

## Aaron Panko

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**From:** Jeff Graham <mugdockscot2@gmail.com>  
**Sent:** Wednesday, September 29, 2021 9:51 AM  
**To:** Aaron Panko  
**Subject:** SUB21-9

The notice of filing for SUB21-9 is insufficient for public comment for a project of this size. The application should be denied until several major concerns are addressed in a staff report and the public is given time to comment.

1. The applicant should explain how City tree preservation requirements will be met. The planning staff should clarify the City procedures for enforcing tree preservation requirements and give the consequences are if trees are removed in violation of City requirements.
2. This property is ideally located for expanding Hilfiker park. The planning staff should explain how the Park System Master Plan requirements will be met in this area.
3. The planning staff should address the potential of this land for open space in reference to the Comprehensive Plan goals for open space (page 44): *“The preservation and connection of identified natural open space areas shall be protected through public acquisition and/or land use regulation.”*
4. The applicant should provide a traffic analysis.