

Theresa Rice

From: David Armstrong [alabaster33@msn.com]
Sent: Thursday, August 04, 2011 3:27 PM
To: PCD; Council
Cc: Gary Tripp (Bainbridge Citizens)
Subject: Shoreline Master Plan (SMP)

To: Planning Commission and City Council

We have the following comments/concerns about the draft Shoreline Designation map and the designations shown on it.

1. Property owners should be allowed to maintain structures, including buildings, bulkheads and docks, that were conforming when built.
2. Abrogation of the right to maintain structures that were conforming when built could be regarded as a "taking" by the local government which could lead to court action and compensation that would be very costly to the city
3. The proposed restrictions upon the ability of shoreline property owners to maintain, repair and defend their shoreline property from wave action caused by storms or watercraft through the right to repair bulkheads that were conforming when built will adversely affect shoreline property values. Diminished property values will, in turn, decrease property tax revenues and any revenue derived from sales of shoreline property. As shoreline properties are among the most desirable real estate on Bainbridge Island, the resulting decline in tax revenues will adversely affect the ability of local government to provide basic services (fire, police, road maintenance, and schools). The only ways to offset such a decline in revenues would be to increase the surcharge upon shoreline property owners at the same time that their existing property rights are being abrogated, or to increase property taxes on all landowners. We have not seen a discussion of the tax consequences of the proposed SMP and believe that a change in shoreline regulation that goes beyond what is required by the state without consideration of the impact on local tax revenues is shortsighted.
4. It is not clear to us precisely what the Washington State SMP Guidelines require and how they apply to the Bainbridge SMP. The requirements of the WA Guidelines and how they apply to the Bainbridge Island SMP should be spelled out in a public document that is published in local newspapers and on the Internet and otherwise widely circulated. If shoreline property owners are to understand and support the Bainbridge Island SMP, they must understand what the WA SMP Guidelines require and how they apply to their property.

Sincerely,
Barbara and Dave Armstrong
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