

Ann Hillier

From: Ann Hillier
Sent: Thursday, June 7, 2018 4:09 PM
To: 'globe@zipcon.com'
Cc: Globe@zipcon.com
Subject: RE: Comments re Lot 5 & 6 Soundview Dr NE properties use of "Reasonable use Exception & variance"

Good Afternoon,

In response to your questions, 1. Wildlife corridors may be included in the SEPA checklist that applicants submit, but they are not regulated critical areas and therefore not required to be included on plans (see BIMC 16.20 for the island's critical areas). 2. Regarding the process of hiring a Hearing Examiner, I cannot speak to that - it was a long RFP process that the current planners were not involved in. You may direct your question to PCD@bainbridgewa.gov, and it will be forwarded to the appropriate contact.

If you are interested more generally in the island's planning process, I suggest checking the calendar online and attending the next public meeting, and perhaps even getting involved in a citizen advisory group (<https://www.bainbridgewa.gov/222/Citizen-Advisory-Groups>).

Thank you for your email.

Best,

Annie Hillier
City Planner
www.bainbridgewa.gov
[facebook.com/citybainbridgeisland/](https://www.facebook.com/citybainbridgeisland/)
206.780.3773 (office) 206.780.0955 (fax)

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

From: globe@zipcon.com <globe@zipcon.com>
Sent: Wednesday, June 6, 2018 1:19 PM
To: Ann Hillier <ahillier@bainbridgewa.gov>
Cc: Globe@zipcon.com <globe@zipcon.net>
Subject: RE: Comments re Lot 5 & 6 Soundview Dr NE properties use of "Reasonable use Exception & variance"

Dear, Ms Hillier

Thanks so much for your reply. I have two questions; Why isn't a Wildlife Corridor mentioned in the plans for these two lots. We live across from the Park where the deer live they have ancient trails through all of Fort Ward since the beginning of time. As well as owls, crows and a multitude of other birds I noticed that one of the requirements is to est a wildlife corridor around new properties. These large birds of prey need open space to hunt their prey. The smaller ones need adequate vegetation, trees etc to forge for food. We depend on the large birds to help keep the rodent population down. How has that been factored in this builder's plans to build two 2400 sq feet homes with decks and garages on two smaller restricted properties. I believe this is an issue. I am glad the City is taking notice and making it a requirement for building.

Also how is the Third Independent person chosen to oversee and make a decision for the hearing on the 28th of June? What qualifications do you look for in such a person to balance community needs, the financial needs of a builder with the City's regulations? What criteria do they start with to base their opinion.

Many thanks for your time,
Carolyn Siscoe

Quoting Ann Hillier <ahillier@bainbridgewa.gov>:

> Thank you for your comments. To help clarify, a reasonable use
> exception
> (RUE) is a permit that allows someone to develop their property when
> it is encumbered to such an extent by critical areas and/ or critical
> area buffers that application of the municipal code would deny all
> reasonable use of the property. The subject properties are encumbered
> by wetland buffers and are undevelopable without an RUE. However, an
> RUE places restrictions on the scale of the development: including the
> homes cannot exceed 1,200 square feet in lot coverage, and the impact
> on the critical area must be the minimum necessary to achieve
> reasonable use of the property. (Please see BIMC 16.20.080 for
> additional information regarding RUEs.) The City does not make decisions on RUE applications.
> The applicant will go in front of the Hearing Examiner, an independent
> third party, who will make the decision to either approve, approve
> with conditions, or deny the application. The variance is being
> requested to reduce the front setback to 5 ft, in order to move the
> development area away from the wetland -- as the protection of
> critical areas is a stated priority under the Island's Comprehensive Plan.
> Again, thank you for your comments.
> Best,
>
>
> Annie Hillier
> City Planner
> www.bainbridgewa.gov
> facebook.com/citybainbridgeisland/
> 206.780.3773 (office) 206.780.0955 (fax)
>
>
>
>
>
> -----Original Message-----
> From: Globe@zipcon.com <globe@zipcon.net>
> Sent: Friday, June 1, 2018 4:36 PM
> To: Ann Hillier <ahillier@bainbridgewa.gov>; globe@zipcon.com
> Subject: Re: Comments re Lot 5 & 6 Soundview Dr NE properties use of
> "Reasonable use Exception & variance"
>
> I suppose what I am trying to convey to you about granting this
> variance is that why should we the existing community be a the ones
> diversely impacted? Don't we have a right to "reasonable enjoyment of
> our property as well?" why is one community going to be excluded while

> the other is granted exceptions from the stated rules and guidance? Â

> It should be we all work together to form a decision which is

> inclusive of the whole community. And that the City realizes there is

> value to having a stable existing community be part of the process.

> These pleases for exception to the written building rules are going to

> come up again and again. The exceptions will not be without

> consequence to the different lots in question.Â Â I apologize to

> sending these remarks in several emails but it took time to get ideals

> together.

> Thanks for your attention,

> Carolyn Siscoe

>

>

> SentÂ fromÂ my