

Theresa Rice

From: Diane Berry on behalf of PCD
Sent: Thursday, August 04, 2011 9:18 AM
To: Kathy Cook; Libby Hudson; Ryan Ericson; Theresa Rice
Subject: FW: To Planning Commission and City Council

From: Annette Moser-Wellman [<mailto:amw@fivefacesofgenius.com>]
Sent: Thursday, August 04, 2011 8:53 AM
To: PCD; Council
Subject: To Planning Commission and City Council

I am a homeowner that has watched this SMP planning process from a distance. I am a busy professional with a family and had hoped that the City would think clearly on balancing the needs of the environment with homeowners rights.

Now I'm voicing my concerns on two fronts: The first is I don't see how you can apply buffers to existing development, now or when and if we need to rebuild our bulkhead. This is a clear violation of our property rights. We purchased this property as a long-term investment for our family. We have little 'front yard' and without the bulkhead and the right to rebuild we will lose our home. Since when has government of any kind been able to hijack private property on such a large scale?

Second, if all these homes are labeled non-conforming property values will go down on resale. Has anyone calculated the net loss of property tax base to the community? If we lose the value of the highest ticket homes on the island we won't be able to fund the rest of the road work and infrastructure we need. We are already losing our city center. Bainbridge will have little draw as a place to live – other than a home in the woods with a high price ferry commute.

Lastly, our dear elderly neighbors to the north have absolutely no idea what city administration is discussing here or how this will affect their life long investment. I suspect that at least 75% of shoreline home owners are not aware of what is at stake here for them personally. Integrity calls for you to make personal calls to every shoreline homeowner and make sure they know what these unethical regulations mean for them.



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