

Shoreline Solutions

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November 20, 2018

Dave Greetham
Senior Planner
City of Bainbridge Island
280 Madison Avenue N.
Bainbridge Island, WA 98110

RE: Lapinski PLN51157 SSDP and SVAR

Dear Mr. Greetham:

I am representing Mr. & Mrs. John Lapinski to obtain permits for the addition of a new pier/ramp/float/boatlift and mooring buoy, as well as a bulkhead replacement and the addition of a boat house.

After the public comment period, five comment letters were received. I'd like to provide our response to four of those letters.

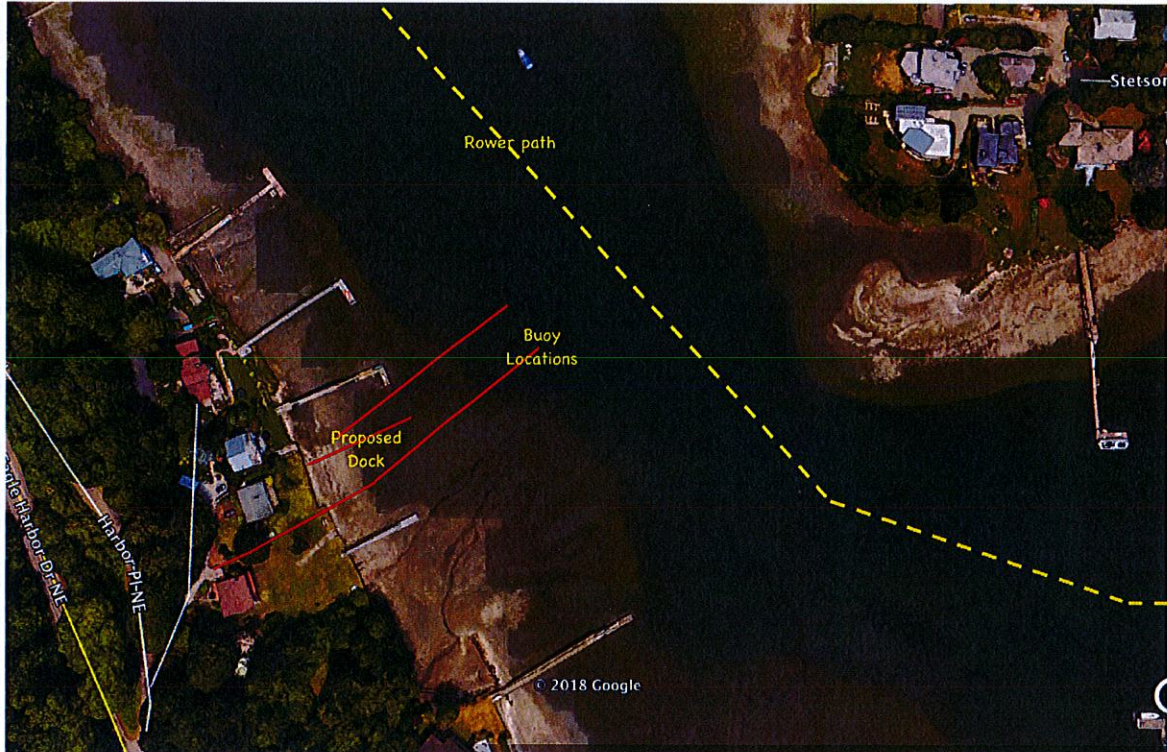
Radloff

1. The concerns with the location of the boat house will be addressed and resolved by the Lapinski's architect, Peter Brockvogel.
2. The distance between the proposed dock and the Radloff dock is 45-feet. While there is nothing in the code citing a required distance, 45 to 50-feet has been acceptable to the City of Bainbridge Island in other situations in Eagle Harbor. See Meyer PLN17993 SSDP and Campbell PLN15063 SSSDP.
3. The Lapinski's are happy to work with the Radloff's to find suitable locations for the mooring buoys and will be in touch with you regarding revised coordinates.

Hill/Wright

The proposed 154-foot dock is the average length of all the docks within 500-feet. It is 10-feet longer than the Radloff dock to the west and 54-feet longer than the Azose dock to the east. We are aware of the extensive use of Eagle Harbor by the rowing team, and do not believe that the proposed dock is in their path of navigation. See the photo below that illustrates the line of navigation followed by the rowers, the location of the buoys, and the location of the dock. Also note that the Lapinski's have agreed to work with the Radloff's regarding buoy location to ensure that the buoys do not interfere. As for recreational rowers, kayakers and canoes, the pier provides ample room to row under at higher tides, and at lower tides, the rowers would need to stay out near the end of the dock, or stay in the

middle of the channel at low tides. The Barnett dock at 6020 Eagle Harbor Drive shown in the bottom center of the photos is approximately 195-feet, and the Satterwhite dock at 6246 Eagle Harbor Drive shown at the top left side of the photo is approximately 160-feet. Both ground out at extreme low tides, so boaters would need to navigate around the entire area, not just the proposed Lapinski dock.



Oddo and Freeburg

1. These two letters expressed similar concern, stating that the proposed 154-foot dock would far exceed a typical dock in Eagle Harbor, which is simply not true. The proposed dock is the average length between the five closest docks within 500-feet. Within ½ mile of the subject property, there are two other docks exceeding 300-feet, and the two closest docks on the other side of Eagle Harbor are over 250-feet.

2. The Lapinski family wishes to be good neighbors and carefully examined the impact to the rowers when planning this dock application. Their own teenaged son is a rower. As stated above, the proposed Lapinski dock will have no impact to the rowing team for navigation.

3. Mr. Freeburg expressed concern that the dock will destroy salmon habitat. Eagle Harbor is listed in the Washington State Department of Fish & Wildlife Habitat map as surf smelt habitat. The Area Habitat Biologist (Nam Sui) visited the site, and asked that the first set of piling be located outside of the habitat area, at the +5' tideline. The Lapinski's agreed to that. The proposed dock also must meet the no-net-loss to ecological area criteria. The Site Specific Impact Analysis and Mitigation Plan spells out how the project will meet no-net-loss by removing 50% of the bulkhead and restoring the shoreline to a natural condition. In fact, the

removal of half of the bulkhead will actually increase spawning habitat, resulting in a net gain of environmental features.

Please let me know if you need more information, and thank you for your help with this project.

Sincerely,

Leann Ebe McDonald

Leann Ebe McDonald
Shoreline Permit Consultant

