

From: [hab](#)
To: [PCD; David Greetham](#)
Cc: [Heather Wright](#)
Subject: pln50280c
Date: Thursday, February 20, 2020 2:34:42 PM

Hello,

This application as published by COBI is incomplete. It is not ready for public evaluation or comment and should not have been scheduled for anything beyond requests for additional information from the applicants by COBI Planning. Please remove PLN50280C from the approval process/public comment until it is complete and ready. Below are two examples of major omissions.

There is no mention of lighting for this dock. As a stand-alone structure extending 240' into the bay, this dock will be a significant navigation hazard and will require navigations lights. Additionally, Wysong-Ziemba will likely want lighting for their own use and safety. Based on the 2014 COBI SMP, a variance application of this type for this scale of structure seems like it would require a visual environmental impact study including the impact of direct and reflective lighting on humans and wildlife. For example - Manzanita Creek has an active salmon run and lights reflect upward off the water into houses. At any rate, it is unfair to ask for public comment without providing details (or even mention in this case) of a major component of an application such as this. At a minimum, please require the applicant to update the application to include and fully describe the required navigation lighting and any discretionary lighting. This update should include all lamps by type (hooded, flood, etc...), location, lumens and electrical circuit – the required navigation light circuit or discretionary light circuit. Humans and wildlife also need to know the hours of operation for the navigation lighting and hours of operation for discretionary lighting.

The proposed site elevation plan as available is incomplete as it does not specify any height dimensions for the dock structures. This height information is critical as the actual height of the proposed structure could be as much as 40-50% taller than what is visually represented in the elevation plan – that is significant structurally for engineering purposes as well as visually for the public. The existing elevation plan implies a structure height just above the water line based on the 11.5' mhhw. Given that Port Orchard Sound just went through a period of 13+' tides and has seen a 15' king tide (per NOAA, Brownsville predictions, there were 232 tides over 11.5' with 14 tides over 13' in 2016) the implication of the dock height in the existing plan seems a bit disingenuous and perhaps dangerous. For public safety (engineering – nobody wants to be crushed by a falling 10,000 lbs boat) and for visual impact, please require the applicant to update the elevation plan to reflect structure heights as measured from a specified offset of mllw as provided in the PSAS Eelgrass Survey.

The public comment clock is ticking, please advise me on your plans relating to each of my paragraphs with that clock in mind.

Thank you,

Peter Hill

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