

NOV - 8 2017

Planning and
Community Development

Ellen Fairleigh, Planner
City of Bainbridge Island
280 Madison Ave North
Bainbridge Island, WA 98110

Dear Ms. Fairleigh:

My husband and I are 15-year residents of the North Town Woods neighborhood and our lot, #37, is directly adjacent to the Coultas/Richards property that recently applied for subdivision under project number PRE PLN50700 SPT.

The Coultas' have always been good neighbors to us and we have enjoyed being close to the Christmas tree farm. This type of quiet and privacy is one of the reasons we moved to Bainbridge Island. In exchange, we have tried to be supportive community members. Our children attended Bainbridge Island schools. We have voted "yes" for every single property tax levy proposed since we moved here and have supported the Bainbridge School Foundation. My husband works at Islandwood and commutes by bicycle. We own only one car, and try to have a light carbon footprint. I am a regular volunteer at Bainbridge Performing Arts. We regularly patronize many small businesses in Winslow, Lynwood Center, and on High School Road. We gladly host hundreds of island trick-or-treaters to our neighborhood and home each Halloween.

We respect the Coultas/Richards and their right to do as they choose with their property. We simply ask that any development comply with Bainbridge Island land use code and consider the needs of nearby residential property-owners.

We understand that the Coultas/Richards property is zoned as light industrial and that as such, it is subject to Bainbridge Island Municipal Code (BIMC) 18.12.020-3: *Dimensional Standards for Mixed Use*. The B/I column in the table in this code applies to the Coultas/Richards plot. This code requires a rear setback of 50 ft. minimum when abutting a residential district. It also states that the "City may increase to this a maximum of 100 ft. based on type, scale, and intensity of proposed use, subject to site plan review."

We hope the City of Bainbridge Island will ensure that the vegetated buffers required by BIMC 18.12.020.3 are enforced for any future development that takes place on the Coultas/Richards parcels. Specifically, we ask that the City include language requiring a 50-foot buffer as a condition of approving the subdivision and consider requiring an additional 50-foot buffer.

Further, Section A.1 of the BIMC 18.15.010 *Landscaping, screening, and tree retention, protection and replacement* calls for improving the aesthetic quality of the built environment, promoting retention and protection of existing vegetation, reducing the impacts of development on wetlands, streams and the natural environment, increasing privacy for residential zones, and encouraging preservation of significant and heritage trees by, among others:

- Retaining existing vegetation, tree stands and significant trees by incorporating them into the site design, and
- Providing vegetated screening between residential and nonresidential areas.

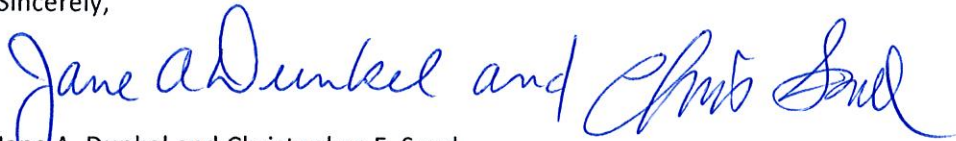
While we are delighted to hear that the Bainbridge community has benefitted from the developments recently completed on other sections of former Coultas' property (directly adjacent to our neighbors' property), we also know these developments have negatively impacted some of our neighbors. For example, the back-door security light for one of the facilities remains on all night and shines directly into the back windows of the houses it backs up to. (I know this because I was recently in their backyard and was appalled by the light pollution, which I would not be able to live with as it would prevent me from sleeping.) Another neighbor is impacted by a garbage dumpster located adjacent to their property.

We sincerely hope the City of Bainbridge Island will ensure that any development that occurs on the Coultas/Richards property complies with the spirit of BIMC 18.15.010 Section A.1. To that end, we are ready and willing to work with the City, the developer, and our neighbors to ensure that existing vegetation is preserved to the greatest extent possible and new landscaping used for buffer is acceptable to all stakeholders.

Our house is essentially our only asset, but more important, it is our home. It is where we return after long days of hard work. We look forward to, and relish, the small piece of privacy and peace we enjoy here on the island. We hope you will think about us, and neighbors like us, as you consider this application, and future ones, related to the Coultas/Richards property.

Please don't hesitate to contact us if you have any questions.

Sincerely,



Jane A. Dunkel and Christopher E. Sand
9371 NE Northtown Loop
Bainbridge Island, Washington 98110
janedunkel@gmail.com
(206) 595-0116