

From: [Stephen Borgstrom](#)
To: [PCD](#); [Christy Carr](#); [Michael Pollock](#)
Subject: Comment for PLN51498 RUE
Date: Friday, June 18, 2021 12:16:38 PM

CAUTION: This email originated from outside the City of Bainbridge Island organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Regarding the proposed project at 3945 Lytle Road NE:

While I understand the applicant's desire to develop this piece of property, I cannot support the project. Collectively "we" have determined that some stretches of land are critical to the long-term health and well-being of what little natural environment we have left. This project proposes to drop a house and septic system right on top of one of those critical areas. The line drawings of this site do not do justice to the actual landscape. Living in the neighborhood for close to two decades I've seen how much water flows down off the hillside above to flood the wetlands in question, it is incomprehensible to me that a structure could be built there that would not have negative impacts on the surrounding area.

COBI as rightly spent millions of dollars managing the storm water runoff system to minimize detrimental impacts from housing stock already in place. It needs to be noted that the houses immediately around this project already suffer from flooding, how does the degradation of this natural buffer improve their situation? A buffer that is by default "baked into" the current storm water management system will need to be functionally replaced with something. How much more money will the City have to spend to correct the problems created by removing this naturally occurring piece of the system?

As I said at the outset, the desire to put a house up on this land is understandable but I also believe the larger, collective costs to the community as a whole are not worth allowing an exception to the protective land use ordinances we have put in place so that one developer can build a house on this property.

Steve Borgstrom