

## **We hereby petition the City of Bainbridge Island Planning Commission and City Council.**

As shoreline homeowners, we urge our City's Planning Commission and City Council to adopt a Shoreline Master Program that follows state law while protecting the environment and our property rights.<sup>1</sup>

### **Specifically, we ask that...**

1. The SMP Update must declare existing, lawfully built homes to be "conforming" structures as per SSB 5451.<sup>2</sup>
2. Any new regulations, including vegetation buffers, must apply to future development only, as per state SMP guidelines.<sup>3</sup>
3. Shoreline armoring regulations must balance one's need to protect private property from erosion with the positive effects of onsite mitigation or participation in restoration programs at other locations in the City.<sup>4</sup>
4. Any measure of "cumulative impacts" must account for restoration and mitigation projects undertaken by individuals, nonprofits and government entities.<sup>5</sup>
5. New regulations must fairly allocate the burden of addressing "cumulative impacts" of predicted future development.<sup>6</sup>
6. Except in aquatic conservancy areas, docks and floats must be permitted if they follow US Army Corps of Engineers specifications.
7. The City Council must encourage the State of Washington to establish a senior level, peer review panel of scientists, separate from the Dept. of Ecology, to assist local jurisdictions in the preparation of future SMP updates.
8. Properties containing existing, lawfully built residential structures must not be included in a "shoreline residential conservancy" designation since state law clearly states that new regulations are intended to apply to future development and changes in land use.<sup>7</sup>

*The following is a list of 609 Bainbridge Island residents,  
mostly shoreline homeowners, who have signed this petition by hand or online.  
The online petition accepted only one signature per computer.  
Original signatures are available on request.*

*Names in black indicate online signatures.  
Names in blue indicate hard copy signatures.*

<b>Petitioners</b>	<b>Address</b>	<b>Count</b>
Robert and Karen Crissman	9284 Ferncliff Avenue NE	2
Ken and Olivia Sethney	9737 NE South Beach Dr.	2
john barutt	9551 NE South Beach Drive	1
Alice and John Tawresey	213 Gowen Place NW	2
John Bomben	112 Eagle Place	1
Tom Morgan	10770 NE Country Club Road	1
Donald J and Harriet W Bennett	3230 Point White Dr NE	2
Curtis A. and Carol A. Winston	10669 NE Seaborn Road	2
Ragnar Liljequist for Svensk, A WA General Partnership	8282 Hidden Cove Road NE	1
Marsha and Bill Madigan	3220 Point White Dr. NE	2
Brian & Kaye Bjur	8300 NE Hidden Cove Road	2
William and Vivian Burnett	12283 NE Country Club Road	2
James and Louise Mooney	4187 Pleasant Beach Drive	2
James & Susan Shaw	7946 Grand Ave NE	2
Dan and Harriet Alexander	691 Winslow Way West	2
Faith Stabbert	9100 Fox Cove Lane	1
Joe and Deirdre Honick	9549 Olympus Beach Rd NE	2
Allan and Dona Holmes	10013 NE South BeachDr.	2
Christopher Abbott	3995 Pleasant Beach Drive	1
James and Andrea Bleecker	4692 Rockaway Beach Rd.	2
Willard and Christine Quinn	5402 Rockaway Beach Rd. NE	2
chuck kuhn	11050 ne seaborn rd	1
Robert Hacker	10832 NE Country Club Road	1
Kevin Veatch and Julie Longpre, married.	652 Madison Avenue 98110	2
Jonathan and Leigh Manheim	3885 Pleasant Beach Dr. NE	2
Paula Fernandez	10879 Bill Point Circle NE	1
Karl Kaye	12930 Sunrise Dr	1
Richard Barbieri and Lyn Tangen	11999 Venice Loop NE	2
Amy and David Benson	4170 Rockaway Beach Rd	2
Phil and Ellie boren	8560 ne gordon drive	2
Elwood and Virginia Howse	6606 Wing Point Road	2
Norman and Shirley Barquist	12410 Sunrise Dr NE	2
russell & lynn ferguson	10065 ne south beach	2
Tim and Cory Youngern	9779 NE South Beach Dr.	2
Nadean and Ronald R. Ross	905 Paulson Rd NE, Poulsbo	2
George and Gale Rogers	8595 Hansen Road	2
Dr. Carl and Susan March	1047 Winslow Way East	2
Kristin von Kreisler	112 Eagle Place	1
Anthony and Ellaine Sultan	7736 NE North Street	2
Larry and Ozlem O'Dell	6490 Monte Vista	2
John G Steiner and Sarah M Favret	9519 NE South Beach Dr	2

