

January 28, 2018

City of Bainbridge Island
Attn: Annie Hillier, Planner
280 Madison Ave. North
Bainbridge Island, WA 98110

Dear Ms. Hillier:

Re: Hanson Dock Proposal, Fletcher Bay
COBI Reference: SSDP/PLN50901 SSDP

Thank you for reviewing our application for a replacement dock. We appreciate all the reasonable and professional guidance we have received from the City and we will continue to ensure we are in compliance with requirements. The primary reason for moving the dock is to reach adequate depth. Our existing dock is essentially unusable as it grounds at low tide. We have made every effort to gain consensus among our neighbors. However, since the public notice, we understand that there are some objections, so we want to address any misperceptions or concerns based on incomplete or misleading information.

The attached view from Google Earth shows our existing dock and proposed new dock. We selected the proposed location after extensive research and collaboration with Leann McDonald, Marine Floats, and Norwest Marine LLC over the previous year. We considered many factors including depth, access and distance from shore, navigation, impact to shoreline vegetation, and compliance with our easement into the Nordmarks' tidelands established upon construction of the existing dock in 1986.

A primary objection we have heard is obstruction to navigation, however the proposed location would have minimal impact and only require a minor course adjustment for inbound or outbound traffic. As can be seen from the overhead view, the proposed float is aligned with the widest navigable portion of Fletcher Bay and provides maximum clearance from the nearest constricted section beginning at the Crokers' property to the east. The depth survey conducted by Norwest Marine confirms that there is no "channel" in front of our property as depth steadily increases beyond 150 feet from our shore into open bay. The proposed float is also well clear of the nearest two mooring buoys (Corbin and Croker) by 90 feet.

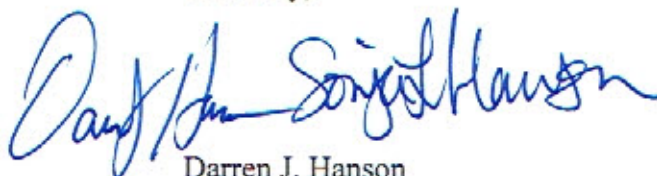
This misunderstanding of navigation was exacerbated when neighbors to our east placed marker buoys in an attempt to approximate the proposed float location. This was, and remains, very misleading and never represented the actual proposed float location. The buoys were anchored using 20 foot lines to keep them from floating away at high tide, which makes them wander over a wide range especially at low tides. Furthermore, the buoys generally move laterally and outward due to prevailing currents, making them look further out and encroaching on neighbor tidelands and mooring buoys.

Regarding alternate solutions, some neighbors to the east generally want our dock rebuilt near its current location (away from them) which will not result in adequate depth (only 2-3 feet). Some neighbors from the west want to shift the dock to the east (away from them), especially the Nordmarks, who will be affected the greatest by this project as our current dock encroaches well into their tidelands via easement.

The only other objection we are aware of is with regard to visual aesthetics. In other words, some neighbors to our east and west do not want to see our dock at all. Our proposal consists of a modest stairway much of which would be concealed by adjacent trees and vegetation, a 20 foot pier on the beach, and a 40 foot ramp per code down to the water with minimal obstruction of views from any angle. Specifically, our dock would not impact neighbors' views out the mouth of the bay or of the Olympic Mountains.

Again, thank you for your evaluation of our application. We understand that there are many interests and dynamics involved in a project like this. We remain fully committed to working with the City and our neighbors to come up with the best solution. I grew up in the Pacific Northwest boating and fishing in and around the Puget Sound and along with my 30 years of service in the U.S. Navy as a Surface Warfare Officer. We want to be good neighbors and enjoy our beautiful bay like we all do. As it stands, we have a dock that is in extreme disrepair and largely unusable in its current location. Please let us know if there is any other supporting documentation or assistance we can provide.

