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February 16, 2017

Ms. Ellen Fairleigh  
Email: [efairleigh@bainbridgewa.gov](mailto:efairleigh@bainbridgewa.gov)  
City of Bainbridge Island  
280 Madison Avenue, North  
Bainbridge Island, WA 98110

RE: Stahl/St Louis PLN51027 VEG

Greetings:

Thank you for the opportunity to submit comments regarding the Vegetation Management Plan proposed by John Stahl and Darsi St. Louis, as referenced above.

On Monday February 12, 2017, I attended the Critical Areas Ordinance public information meeting held at City Hall with other neighborhood residents. To our delight, examples of building alternatives that would achieve the goal of preserving as much vegetation as possible featured the Stahl/St Louis and Milligan LLC parcels and showed the downslope parcels on Manitou Beach Drive as well as the residences accessed via the easements from Falk Road.

I offer the following comments in response to the Stahl/St Louis proposed vegetation clearing.

1. My home is below the proposed development and, as reflected in material submitted for the Milligan LLC (PLN 50803 SPT), existing drainage from the meanders through private property.
2. I am directly affected by drainage patterns that would be affected by vegetation clearing and potential construction and post construction activities on the Stahl/St Louis parcel. My home and the property owned by my neighbors have historically received runoff from the parcels above us. In 2006 or 2007, the then owner of the Stahl/St Louis parcel (Mr. Falk) cleared the area of the parcel directly above my home of crab apple trees and other native vegetation. During the winter of 2007, rains were very heavy, and water drained downslope onto my property under my pier block studio in the back of the parcel and along the back lot, then through the hedges that separate my studio from the flat part of the back yard. The waters literally cascaded over two tiers of logs installed for landscaping onto the flat lawn area. I was unable to access the back yard without rain boots. As the rains continued, the water flowed from the back lawn down my driveway into the basement as well as into the surrounding side garden and on down the gravel driveway to the lower end of the lot. Using a pick and shovel, I created

ditches to channel the rainwater from the house and head of the driveway to the side garden. When the winter was over, I sought advice regarding a raingarden, creating a backyard seasonal pond and stream, or having a French drain that would pick up the water at the back of the lot and drain to the front yard below vegetated area that features a pine tree. The French drain work was extensive and expensive, as I noted in my comments regarding the Milligan LLC SPT proposal. Now the water disperses below the pine tree, creating a pond during rainfall.

Currently, my parcel also receives water that drains from the Stahl/St Louis parcel to the Paul's lot next to mine during rain events, as it runs down their asphalt driveway and moves to my rainy-season pond and sloping lawn which I cannot walk on without galoshes. Even in the recent rains prior to this week, the earth below my studio showed dampness in certain places.

There is nothing in the material presented in the applicant's proposal to clear what we consider an extensive amount of vegetation in preparation for building and additional impervious service due to building that convinces me that my studio and property are not at risk. Any clearing at all requires a serious and honest review of the drainage issues that would result from any vegetation clearance and development of the Stahl/St Louis parcel.

I request that any vegetation management plan created for the property must be accompanied by a drainage plan prior to approval.

If not withdrawn and resubmitted with revisions, I request that the current proposal be supplemented with a description and list, with photographs identifying exactly what vegetation would be cleared. The parcel currently features fir trees of considerable size along with other native vegetation. There may be some remaining crabapple trees and other native vegetation important to wildlife.

I also request that the project proponents and those who comment on this proposal be provided with a list of Best Management Practices and Conservation Measures.

Darsi St. Louis was on the Stahl/St Louis parcel using a chainsaw a few weeks ago and I asked her what she was doing. In an undated note of introduction of herself and her husband JD, Darsi wrote: "It is difficult for us having never done anything like this before to figure out what the best approach is for dividing the lot with respect to view corridors and sunlight. In order to do that, we need to clear the small underbrush and small deciduous trees. For now, we may limb some of the big firs...This will all be small scale, and all well within the city ordinances, which, we have reviewed to a nauseating extent." When I heard and saw Darsi with the chainsaw, I objected to her activity and, and we discussed fir trees, other vegetation and fences as well as property lines. There are variously colored ribbons on significantly sized fir trees behind my studio and elsewhere on the parcel. Neither I nor the neighbors with whom I've discussed the

proposal are certain what the ribbons connote. I request that planners ask that the proposal include information about the ribbons and that the city also emphasize the importance of not trimming, pruning or removing any more vegetation without city approval and a vegetation plan that neighbors can access.

3. The environmental checklist submitted with the proposed vegetation management plan is deficient and should be withdrawn and resubmitted with accurate information. This would achieve two objectives: 1) City planners and reviewers would have an accurate understanding of conditions that enable them to better determine environmental impacts of the proposal, and 2) residents who are on the receiving end of water and seepage from the Stahl/St Louis parcel would have an adequate opportunity to review and comment on the proposal. Currently, my neighbors are in Hawaii, and I just returned from there one week ago. Neighbors to the other side are currently in Kentucky.

Regarding question 5 of the environmental checklist: It is unfortunate that Stahl/St Louis have not observed the heron, eagles, crows, and songbirds that have flown over our parcels as long as I've been there and earlier, some of which utilize the trees on the Stahl/St Louis parcel. It is also unfortunate that they have not observed deer and fawns that consistently and regularly use the wildlife path that leads from their parcel onto mine. It is also regrettable that they have not had the chance to have seen, as I have in the past, the river otter than I was able to watch as it came up the slope from the street fronting my parcel through the 325 feet to the back and then onto the Stahl/St Louis parcel.

I request that planners assist in studying the wildlife paths and usage of the parcel so that adverse impacts on wildlife usage can be avoided. It is also possible that the project proponents have an opportunity to direct a remnant creek, known by the neighbors as Falk Creek, in a way that would assist with dispersal.

4. I request that city planners and development engineers work with Stahl/St Louis to review the examples of alternatives to their proposed vegetation clearing plan that were displayed at the Feb. 12<sup>th</sup> public information meeting. There is much to commend the alternatives to the applicants.

Thank you once again for this opportunity to provide comments. I look forward to continued communications regarding this proposal as well as comments which will be provided in response to PLN51027 STP.

Sincerely,

Margaret Duncan

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