

From: kjell445@yahoo.com
Sent: Monday, February 18, 2019 4:45 PM
To: PCD
Cc: Kjell Stoknes; Marilyn Stoknes
Subject: Proposed Winslow Hotel; PLN50880 SPR/CUP

February 18, 2019

Comments regarding the proposed Winslow Hotel at 241 & 253 Winslow Way W., Bainbridge Island, WA permit number PLN50880 SPR/CUP

The following is a policy from the Winslow Master Plan:

Policy WMP 2-2.5: Establish transition standards for other boundaries abutting less intense districts.

Comment: We would ask that the transition to the residential uses adjacent to the west of the property be evaluated closely to minimize the negative impact the proposed project may have on the use and enjoyment of their homes.

Additional comments:

Comment: We understand that the feasibility of the project is not a land use issue. However, if the project fails as a hotel, a vacant special use property in this location may be a significant negative land use issue. We would ask that the City request the applicant to release any appraisals or feasibility studies that they have had done on the project. The purpose of this information would be to help the City understand the longer-term risk of the project, and possibly have an evaluation done of possible alternative uses. Although this may not be an element of the SEPA regulations or zoning regulations, there certainly must be some policies in the City's comprehensive plan dealing with the economic viability of the commercial core of Winslow. Since this application requires a Conditional Use Permit, there may be an opportunity to address the economic feasibility and long-term implications that could be expected if the project fails.

Comment: If the project is approved, we have concerns about whom would be responsible for enforcing conditions placed on the property and how to contact the enforcement official. Examples would be primarily noise related from garbage trucks and music. Will conditions on noise limitations run with the land and discoverable by a title search? Without this requirement, any conditions placed on the property may be forgotten over time.

Comment: It is our understanding that the parking with this 75-room hotel is less than that required by the City's zoning regulations. We understand that the developer intends to negotiate an agreement with another owner of real estate who has excess parking and shuttle customers to the hotel. Unless this parking agreement is permanent with no cancelation clause, this would seem to be a risky long-term solution. We would request that the City abide by its regulations and established criteria in the approval process of the request for less parking than required by code. All measures need to be made to minimize the parking problems in the surrounding small neighborhood from overflow parking from this project. Concerns include hotel guests parking in nearby private parking areas creating a nuisance for those owners.

Comment: We understand that the property is going to have some on-site sewage treatment that is intended to minimize the processing requirements on the city's sewer treatment plant. We would request that appropriate technology be used to eliminate odors. This would mean on-going inspections for the proper operation of the odor reducing equipment and chemicals.

Please include these comments in the public record.

Kjell and Marilyn Stoknes

168 Wood Avenue SW

Bainbridge Island, WA