<b>Petitioners</b>	<b>Address</b>	<b>Count</b>
Laurel & Paul Moldon	7728 NE North St.	2
David Roberts & Margaret Hanson	9067 Olympus Beach Rd NE	2
Jenny and Claes Hagstromer	11295 Wing Pt Dr NE	2
Michael and Joyce Winter	8978 Ferncliff Ave NE	2
DARRELL & VANNEE MCNABB	4200 EAGLE HARBOR DRIVE	2
John and Patricia Minola	6923 Crystal Springs Drive NE	2
Bill and Linda Eastman	10941 Olallie Lane NE	2
Joseph C Wiggins	11056 NE Mountain View Road	1
William and Carol Henshaw	16760 Agate Point Rd NE	2
Eric and Kathryn Lesh	5525 Crystal Springs Dr NE	2
Jeffrey McKay	11129 Olallie Lane	1
John Mark & Sandra Leese	567 Stetson Place SW	2
Ieland and Beverly Hoepfinger	3221 Pleasant Beach Drive	2
Don and Carol Audleman	5889 Rose Loop	2
Patti A Wiedemann	4550 Rockaway Beach Rd. NE	1
Rolland and Connie Reid	8028 NE Hidden Cove Road	2
John Houde	13700 Sunrise Dr.	1
Wini Jones	6455 Adas Will Lane	1
James P Wagner and Colleen Leahy	8024 NE Hidden Cove Road	2
Jeffrey and Kimber Wysong	10901 NE South Beach Dr	2
Tad and Sally Fairbank	339 Lovell Ave SW	2
Jack and Jean Rosling	3911 Pleasant Beach Drive, NE	2
Mary Catherine Halvorsen	8324 N.E. Hidden Cove Road	1
Reed and Brigitte Hansen	6494 NE Monte Vista Drive	2
Mark Julian	5955 Rose Loop NE	1
Charles and Carlene Lenard	6516 Wing Point Rd. NE 98110	2
Kathleen Kraft	16744 Agate Point Road	1
Charles and Constance Smith	6550 Wing Point Road N.E.	2
Dave and Judy Martin	546 Wood Ave SW	2
Elizabeth Dailey	1055 Winslow Way East	1
Pete Wiedemann	4550 Rockaway Beach Rd NE	1
Thomas W. and Barbara J. Hemphill	3273 Pleasant Beach Drive N.E.	2
Thomas and Kathy Kelley	10034 Edgecombe PL NE	2
Mary Phillips	3992 Crystal Springs Dr. N.E.	1
Gerald and Susan Baker	13217 NE Teem Loop Road	2
Michael and Sally Sebastian	5066 ROCKAWAY BEACH RD. NE	2
Dirk and Donna Bartelink	13134 Sunrise Dr.	2
Vernell and Duncan Sutherland	682 Winslow Way East	2
Bob and Patricia Ann Coleman	9884 Manitou Beach Drive	2
Marc and Jane Stewart	15770 Agatewood Road NE	2
Ann E. Holt	12615 Kallgren Rd NE	1
David Holt	12615 Kallgren Rd NE	1

