

Theresa Rice

From: Diane Berry on behalf of PCD
Sent: Thursday, August 04, 2011 11:06 AM
To: Kathy Cook; Libby Hudson; Ryan Ericson; Theresa Rice
Subject: FW: Planning Commission, Shoreline Designations

From: Elise Wright [mailto:emtw46@gmail.com]
Sent: Thursday, August 04, 2011 11:03 AM
To: PCD; Barry Peters; Hilary Franz; Bill Knobloch; Debbi Lester; Kim Brackett; Bob Scales
Subject: Planning Commission, Shoreline Designations

To the Planning Commission and the City Council,

Regarding the *Shoreline Designations* to be presented this evening as part of the SMP process; the designations and the buffers attached to them represent a significant compromise by the City and environmental advocates responding to pressure from property rights advocates on the Vegetation Committee and the Task Force.

1. Native Vegetation Zone buffers (currently called the Riparian Protection Zone or RPZ) have been reduced from 50' to 30' for the majority of the island, including both the *Shoreline Residential* and *Shoreline Residential Conservancy* designations.
2. This reduction in buffers to 30' for the residential designations is the result of an SMP policy (inserted by property rights advocates) to minimize non-conforming property designations. This policy, in my view, protects property rights at the expense of the overall goal of the SMP - protection of our marine natural resources.
3. Buffers would be extended farther than 30' for the *Shoreline Residential Conservancy* designation only in locations where native vegetation already exists, and only when a property is developed or re-developed.
4. Buffers are larger than the previous 50' only in the *Island Conservancy* (Parks) and *Natural* areas. The small but significant *Urban* designation has seen an increase only from 25 to 30'.
5. Thus, buffers have been reduced from 50' to 30' for the majority of the island. The only means proposed to achieve the legally required No Net Loss in the residential designations is by retaining native vegetation where it exists, and restoring it to 30' in residential designations when possible.
6. Therefore the majority of the responsibility for No Net Loss will be borne by public parks and community shorelines, not by members of the property rights group that has been so vociferous.

I believe the Shoreline Designations are fair, and have been made after considerable marine geologic, geographic and ecological analysis. There is a process for on-site analysis of individual properties contained within the regulations, for those homeowners who believe their designation has been made in error. The buffer designations attached to these designations are minimally restrictive. I hope that they will be protective enough of a healthy shoreline ecology.

Therefore I urge you to adopt the Shoreline Designations as presented this evening, in spite of the pressure you will receive to modify them.

Thank you for your attention.

Elise Wright

SMP Vegetation Committee member-at-large