

Heather Wright
Planning Director
Bainbridge Island Planning Department

Re: Winslow Hotel
Project # PLN50880
Conditional Use Permit Application

Dear Ms. Wright:

We have previously written letters to the Planning Department dated 02/17/2019 and 06/05/2019 and commented at the 06/11/2019 Planning Commission public hearing; all in opposition to granting a conditional use permit for construction of the proposed 87 room Winslow Hotel /event center/outdoor entertainment venue in the Central Core District.

For the following reasons we again conclude that such a conditional use permit should not be issued.

1. The proposed 87 room hotel/event center/outdoor entertainment venue is not compatible with other uses in the vicinity of the subject property as required by BIMC 2.16.110*
 - a. The proposed hotel is in a residential neighborhood of homes, retirement homes, townhouses, condos and apartments.
 - b. Music/noise generated by the hotel/event center/ outdoor entertainment venue, especially in the evening, will have an adverse effect on the livability of the neighborhood for the many nearby residents.
 - c. No conditions can transform the proposed use such as to conform with the Comprehensive Plan, Guiding Principle #1, to preserve downtown Winslow's small town atmosphere.

2. There is no reasonable correlation between bed & breakfast establishments and inns of 15 or less rooms which are permitted uses within the Central Core District and an 87 room hotel/event center/outdoor entertainment venue which on its face is not a permitted use.
3. Issuance of a conditional use permit for an 87 room hotel/event center/ outdoor entertainment venue would set a precedent and de facto amend the zoning ordinance such that all future conditional use permit applications for hotels and nonconforming inns in the Central Core District would be, in effect, permitted uses.
4. Residents rely upon and make substantial long term financial decisions/ commitments regarding living and working on Bainbridge Island based on the plain meaning of our zoning ordinances and comprehensive plan and their impartial application by municipal authorities.

We also note that hotels of this size and scope should be situated in the High School Road Districts I & II where they are a permitted use.

Thank you,

Dick & Lynn Breen
156 Hall Brothers Loop #101

* BIMC 2.16.110

A. Purpose

“...the city may require specific conditions on development or the use of land to ensure that designated uses or activities are compatible with other uses in the same zone and in the vicinity of the subject property. If imposition of conditions will not make a specific proposal compatible the proposal shall be denied.” Emphasis added