

**From:** [Stewart, Casey](#)  
**To:** [Moeller, Michelle](#)  
**Subject:** Public comments - Merrill House at 214 e 10th Ave  
**Date:** Tuesday, March 08, 2016 10:14:32 AM

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Michelle,

Please provide this email to the Planning Commission. It contains public comments for the Merrill House Planned Development, which is on the agenda for tomorrow's meeting (March 9).

Thank you

CASEY STEWART  
Senior Planner

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**From:** david brown [mailto:bravedown@yahoo.com]  
**Sent:** Tuesday, March 08, 2016 9:01 AM  
**To:** Stewart, Casey  
**Subject:** Re: 2 of 2...Project at 214 e 10th Ave

Thank you Mr. Stewart. I concur with your analysis and am additionally concerned that using the planned development process may result in some unintended outcomes. I am also concerned that removal of the existing house will result in a lot of heavy traffic using the alley, degrading its travel surface and egress onto 9th avenue, and inadvertently leaving construction/demolition trash behind. I know these concerns are not the subject of the current application, but I wanted to voice them anyway.

Thank you for the opportunity to comment.

David Brown

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**From:** Stewart, Casey  
**Sent:** Monday, March 07, 2016 10:01 AM  
**To:** 'bravedown@yahoo.com'  
**Subject:** Project at 214 e 10th Ave

Message 1 of 2...

Dave,

Thanks for your interest in the project. There are four attached files that should give you the scope of the project. To reiterate,  
The two items the city is considering at the meeting are:

1. Front setback along 10<sup>th</sup> Ave. Requirement is 20 feet, they are asking for 10 feet.
2. Building height. Limit is 23 feet, they are asking for 29.5 feet.

I will also send in a separate email a copy of my report/analysis/recommendation for the project should you want to read it. Because of the attachments' file sizes, I figured 2 emails would work better.

Sincerely,

CASEY STEWART  
Senior Planner