21	1110 SW Tall Oaks Drive	Carole T. Hansen
2	BRAD ROBISON	5/14/21	1150 SW Tall Oaks DR.	Brad Robison
3	Shirley Robison	5/14/21	1150 SW Tall Oaks Dr	Shirley K. Robison
4	LINDA M. JORDAN	5/14/21	1125 SW TALL OAKS DR	Linda M. Jordan
5	Jay Jordan	5-14-21	1125 SW Tall Oaks Dr	Jay Jordan
6	BERTHA BISKER	5-14-21	1125 SW Tall Oaks Dr	Bertha Bisker

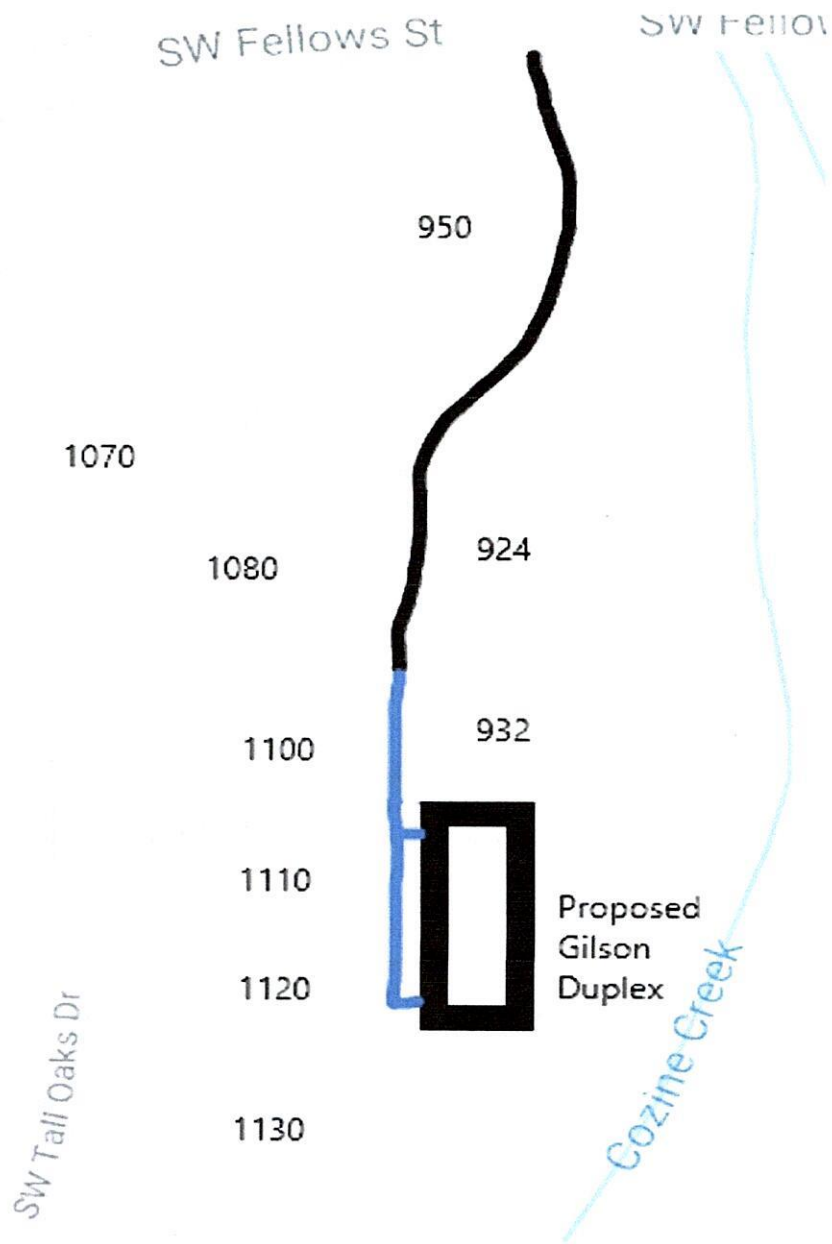
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Petition in Opposition continued

	Print Full Name	Date	Address	Signature
7	GARY KINION	5/14/21	1140 SW TALL OAKS	Gary Kinion
8	Cheryl Lambright	5/14/21	1130 SW Tall Oaks Dr.	Cheryl Lambright
9	JAMES LAMBRIGHT	5/14/21	1130 SW TALL OAKS DR	James Lambright
10	Robert Tracey	5/14/21	1160 SW Tall Oaks Dr.	Robert Tracey
11	Carole T. Hansen	5/15/21	110 SW Tall Oaks Dr.	Carole T. Hansen
12	Susan E. Perez	5/15/21	1080 SW Tall Oaks Dr	Susan E. Perez
13	Rigo Perez	5/15/21	ll ll	Rigo Perez
14	Tricia Harris	5-16-21	1120 SW Tall Oaks Dr	Tricia Harris
15	Ryan Harris	5-16-21	1120 SW Tall Oaks Dr	Ryan Harris
16	Sara Harris	5-16-21	1135 SW Tall Oaks Dr.	Sara Harris
17	Brandon Harris	5-16-21	1135 SW Tall Oaks Dr.	Brandon Harris
18	Cathy Stephens	5-16-21	1070 SW Tall Oaks Dr.	Cathy Stephens
19	Mike Stephens	5-16-21	1070 SW Tall Oaks Dr.	Mike Stephens
20	RICH CUSTER	5-16-21	1230 SW TALL OAKS	Rich Custer
21	Ann Custer	5-16-21	1230 SW Tall Oaks	Ann Custer
22	Earl H. Anderson	5-18-21	1100 SW Tall Oaks Drive	Earl H. Anderson
23	Sheryl A Anderson	5-18-21	1100 SW Tall Oaks Drive	Sheryl Anderson
24	Damon Schulze	5-19-21	1060 Tall Oaks Dr.	Damon Schulze
25	Susie Schulze	5-19-21	1060 Tall Oaks Dr.	Susie Schulze
26				
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5-18-21
Ext

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Note: This map is an approximation only to illustrate surrounding properties that are adjacent and abutting the proposed Parcel 2 (0.31 Acres) in Steve & Mary Allen's Tentative Partition Block L "Gilson Duplex" (MP 6-20).