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Subject: Font size change on comment for PLN51498 RUE/VAR to make it readable
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To the City of Bainbridge Island regarding PLN51498 RUE/VAR, the proposed Lytle Creek Wetland development:

Please accept this revision to my comment as it more accurately reflects my intent. I was unable to spend the necessary time editing my comment before the 4 pm deadline.

I have lived very near the proposed building site for 18 years and have seen for myself what is happening in the Lytle Creek wetland. I am concerned about yet another development in this fragile area.

Lytle Creek Wetland is on an active wildlife corridor and has been drawing more and more animals because of the trees that were planted there to mitigate the impact of the developer's current house on the land. Deer sometimes linger now, and on occasion sit down close to the new trees. Packs of coyote come in periodically and howl. All of this is relatively new. Animals are coming here because they need this land; island development is increasingly encroaching on their habitat.

The proposed house would have a deck out the back very near the vernal pool that attracts waterfowl. Human activity, and the possibility of dogs so close by, would certainly scare birds away and any animals passing through. Squeezed between two houses, animals would certainly no longer linger.

The mitigation effort required by the City included the planting of over a hundred native species within the stream buffers, many of which died most likely because they were not regularly watered. Many of the required 132 replacement plantings seem to be missing from the land. Although all these native plantings perished long ago, the grasses have continued to be regularly mowed in the no-disturbance restoration zone, even in springtime when they are lush and green, thus depriving birds, insects and animals the habitat they need. The land is not being given the chance to heal; the naturally-seeded native plants a chance to grow. In the fifteen years since restoration began, the land should look much more vegetated and wild, with a diversity of wetland plants.

The small strip of land slated for development includes the Category II wetland, and yet it appears to have been particularly neglected. With cut grass and little vegetation, it appears dry, and more like a building site than a wetland. There is a huge, old maple on the land but sadly it stands in the path of the proposed construction.

Variances are being sought to squeeze the development into a tiny building site. According to the plans, this 2-bedroom house would be two stories with a bonus room, and include 3 full bathrooms, each attached to these three rooms. This essentially 3 bedroom, 3 bath house would attract more residents, and the impact on the wetlands and septic system would undoubtedly be greater because of it. (The plans for this house were not included with the application documents for the public to view; also it is unclear if fill dirt is to be brought in)

Construction upstream has exacerbated flooding downstream and this proposed development would contribute to this. The neighbor living next to the stream and adjacent to this .2 acre parcel has significant problems with his backyard flooding to the point of his fence being torn out.

The sand filter septic structure, squeezed between Lytle Rd and the front of the house, would be essentially a concrete above-ground box, 41 feet long running parallel to Lytle, 11 ft wide and much of it 4 ft tall. There is no indication in the drawings as to what would be done to try and make this look attractive. Depending on the landscaping and its maintenance, this structure could be an eyesore for the neighborhood.

Missing from the plans is a description of how the sewage is to access the reserve septic drain field up on the adjoining parcel of land. The No-Disturbance Restoration Zone lies between the proposed development and this reserve septic so it is assumed a sewage pipeline would cross through about 185 feet of this zone. It would also need to cross a stream that feeds into Lytle Creek within this zone. Digging a pipeline trench through this no-disturbance zone should be prohibited.

In closing, this small parcel slated for development in the Lytle Creek Wetland is significant as it includes the Category II wetland. It should **not** be a building site. This is a special place that contributes to the beauty and character of our neighborhood. Healing has already started with the planting of the new trees. Frogs, who were once heard in numbers, could return, as could pheasants. I am asking the City of Bainbridge Island to **deny** this building permit and ensure the proper management of this fragile land so that it may be the treasure it once was, and a safe haven for wildlife.

Cheryl Laughbon