

December 7, 2016

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

City of Bainbridge Island  
DEC 8 2016  
Planning and  
Community Development

RE: Rural American PLN 15354 RUE VAR

Dear Ms. Carr:

I am writing to voice my concerns regarding the above mentioned project per the SEPA environmental review process. I have owned property on Soundview Drive west of the proposal for over 25 years and have witnessed the degradation and loss of wetlands to the north and south of Belfair Avenue. Additionally, I have watched the roadway deteriorate during this time.

My concerns are:

- Wetlands
- Front yard setback
- Drainage onto right-of-way
- Soundview Drive location

The wetlands to the east of Soundview Drive and south of Belfair Avenue have already been compromised and I believe others have addressed and documented this in their comments. Wetland buffers serve a purpose and I applaud the City's use and enforcement of these mechanisms.

The request to reduce the front yard setback from 25-feet to either 8 or 5-feet is very significant. To grant such a variance would beg the question of the need for the City to have and enforce setbacks at all. The applicant, I am told, is permitted a maximum of 1200 square feet of building footprint per lot. Can the applicant offer something less than the maximum footprint in return for a more appropriate setback?

It is imperative that no drainage from the three parcels be permitted onto the Soundview Drive right-of-way. There is a history drainage issues /concerns along the western properties of Soundview Drive south of Belfair Avenue especially after the right-of-way was disturbed by constructing the Kitsap County Sewer District #7 sanitary sewer line. Heavy winter rains continue to cause sheet flows of water across the right-of-way onto some of the Soundview properties south of Belfair Ave. For some reason the sewer district chose to pave the right-of way north of Belfair and to leave the southern portion untouched. Any added traffic, especially construction traffic would only make this bad situation worse.

There needs to be some acknowledgement of the alignment of Soundview Drive south of Belfair Ave. The existing travelled way is not sufficient or appropriate for local traffic and would be totally inadequate for construction traffic.

I read with interest the last sentence of an October 4, 2016 memorandum from Adam Wheeler, PE of Brown Wheeler Engineers, Inc. to Amy Duerr Day regarding this proposal which states, "We do agree that removing the existing gravel road would decrease the runoff from the site and we are proposing to

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does (sic) this as part of the project." Perhaps this can be clarified in future determinations from the City.

Sincerely,

Bernard F. Thompson  
19050 Angeline Ave NE  
Suquamish, WA 98392

Property address:  
2178 Soundview Drive NE  
Bainbridge Island, WA 98110  
360 697-7046