

From: [Bill Henshaw](#)
To: [PCD](#)
Subject: Re: SMP Public Hearing Draft
Date: Wednesday, May 08, 2013 10:08:50 AM

Bainbridge City Council

A review of the charts from the draft SMP it appears that the City of Bainbridge is taking our property by first changing the zoning from Shoreline Residential to Shoreline Residential Conservency and then increasing the buffers. The amount of buffer proposed is draconian and basically makes from 58% to 15% of the lot unusable. This is up from 38% under the 1996 SMP. This is a taking under the law, property owners are not going to allow this to happen. This shoreline is urban in nature because of the development that has taken place over the past 100 years and should be treated differently.

Bill Henshaw
16760 Agate Point Rd NE.
Bainbridge Island, WA 98110

From: <pcd@bainbridgewa.gov>
Date: Friday, April 26, 2013 10:22 AM
To: "bhenshaw@windermere.com" <bhenshaw@windermere.com>
Subject: SMP Public Hearing Draft

We are pleased to transmit to you the Public Hearing draft of the City's Shoreline Master Program Update, in preparation for the City Council Public Hearing scheduled for May 8, 2013. Included for your review are a "clean" draft and a "strike-out/underline" draft that shows all of the revisions made to the document since the Planning Commission forwarded their recommendations to the City Council on April 12, 2012. These include changes recommended by the City Council over the course of eleven study sessions. During this time, staff has also continued to review the draft to correct grammatical/typographical errors, identify internal inconsistencies, improve organization and generally streamline the document, and these recommended revisions are also included in the strike-out/underline draft. The draft is color-coded to denote the source of the proposed revisions, with an accompanying matrix providing a brief explanation of each change.

- [Transmittal memo](#)
- [Clean draft SMP](#)
- [Legislative draft SMP](#)
- [Matrix of changes](#)
- [Draft resolution](#)

The five appendices will be posted on the [project page](#) Monday.

This same information has been posted to the SMP webpage and will be transmitted to the SMP listserv and sent to the appropriate state agencies.

We are looking forward to the Public Hearing on May 8.

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