

From: [Rod Stevens](#)
To: [PCD](#)
Subject: Additional Comments On the White Variance Request
Date: Wednesday, June 16, 2021 6:39:29 PM
Attachments: [PastedGraphic-1.tiff](#)

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1. The applicant's own drawings show Category II wetlands on the central northern portion of the property. It is curious that those wetlands do not extend along the rest of the centerline of the stream. The only reasonable explanation for their absence is the owner's removal of native vegetation. Given that history, it is not reasonable to expect him to maintain "remediation" or "mitigation" plantings.
2. The "mitigation area" is shown as the stream bed. Were it not for the owner's weed whacking, that area would probably be rich habitat today. It is not really "mitigating impacts" for development elsewhere on the site when you have destroyed or prevented the richness of habitat that would otherwise have been there. In short, you cannot destroy something and then offer to add something back when you want more elsewhere.
3. The foundation of the house clearly overlaps the stream buffer. Much of that area is only two feet of elevation about the center line of the stream, an area that would otherwise be rich in habitat were it not for the weed-whacking.
4. The house could be sited on the southeast triangle of the site and behind the stream buffer with the septic field on the northeast corner. Parking could be tucked under the house on the main floor, the same way that townhouses are developed. Yes, this might reduce the house size and increase the cost per square foot, but there is no guaranty of minimum floor areas in the Reasonable Use exception, and it is indeed reasonable to expect higher construction costs on a site with such constraints. The potential for those higher costs were probably factored into a lower price when the owner purchased this property.

Sincerely,

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