

Dear Mayor Thomas and City Council,

I oppose the Alice Claim approval for many reasons, but my comments here mostly focus on density.

Please remand the Alice Claim approval to the Planning Commission to re-consider density and, potentially, reduce the project down from nine lots to three or four lots for the following reasons:

- The nine lot number was never evaluated. It appears nine lots were chosen to avoid MPD requirements including workforce housing requirements.
- An approval would be discretionary and pro-growth. A denial would not violate a vested right.
- Additional density beyond the two existing lots can only be achieved if the Council votes to grant the seven lot density increase and donate a city owned Right of Way.
- Increasing density from the legal two lots to nine lots is not an appropriate, required, or entitled increase. The proposed roads and area infrastructure, as detailed in fire, road, traffic, and neighborhood resident objections over years of meetings, will not serve the needs of existing or proposed new residents (or construction). Roads and infrastructure can't be adjusted to serve the increase.

I support increasing the density by one or two lots to mitigate city legal risks. Applicant indicates he received encouragement to do environmental work from city staff. Applicant also claims non-Council approved Planning Commissioner statements recognize he's owed for having done this work. Mitigation work should not have been encouraged or negotiated under implied future considerations and privileges without Council approval. I'd far prefer that the canyon had remained an environmental hazard or been cleaned up in a business-neutral manner versus approving the nine lot density.

I feel it's bad public policy to add discretionary density in the upper King Road area. Last winter King Road was blocked due to snow related problems at least 20 periods for our family, including a jack-knifed semi once blocking it. During those periods the only access, Ridge Road, had only one lane open due to snow, occasionally forcing me to back up 100 to 300 feet to allow an oncoming vehicle to pass.

Please do not approve this pro-growth density increase.

James Doilney