

1. Introduction

1.1. The following are comments provided by Kenneth R. Willett, the property owner of 8918 53rd Avenue West. The subject of the comments is the Notice of Application and all documents as provided at the website identified in the Notice for the development of the Harbor Grove Subdivision at 9110 53rd Avenue W, Mukilteo, Washington.

2. Community

2.1. The existing community surrounding the proposed development is a quiet neighborhood with limited vehicle traffic and frequent pedestrian travel to and from the adjacent Big Gulch trail. This neighborhood is surrounded by Old Growth Protected Forest (OGPF) with abundant wildlife.

3. Request notice of the public hearing

The author, Kenneth R. Willett, request a public hearing and notification. Contact information is as follows:

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4. Concerns

Following is a preliminary list of concerns as the review period of 14 days from the notice date does not provide adequate time to review and prepare a response to the Notice of Application. Additional revisions of this document will be provided as the review progresses and will be included as part of the testimony in the requested public hearing.

4.1. Disruption of Neighborhood

The documents provided as part of the Notice of Application do not address concerns of disruption of the current neighborhood. There is no mitigation plan for the disruption of services or neighborhood traffic which will result from the proposed development and construction efforts.

4.2. Neighborhood Safety

The construction traffic required to support the proposed development will pose a significant risk to safety of the neighborhood. There are no sidewalks along 53rd Avenue W between 88th and 92nd streets and the additional truck traffic will pose a risk to those pedestrians traveling this span of 53rd Avenue W.

4.3. Definition of road capability and traffic capacity

The application lists the removal of 5100 cubic yards of excavation and 5100 cubic yards of fill. This will require the use of excavation and transportation equipment. The application does not describe any engineering evaluation of the current road system, including 88th Street, 53rd Ave. W or 92nd Street, required to support this traffic without damage or reinforcement and repairs that may be necessary as the result of this traffic. There is no commitment by the developer to do this engineering evaluation or make improvements and repairs.

4.4. Limits on transport size and weight

Following engineering review, the permitted vehicle weights shall be limited to that which insures that no damage of the road, its base or drainage occurs. As an example, the truck capacity for the transport of excavation and fill materials may be limited to 5 cubic yards; this would require that 2040 trips be made to facilitate the proposed development. It is doubtful that this level of construction traffic can be supported by the current roads over a reasonable period of time. In addition, the combined weights of the construction equipment and transport vehicles must meet the identified road limits.

4.5. Interruption of Livelihood

As mentioned in one of the application documents, Covid-19 has required many professionals to work from home creating a crucial reliance on internet and public services. The development effort must not interrupt internet, gas, water, sewer or electric service or result in excessive noise that may interrupt the ability of residents to conduct work activities or achieve the rest necessary to complete those activities.

The work activities conducted at the residence of the author are:

The generation and publishing of medical device training materials

The development of alternate fuel aviation propulsion systems

4.6. Impact on local wildlife and fauna

The proposed development will displace multiple animal species that are frequently observed in the area. This includes deer and multiple birds including raptors which are protected by state and federal laws. Owl(s) are frequently observed in the neighborhood with a predatory range which includes the proposed development site. Eagles and hawks are also frequently observed in the area. From the provided reports it is obvious that a current review of the wildlife in the area has not been completed. Crows have been observed attaching the Owls' nest(s) located on the proposed development site.

4.7. Impact to the creek north of the proposed development

There is no mention in the proposal documents of the creek that runs north from the proposed development area. This creek runs through OGPf and is documented in plot drawings including that of the author.

4.8. Extension of Public Comment Period

A period of 14 days from the Notice Date of November 16, 2021 is an unreasonable period of response. Application reports span the period of July 29, 2021 for the "Blueline" drawing through October 05, 2021 for the Land Use Application. This does not include the preparation time of the individual studies. The public comment period should be no less than the cumulative time used in the generation, submission and review of application documents. As any reviewer must be independent and become familiar with the proposed project, a reasonable period of review will be a multiple greater than 1.0 of the cumulative time used to generate the proposal documents.

4.9. Conflicts between Application Documents and lack of substantiation

A preliminary review of the documents available at the website defined in the Notice of Application has identified multiple conflicts between the documents. The review of those documents is ongoing and a list of these conflicts will be provided in a future revision of this document. Additionally there is no evidence of substantiation or peer review of the documents; without those. This is a mere statement of the opinions of the authors. Regardless of any professional certification of the authors, without peer review

it is simply the opinion of an individual. If peer reviews have occurred, then all notes, actions and closures from those reviews must be provided.

5. Continuation of Comments

The comments and concerns provided above are a subset of the yet to be completed review. Additional comments and concerns will be provided at a future date in a revision to this document.