

March 3, 2021

**RE: PUBLIC COMMENT TO AGENDA ITEM
CONTINUATION OF PLANNING COMMISSION'S PUBLIC HEARING ON
PROPOSAL TO REDESIGNATE AND REZONE MILL SITE (AB 272)**

Commented [PB1]:

Dear Chairman Cable and Honorable Commission Members:

My name is Patricia Brown. I am a homeowner in the Chambers Bay II (CB2) a residential development that is adjacent to the Mill site proposed for redesignation and rezoning. I am also a member of CB2's Architectural Control Committee (ACC).

The properties in Chambers Bay II immediately adjacent to the Triangle parcel are subject to height limits of 12 feet. That height limit protects the view of other nearby lots, while allowing for tasteful construction of a single story residence. A similar approach here is appropriate, and I ask that Triangle parcel adjacent to CB2 should likewise have a height restriction of no more than 12'.

I believe that the Mill site for which the applicant seeks a redesignation and rezoning to "Master Planned Development" and the residentially zoned Triangle parcel should be compatible with Chambers Bay 2. Any new development—Master Planned Development or Residential—should enhance our community through intelligent planning, environmental stewardship, and superior services.

I contend that the Triangle parcel adjacent to CB2 should have a height restriction of no more than 12,' and I offer the following pages from the CB2 Homeowners Association's CC&Rs as supporting evidence. CB2's CC&Rs establish that each of our subdivision's 43 lots has its own height restriction. Prior to development, our developer put in considerable time and attention to maximize the views and value of each individual lot.

The following CB2 lots share their northern (rear) property lines with the southern property line of the Mill's "Triangle" parcel. Please note that the height restriction of each of the below CB2 lots is less than 26 feet:

- Tract A and Lots 18 through 20.....12'
- Lot 21.....15'
- Lot 22 14'
- Lot 23 16'
- Lot 2418'
- Lot 2524'

Specifically, these height restrictions were reasonably imposed to protect and maximize the views and values of the lots directly across the street (on the south side of Chambers Bay Drive). The height restriction of these lots are as follows:

- Lots 12-13.....26'
- Lot 14..... 34'
- Lot 15.....30'
- Lot 16.....31'
- Lot 17.....38'

It is noteworthy that lots located on both the north and south sides of Chambers Bay Drive are on hillsides. Dwelling units on these lots have 10' front setbacks and are separated by a 30' road. Subsequently, these residential dwelling units are separated by 50'.

CB2's lots and the applicant's Triangle parcel all require 20' setbacks. Based on such setbacks, it is possible that any new residential construction built on the Triangle parcel could be separated by a mere 40' from CB2 Lots 18 through 25 and Tract A. ($20' + 20' = 40'$)

I therefore propose that the height restriction of the applicant's Triangle parcel be changed to twelve feet (12'), measured from the Triangle parcel's rear (southern-most) setback line.

This proposed height restriction change is intended to preserve CB2's views and values while still allowing new construction heights of 26-34' or more, depending upon how deep future dwelling units are pinned into the hole.

Thank you for considering this proposed height restriction change of 12' to the applicant's Triangle parcel.

Respectfully submitted,

Patricia Brown
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Attached: CB2 CC&R lot map and height restrictions

Copy Furnished:

Mr. Paul Loveless, Town Administrator

Mr. Douglas Fortner, Town Planner