

Ellen Fairleigh

From: Susan Lorenz <susanlorenz@hotmail.com>
Sent: Friday, March 2, 2018 2:55 PM
To: Ellen Fairleigh; andre lorenz; pcwetzal@gmail.com; leannegray@gmail.com
Subject: Comments regarding PLN51027 SPT 10508 Falk Rd, Bainbridge Island WA 98110

My husband Andre and I own a home (10517 Falk Rd) that is accessed by an easement on this property. We have concerns regarding the Stahl-St.Louis short plat proposal, PLN51027 SPT, 10509 Falk Rd. for the following reasons:

1) There are several significant storm water drainage issues on the main access road, along the access road to the west and the natural drainage path between lots A and B. We are aware several neighbors have submitted comments and concerns regarding the storm water drainage issues and the Vegetation Clearing Application PLN51027 VEG as well as additional comments on the northern property short plat application PLN50803 SPT (Milligan Short Plat). This short plat plan PLN51027 SPT proposal fails to adequately address and mitigate the existing drainage issues let alone the increased impact in runoff that will occur with the clearing of the lot for the building sites. Our lot is downhill and to the southwest of lot A and we have significant concerns that the increased runoff will negatively affect our property. We understand that the proposed plans include the requirement to eventually landscape to assist in storm water run-off mitigation but that could take years - how will this be dealt with prior to landscaping? The drainage map for the application it appears that the Stahl-St Louis plan has the septic drainfield for Lot A on our easement that runs along the west side of Lot A. This road is the only access road for two homes. This gravel access road is in poor condition. As we who own this easement have the responsibility for road maintenance and this Short Plat plan includes digging in to the easement, who is responsible for future repairs and maintenance? The increased storm water runoff from this short plat will likely rapidly increase the deterioration of this west side access road, resulting in increased costs to those that have the easement. This should be addressed and mitigated within grading and drainage plans - nothing on the west side of lot A is included from what we have read. It is not a responsible or "neighborly" decision or in COBI's best interested to approve a plan that creates a situation where current residents face increased expense and hardships. In all honesty this access road that runs along lot A should be leveled and paved with drainage addressed (costs to be covered by Stahl-St Louis) to mitigate excess water runoff towards our home, the Wetzels (10521 Falk Rd) and the homes along Manitou Beach Rd.

2) Development on our easement(s): As mentioned, both of the lots that our easements are on have active Short Plat applications in at COBI. Our house along with 6 others (7 total) own these easements and this is our only access to our homes. It seems like COBI and both applicants should be looking at these two applications together to minimize the impact to our small neighborhood. Complications that we foresee due to COBI requirements include:

-Requiring 7 of us to have new addresses due to a COBI fire code of the number of homes located on a side street - who will cover the cost of new house numbers, recording fees for updated titles, new mailboxes etc?

-Requiring 7 of us to somehow address the transition of the main lane paving and our T access road that runs along the west side of Lot A and the west side of the Milligan property. Reading briefly the COBI Plan Review Process, section 8 Road Elements and Roadside Features 8-01 Street Ends states that we will need to add a circular turnaround or hammerhead at this intersection - who is paying for this and will it cut in to personal

property of these neighbors?

3) Non indigenous plants: In general, it seems that any short plat or construction approvals should require the removal of all non-indigenous plants on the new lots. We don't see that included in this application.

Please confirm receipt of this email. Thank you.

Sincerely,

Susan and Andre Lorenz