

Theresa Rice

From: Bainbridge Citizens [gary@tripp.net]
Sent: Thursday, July 07, 2011 12:23 PM
To: *Bainbridge Citizens
Subject: SMP Buffer proposals
Attachments: Herrera Buffer Memo 062711.pdf; Shoreline Designation Map 032311.pdf; Proposed Buffers Drawings.doc

SMP Update Report 070711

The three Citizen Work Groups have been meeting for over a year and only during the last two meetings have we been “allowed” by staff to discuss the BIG ISSUES: Buffers (science and size) and Nonconforming Uses.

Because of the makeup of the Work Groups (minority waterfront homeowners) all the major decisions that coming out of the Work Groups were split decisions.

After the Work Groups, the draft SMP will now go to the Planning Commission and the final decisions will be made by the City Council prior to the end of the year.

Here is how the DRAFT Regulations look at this time -

Nonconforming:

The draft regulations would make 50% of shoreline homes “Nonconforming” and most of all uses (lawns, gardens, recreation areas) in the Shoreline Standard Buffer Nonconforming.

The Draft proposes to change the current 50-foot Native Vegetation Zone to a two track system:

Track 1. Prescriptive Buffers

A very complicated and extreme Shoreline Standard Buffer of 30 to 150 feet, which is made up of Riparian Protection Zone (RPZ) + Marine Shoreline Zone (MSZ),
See the drawing in the Proposed Buffer Drawings (attached). Next look at the Shoreline Designation Map (attached) to see what your new zoning is. Finally, see Page 11 (Table 1) in the Herrera Buffer Memo.

Track 2. Habitat Management Plan

The custom Habitat Management Program will require you to hire a consultant at \$3000 to \$8000 to prepare a plan that would accomplish “No Net Loss” from your NEW development, remodel or rebuild.

Both Track 1 and Track 2 will require monitoring of the Native Vegetation for five years after development at a cost of \$750 per year (\$3750) plus a Bond at a cost of _____?

ISSUES:

In determining the purposed buffer sizes, the City and the Herrera Memo try to compare shorelines in their natural state to developed shoreline and conclude to **RESTORE** the functions of a natural shoreline, large buffers are needed.

This is a false premise. The SMP standard is NO NET LOSS from today. It is not forced restoration at private property owners' expense.

If each new development, each remodel and each rebuild meets the “No Net Loss” standard by using low-impact development, controlling stormwater, sediment, and chemical loads and mitigating any net impacts, then by definition the SMP has met its “No Net Loss” standard.

The message we need to send to the City Council Council@bainbridgewa.gov and the Planning Department (for the official record) pcd@ci.bainbridge-isl.wa.us is:

1. Protect our shoreline by using the “No Net Loss” standard;
2. Do not rezone the 40% of shoreline to Residential Conservancy;
3. Do not apply vegetation buffers to existing developments making them Nonconforming;
4. Continue to authorize bulkheads to protect both land (front yards) and homes; and,
5. Continue to permit docks on the outside of the Island.

If you don't tell them what you want, then the only voices they will hear will be from those who want to remove all uses from the shoreline (that is your home) and return the shoreline to the way it was before the settlers arrived.

Bainbridge Citizens

Commonsense Environmental Regulations and Accountable Government

PO Box 11560

Bainbridge Is., WA 98110

206-383-2245

If you would like to Unsubscribe, just reply with **Unsubscribe** in the subject line.

If you would like to receive shoreline news only, just reply with **Shoreline Only** in the subject line.