

Linda Sohlberg, Architect
Bainbridge Island WA

24 December 2025

Dept. of Planning & Natural Resources
Division of Comprehensive and Coastal Zoning

Attn: Leia Laplace

RE: DNPR application No. CCZP0091-25
Sweetgrass Valley Properties LLC

Requestion REZONE for Parcel 1-68 etc, Estate Bakkerero

To whom it may concern:

I am the owner of parcel 1-67, adjoining 1-68. I have concerns about R-3 zoning- which allows up to 6 stories- abutting Residential R-1. In the original short plat, the entire R-68 parcel was set aside for Open Space, and potentially appropriate low density/low impact business, with significant setbacks from the nearby residences.

I do understand the need to fast track this rezone under consideration as it would enable a large number of [temporary] construction workers to be brought in to work on the several proposed major infrastructure projects whose \$30 billion grant has a tight time line. However, I feel that concerns should be raised, and perhaps mechanisms put in place to review the zoning once said large projects are completed, which may be about 10 years from now.

- Environmental Impact Study requirement
 - My father- who owned all that area at one time- was a Geophysicist and was convinced that there is water in that gut, and not just surface runoff. It could and should be considered vulnerable, and surely warrants more than a 10 foot setback from 1-68.
 - On the Site Plan, I did not see settling ponds for all the surface runoff. The only way to avoid that requirement is to build "impervious" surfaces as porous surfaces, such as using permeable pavers (concrete blocks with gaps filled with pea gravel).

- SETBACKS: I ask that the side yard setback which abuts my property be increased from the minimum 10 feet to at least 25 feet.
- ZONING may have specific limitations beyond the basic code. Please consider limiting the building height to 3 stories instead of 6. This would still work for Sweetwater's proposed temporary development.
- LIGHT POLLUTION: This development will include a lot of lighting around the site, which includes what is essentially a large restaurant, a bar, public laundry facilities, etc. I would ask that any final approval of the site plan take this into consideration. THIS IS A RESIDENTIAL AREA.
- PARKING & TRANSPORTATION: Appx 450 "residents" can be expected. A few will have cars (the parking is- and should be- limited), so buses will be running, perhaps 24 hours a day. This is a lot of increased traffic and noise.
- **Post construction Considerations**
 - Sweetwater plans to remove the motel-style modular units upon completion of the major construction projects. Is this in an appended legal document?
 - I ask that a mechanism to review the ZONING prior to any subsequent plans are submitted that build up to the allowed 6 stories and density, be put in place. Please consider if it should be downzoned to R-1 or R-2.

Thank you for your consideration of our concerns-

Linda Sohlberg