

## Theresa Rice

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**From:** Diane Berry on behalf of PCD  
**Sent:** Monday, July 11, 2011 3:39 PM  
**To:** Kathy Cook; Libby Hudson; Ryan Ericson; Theresa Rice  
**Subject:** FW: SMP policy on waterfront homes

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**From:** Bruce Martin [[mailto:bmartin\\_bi@hotmail.com](mailto:bmartin_bi@hotmail.com)]  
**Sent:** Monday, July 11, 2011 3:15 PM  
**To:** PCD  
**Subject:** SMP policy on waterfront homes

To Bainbridge Island City Council members:

The B.I. City Council is considering an SMP policy under which (a) a previously approved waterfront house becomes *non-conforming*, and (b) that house cannot be rebuilt if seriously damaged by earthquake or fire - with serious ramifications for the financial standing of many people.

Many waterfront houses, like mine (40 feet back from high water), are on property that is too small for an alternative building space. And, how would the assessor place a taxable value on such land for which the private usefulness has been largely eliminated?

If "non-conforming" waterfront residences are converted to reclaimed-nature/open-space *via arson*, would they be exempted from the preclusion from reconstruction? A precedent may exist from the case of the large house near Battle Point Park that was recently permitted to rebuild following arson, amid complaint that the builder had originally misrepresented the building site's environmental conditions.

The City of B.I. has:

1. allowed developer interests great influence, partly because the city wants more revenue from construction to fund big government,
2. allowed architectural controls to drift toward a Bellevue-like modernness in contrast to any island or historic character,
3. adopted building code standards that encourage minimum road setbacks that have the effect of creating an unfriendly, citified tunnel-effect,
4. encouraged higher population density on B.I. through actions and by virtue of the 'city' designation covering the entire island,
5. focused the city budget toward accumulation of island property into the public domain and off property tax roles, (The next item, #6, may be an extension of this philosophy, while avoiding purchase costs.)
6. threatened the high-valued waterfront property (& owners) with private economic loss in order to satisfy the wishes of environmental progressives with a goal of making many waterfront homes 'non-conforming' to regulations and subject to vacancy/removal under certain conditions - thus converting (both involuntary and uncompensated) the property into an open space 'for the public good.'

The time may well have arrived for a debate and ballot measure over whether the city or the ex-Winslow areas should be disincorporated.

/ Bruce Martin, 6518 NE Monte Vista Dr, Bainbridge Island, WA