

Ann Hillier

From: globe@zipcon.com
Sent: Saturday, November 10, 2018 3:54 PM
To: Ann Hillier
Cc: globe@zipcon.net
Subject: Olsen RUE PLN51183 Re Hearing 11/8th 2018

Dear Ms Hillier and to the Hearing Examiner.
Re: Hearing Nove 8 2014 for Olsen RUE 2222 Belfair N E

I attended the November 8th hearing not knowing what to expect, it was my very first Hearing. I was pleasantly surprised and I was cheered by the Hearing Examiner's firm questioning and desire to make sure what was submitted was right and made sense. The City Planner Annie Hillier also was firm about the 5 year monitoring of the wetland property the Applicate wished to have set aside.

In fact the Applicate wanted to have other things set aside or modified. I though if he is already trying change things around not follow the rules and complaining about the cost this process. Building on this property may not be for him. The Applicate has to be willing to use the Criteria 3 Wetlands in the right way to protect it. He also must realize that ownership of the land does not make it his to destroy but his to keep safe for future generations.

The lot in question is cheaper than good land because it is not good land for building, it is Criteria III Wetlands as classified by the Kitsap Environment Dept. It comes with a set of rules guiding building on it.

Rules pertaining to wetland Criteria III use and it may be that those restriction make it more costly in the long run to develop and maintain than a normal lot which may costs more initially but be cheaper to maintain and be more practical for the Applicate's growing family. The Applicate was complaining about cost of those necessary restrictions; having to cut back on some sq footage, not being able to use a large lifting device instead of a regualer ladder for house maintenance and desiring a 12 foot wide driveway (far wider than the normal driveway) since he will not be using his garage for housing his cars. AS well as not agreeing to the proscribed 5 year monitoring of the Wetland. I am concerned the Applicate is not willing to follow the proscribed measures to protect this property. His family is not willing to be bothered to make necessary adjustments. This property may not be for him and his family.

The Applicate grew up in this area and his family has lived here since 1975. So they clearly knew what this property was about and its designation by the Country as Wetlands Criteria 3. In an earlier letter from a member of his family they mentioned the family owns 8 lots in this are Soundview Dr NE and Belfair NE. They have other choices more than most people.

My husband and myself have lived on Soundview DR NE since 1985 and we own some property there.

Some things I picked off the Country's site about Wetlands

(Type III decisions are subject to public notice as well as Hearing Examiner review and approval. DCD staff prepares a recommendation and the Hearing Examiner decision may be appealed to the Kitsap

Superior Court.)

The Planning Dept outlined in the SEPA Document what steps the Applicate must follow in order to use this land. A neighbor, Hemphill wrote in for the Nov 8th hearing saying he too had searched for affordable property to build on in Fort Ward and briefly considered this property. He would support building as long as the "Applicate willingly follows the guidelines" in the HEX doc. and from the County.

Examples of Measures to Minimize Impacts to Wetlands Lights

- Direct lights away from wetland
- Locate activity that generates noise away from wetland

Storm water runoff

- Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered

- Establish covenants limiting use of pesticides within 150 feet of wetland
- Retrofit storm water detention and treatment for roads and existing adjacent development

- Prevent channelized flow from lawns that directly enters the buffer

Change in water regime

- Impermeable surfaces
- Lawns
- Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns

• Use privacy fencing; plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the eco region; place wetland and its buffer in a separate tract

- Use best management practices to control dust from building materials. The applicate said he would install a steel rood on his house.

Plus the City had a list of planting requirements.

I felt really good leaving the Hearing I thought the city was holding firm with regulations and I was impressed by the firm questioning of the Hearing Examiner.

I wish to be involved.

Sincerely,
Carolyn Siscoe