

From: [Roz Lassoff](#) on behalf of [Council](#)
To: [Kathy Cook](#); [Theresa Rice](#); [Ryan Ericson](#)
Subject: FW: SMP - Greiner Proposal
Date: Friday, April 05, 2013 10:05:52 AM

Roz Lassoff

Rosalind D. Lassoff, City Clerk
City of Bainbridge Island
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(206) 780-8624

From: Chuck Lenard [mailto:chuck.lenard6@gmail.com]
Sent: Friday, April 05, 2013 9:20 AM
To: Council
Subject: SMP - Greiner Proposal

Dear Councilors,

I am writing in support of the SMP proposal recently sent to you by Albert Greiner. (copy follows)

Over the past few months, I have been struck by the divisive nature of the debate over the proposed SMP. It is as though the City is being asked to choose between the environment and property owners' rights to utilize and enjoy their properties. I strongly believe this is a "false choice". It really does not need to be an "either or" decision. As Mr. Greiner points out, with supportive evidence, the SMP adopted in 1996 has been quite effective in protecting our shorelines. His proposed updates can build on that and meet the new guidelines of the Department of Ecology.

Comments from some of the Council have suggested that when faced with a choice between the environment and the rights of property owners relating to the use of their property, the Council should choose to protect the environment. This implies that we are in a "zero-sum game" where there can be only one winner and where any gain on one side of the argument is a loss for the other side. That simply does not have to be the case here. Mr. Greiner's proposal will provide significant benefit to the environment relative to current regulations while maintaining the ability of shoreline homeowners to enjoy their properties.

As you contemplate all of this, I ask that you evaluate whether there is any demonstration that benefits which might result from the proposed new SMP, versus those of a modification of the 1996 SMP, will justify the cost in terms of lost property rights and values and the burdens of administering and complying with a far more voluminous regulation, which has already been shown to lack internal consistency. Whether you accept all of Mr. Greiner's proposal or not, I hope you will look for the "middle ground" which can mitigate the divisiveness that will otherwise carry forward long after you vote on this subject.

Chuck Lenard
6516 Wing Point Rd. NE

From: Albert Greiner algr@msn.com

My dear Council Members,

Please vote no on the proposed SMP as it stands now.

You have all heard enough of the vindictive, the accusing and the silly on this issue. Let's all lower the drama level then put in place regulations that will continue the proven effective environmental protections our current SMP has provided. The suggested amendments below will satisfy the Department of Ecology's no net loss concept as well as restore property owner's confidence that they are not being scapegoated.

The last time Bainbridge Island updated it's Shoreline Master Program was 1996. The following amendments would be consistent with Department of Ecology guidelines, and would be embraced by most shoreline homeowners.

1. Make all existing legal constructed homes, structures and uses conforming per SSB 5451.
2. Retain the current 50 buffer for new construction and proportionally to mitigate new impacts from changes to existing structure and uses which increases impervious surfaces or removes native vegetation.
3. Limit docks, stairs and other water structures to the minimum necessary for the purpose rather than fixed number of feet.
4. Add the concept of No-Net-Loss and mitigation sequence for permitting (avoid impacts, minimize impacts and mitigate for impacts).
5. Conform bulkhead regulations to the DOE Guidelines and add hybrid bulkheads per Planning Commission
6. Conform shoreline designations to DOE Guidelines - replace Rural and Semi Rural with Shoreline Residential
7. Plan for restoration on public lands.

If you're curious how effective our SMP has been in reducing our island's bulk-headed shoreline, its positive effects of beach nourishment, its reduction of opaque overwater structures and the amount of shoreline restored, please look here:

<http://bainbridgeshorelinehomeowners.wordpress.com/2010/10/31/is-shoreline-development-having-positive-or-negative-impacts-on-ecological-function/>

What will really enhance our environmental chops and make a measureable difference in the Sound's health would be for Bainbridge Island to address storm water runoff pollution. A bond issue for that very expensive purpose is logical because it's a communal problem and thus should be remedied by the entire community.

Thank you for your kind attention.

Albert Greiner