

29 November 2016

Christy Carr, AICP
City of Bainbridge Island
280 Madison Avenue North
Bainbridge Island WA 98110

Re: Rural American PLN15354 RUE VAR

Dear Ms. Carr;

I am writing to voice my objections to the project noted above. I have lived on Soundview Drive since 1975. This project impacts wetlands and I have seen both wetlands preserved (between Belfair and Douglas) and wetlands lost (corner of Kitsap and Fort Ward Hill). The soil is clay throughout and houses built where there was previously wetland have almost constant problems with sump pumps going full-time in the rainy season.

The lots addressed in this proposal are basically unbuildable without compromising setbacks, road placement, and wetlands:

- SoundView Drive in the block to be effected is now on the extreme west of the right of way. Properly locating the road in the center will move it 15 feet at a minimum to the east. SoundView Drive in the northern block was relocated and paved by Kitsap County Sewer District #7 in the mid 1990s. The southern block is full of potholes. The neighbors to the west of that block deserve their full portion of the right of way in front of their properties.
- The proposal would violate wetland buffers and degrade existing wetlands. A wetlands expert needs to assess the current configuration of the wetlands and its buffers. COBI has a duty to respect and enforce wetland buffers.
- All other homes on Soundview respect the setback guidelines. When we upgraded our property at 2426 Soundview, we were required to actually move the entire building to the west to conform.

If after respecting wetland buffers, relocating of Soundview Drive to its centerline, and enforcing the neighborhood standard setbacks, there is a building envelope remaining, then go ahead and permit it. The reason these lots sold for such a low price is because of all the problems attached to them. Please respect our neighborhood configuration. No special deals.

Respectfully,

/s/

Mary Victoria Dombrowski
2412 Soundview Drive NE
Bainbridge Island WA 98110
206-842-8728/maryvdombrowski@gmail.com