

**Margaret I. Duncan
10215 Manitou Beach Drive N.E.
Bainbridge Island, WA 98110
(206) 842-5339**

October 6, 2017

Ms. Ellen Fairleigh
Email: efairleigh@bainbridgewa.gov
City of Bainbridge Island
280 Madison Ave, North
Bainbridge Island, WA 98110

RE: Milligan-E Preliminary
PLN 50803 SPT – 10543 Falk Road N.E.
TA#14250210572009

Greetings:

Thank you for the opportunity to submit comments regarding the proposed short plat owned by Michael and Jeanne Milligan.

I have reviewed the preliminary short plat submittal prepared by Seabold Engineering LLC and have a direct interest in the effects that the proposed plan would potentially have on my home at 10215 Manitou Beach Drive (Parcel 142502-1-052-2004). This letter focuses on three concerns.

First, it surprises me that zoning is R2; yet, the parcel is 1.72 acres. My understanding is that there is presently one single family residence and that two additional homes are proposed. Our neighborhood is experiencing increased density, although higher densities in neighborhood centers, as identified in the Comprehensive Plan, have not been fully exploited. The land fronting Falk and Manitou Beach Road NE is being developed at a higher density than R2. Please provide the rationale for the increased density and what appears to be a relaxation of the zoning code.

Second, the area which is referred to as "area ponded water in heavy rainfall events" in Figure 1 may be mischaracterized. Ponding occurs not just seasonally. The ponded area is also in an area identified in Figure 2 as "Open Space." Crowding 3 dwellings on a 1.72-acre plot less the open space in an otherwise rural setting is an unusual step. Did a geotechnical study determine that the area may not be buildable? Is the ponding considered when siting the new septic systems? Has a wetland delineation report been requested of the proposed developer? If not, I would be interested in hearing why not and request that a certified wetland scientist be assigned to the project so that existing conditions are clearly documented.

My third point focuses on drainage conditions not only during construction, but post construction. The Seabold report indicates that "Approximately 22 acres drain in a dispersed manner toward the property" and reports that "Existing drainageway meanders through private property for approximately 600 feet until discharging to Puget Sound (p. 7). My home is below the proposed development and, as Figure 3 reflects, is in the downstream drainage path. We experience serious and significant drainage

problems during the rainy season annually. Between the Milligan 1.72-acre parcel and my parcel is another parcel which has recently been surveyed. It is reasonable to believe neighborhood reports that that property will be proposed for development. I have spent more than \$5000 to handle water that flows from the parcels behind my home through my property to the storm drain at the street. The proposed development will add impervious surface, as will the conversion of the gravel pavement to asphalt and road widening. I request that the city study existing conditions more closely and that engineers and planners consider conclusions in Table 2 and text on p. 8 of the Seabold report. The site design clearly does not allow adequate native vegetation retention and the report states that there is not adequate room to accommodate a rain garden or bioretention cell within the existing access road easement width. This is a problem that must be addressed prior to approval of any development of the property.

Thank you once again for the opportunity to provide comments. I look forward to your response to my concerns.

Sincerely,



Margaret Duncan

cc: Concerned Citizens of Falk Road
c/o Pete and Leanne Wetzel