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Subject: Public Comment on White RUE & VAR Project
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I live close to the area of the proposed development and I oppose it for a number of reasons:

The developer was granted a 5' variance so he could build a large home on the north end of the wetlands. Now he is doing the same on the south, further impacting the wetlands.

One variance in this fragile land is enough.

The proposed building site is very small for a house, driveway and septic system. With the 5' property-encroachment variance on the south, it would all be jammed up next to the property line and necessitate the extreme cutting of a large maple, limbs and roots, with the possibility of losing this tree. This would further disturb the wetlands. This is irresponsible development.

Viewed from the road you first will see a 4 foot tall by 41 foot long wall for the septic. Next you will see an even bigger wall which is the two story house. All this built close to the road, up against the neighboring property and squeezed into a wetlands would be unsightly and not in keeping with the character of the neighborhood.

This development requires a 185' long trench through an existing 'No-Disturbance/Restoration Zone' for a sewage pipeline to connect the primary septic to a reserve septic. This pipeline would also need to cross a stream. There is no provision in these plans for how they will connect the septic to the reserve field without trenching the 'No-Disturbance/Restoration Zone'.

The 'No-Disturbance/Restoration Zone' was required to mitigate the damage his original development did to the wetlands. A 'No-Disturbance/Restoration Zone' should mean just that. It is not specified as 'No-Disturbance/Restoration Zone Unless Inconvenient'.

I have witnessed the damage done by the increased flooding to the homeowner immediately downstream. The overflow took out his fence and eroded his backyard. Every winter brings new challenges to him. Having this development, with its house, driveway and septic almost on top of the stream, will make this problem even worse.

The proposed house plans stipulates a cantilevered 1st floor which would make the resulting house bigger than the footprint. Is this a clever way to get around the environmental regulations? This means an even bigger roof with runoff to exacerbate flooding.

The plans call for a 2 bedroom, 3 bath house with one of these bathrooms next to a bonus/study room. This house could easily be used as a three bedroom and could accommodate more occupants, therefore increasing impact on the wetlands, and risk of septic failure.

And last but not least, this development impacts an important wildlife corridor. Migrating water birds constantly use the vernal pool. Animals not only move through this area but linger here. People living in such close proximity could not help but negatively affect the movement and behavior of the wildlife, which are under increasing pressure as their land is encroached upon by Bainbridge development.

Chris Laughbon