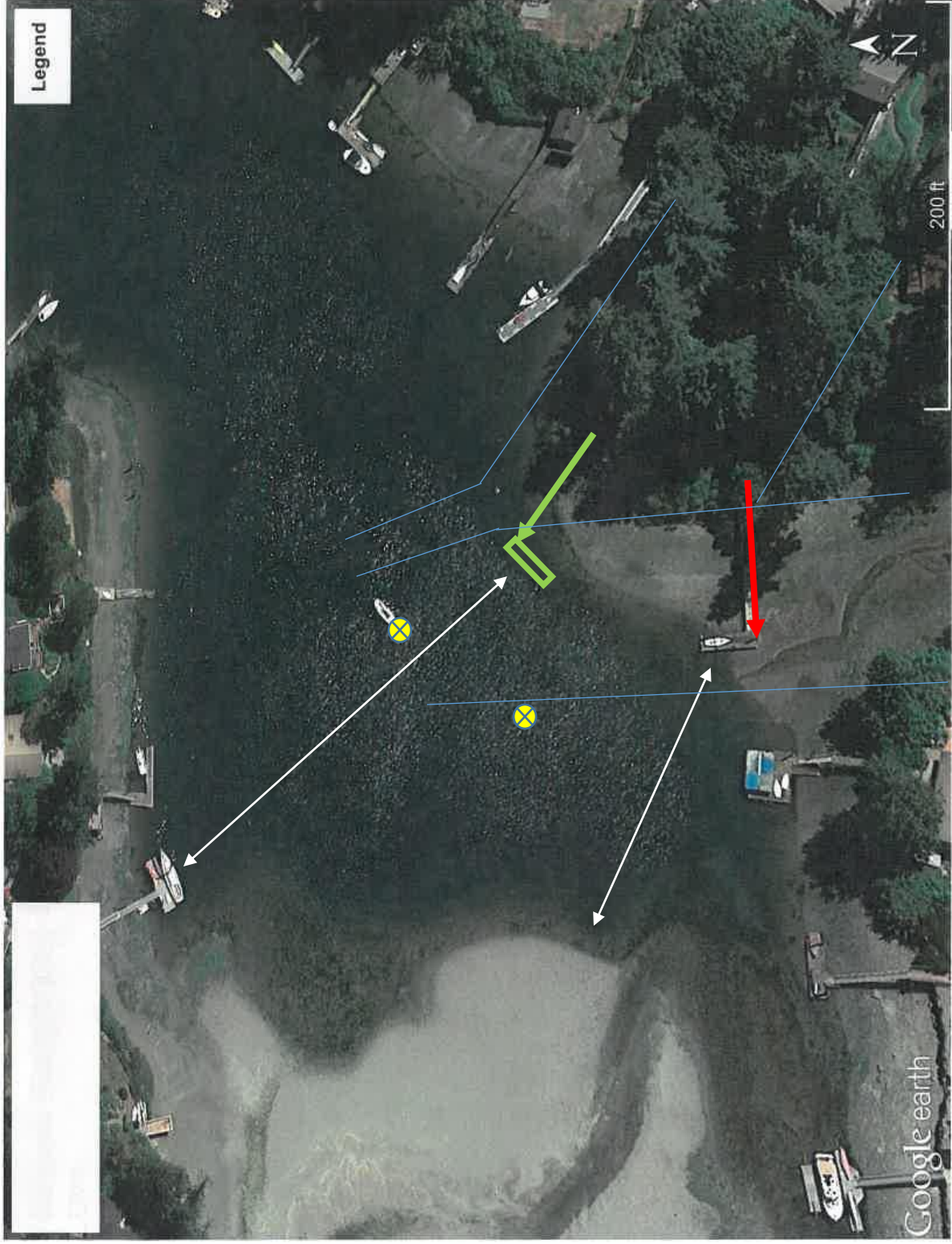
Sincerely,

A handwritten signature in blue ink, appearing to read "Darren J. Hanson".

Darren J. Hanson
Sonja L. Hanson

8807 Woodbank Drive NE
Bainbridge Island WA 98110
206-200-7054

Cc: LeAnn McDonald



Carla Lundgren

From: Ann Hillier
Sent: Monday, January 29, 2018 9:54 AM
To: Carla Lundgren
Subject: FW: Hanson Replacement SSDP/PLN50901 SSDP
Attachments: Hanson Dock Proposal Original.docx; Letter to City 28 Jan 2018.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Darren Hanson [mailto:darren.j.hanson@gmail.com]
Sent: Sunday, January 28, 2018 6:55 PM
To: Ann Hillier <ahillier@bainbridgewa.gov>
Cc: 'Leann McDonald' <leannm@mac.com>; 'Leann McDonald' <leannm@me.com>; 'Sonja Hanson' <sonjahanson@gmail.com>
Subject: RE: Hanson Replacement SSDP/PLN50901 SSDP

Hi Annie,

Attached is a letter that may bring all the other correspondence you are getting into context. Leann mentioned she will try to reach you on Monday to hopefully schedule a time for both of us to see you on Tuesday if you are available.

Thanks for your patience and assistance as we work through this, we had no idea it would get this complicated with the neighbors, seems we are getting squeezed from both sides :)

Darren

-----Original Message-----

From: Thomas Croker [mailto:tomrcroker@icloud.com]
Sent: Saturday, January 27, 2018 5:05 PM
To: Annie Hillier
Cc: darren.j.hanson@gmail.com; Leann McDonald
Subject: Hanson Replacement SSDP/PLN50901 SSDP

Ms Hillier,

One of the concerns of the Hanson's neighbors has been the possible interference of the proposed dock replacement with our mooring buoy (non-conforming buoy permit, dated 3/23/15 by June Stotts, the original property owner and installer of 1972 buoy).

Although there have been concerns expressed by the neighbors to the east of the proposed float, the new proposed location, shown in green in the attached pdf file, would not interfere with our mooring buoy's swing radius.

Thank you for your consideration,

Tom Croker

5578 NE Fletcher Landing

206-842-2553