<b>Petitioners</b>	<b>Address</b>	<b>Count</b>
Donald Mannino Joanne Croghan	9801 NE Bolero Dr.	2
Annette and James Wellman	8527 Hansen Road	2
Jay Mitchell and Marilyn Price-Mitchell	1121 Irene Place NE	2
Lynn & Rosemary Long	9376 North Town Drive	2
Joseph Laurence	16761 ne sanwick pl	2
Aaron and Tara Strom	7223 West Port Madison Rd	2
Robert and Joan Grant	8830 Spargur Loop Road	2
Thomas E. Tlam	6950 Fletcher Bay Rd. NE, BI.	1
John and Mary Hays	6580 NE Honeysuckle Lane	2
Donald and Martha Sands	5227 Crystal Springs Drive NE	2
David Jones Charles Vigil	10185 Manitou Beach Drive	2
Herbert and Sharon Steffen	8007 N.E. Hidden Cove Rd	2
John F. Ratterman	561 Winslow Way,	1
Robert and Kayanne Wendel	4344 Point White Dr. NE	2
Jan and Mike Morgan	8815 Woodbank Dr. NE	2
Paul and Judith Larsen	10442 Brackenwood Lane NE	2
David Clemson	4106 Rockaway Beach Road	1
hugh and kristen merriman	10931 ne south beach drive	2
Karen & Thom Hamilton	5967 Rose Loop NE	2
John and Judy Ogden	12301 Arrow Point Loop NE	2
Brett Ogden	12303 Arrow Point Loop NE	1
Lyle & Nancy Banchflower	9052 Olympus Beach Road	2
Robert Emminger	10460 NE Yaquina	1
Patricia I. Adair	4908 Rockaway Beach Rd	1
G. Val Tollefson	8542 NE Gordon Dr	1
A. Gary Ames	10566 NE Country Club Road	1
Barbara Ames	10566 NE Country Club Road	1
<a href="#">A. Gary &amp; Barbara Ames</a>	<a href="#">10302 NE Country Club Road</a>	--
<a href="#">A. Gary &amp; Barbara Ames</a>	<a href="#">10350 NE Country Club Road</a>	--
Jola and Albert Greiner	5492 Rockaway Beach Rd.	2
Alex and Robin Kallas	11162 NE Country Club Rd	2
James V. and Kathryn L. Gross	10011 NE Southbeach Drive	2
David and Victoria Marsing	15850 Euclid ave NE	2
Dennis and Diane Driggs	11079 NE Wing Point Drive	2
Allan Ferrin	6015 Crystal Springs Dr NE	1
Ray Peacoe	11271 Wing Point Dr.	1
Charles and Mardell Witham	6498 NE Monte Vista Dr.	2
susan kerrigan	13509 manzanita rd ne	1
Richard and Julia Schmidt	8911 Woodbank Dr.	2
Susan K Nelson	13589 Manzanita Rd NE	1
Stephen Jones	3348 Point White Dr	1
Brad and Rosemary Downey	10801 Olallie Lane N.E.	2

<b>Petitioners</b>	<b>Address</b>	<b>Count</b>
Ted & Katy Beierle Klinkenberg	5412 Fletcher Landing	2
Robert and Shirley Johnson	12335 Arrow Point NE	2
Willson & Susanne Moore	9953 NE South Beach Dr	2
James Wellman & Annette Moser-Wellman	8527 Hansen Road NE	2
Rob and Linda Horsch	5425 Crystal Springs Drive	2
robert and terri lane	15660 euclid ave ne	2
Fred Sears and Lauren Locke	16410 Agate Point Rd NE	2
Nic and Kathleen Marshall	4731 Eagle Harbor Drive N.E.	2
Kenneth Jay and Jacquelyn W Wirthlin	5188 Rockaway Beach Road	2
Clay and Kris Eaton	10071 NE South Beach Drive	2
Todd and Nancy Houghton	10989 Rolling Bay Walk NE	2
Scott & Lynn Grubb	11515 Blue heron Ln. NE	2
David Kircher and Denise Baker	9061 Nisqually Way NE	2
Tom and Sherri Snyder	15637 Pt. Monroe Drive NE	2
Carol and Andy Pendleton	11718 Arrow Point Drive	2
Roger and Barbara Williams	9055 Nisqually Way, NE	2
Bob and Susan Kuebler	10750 Broomgerrie Road	2
David and Jeri Moeller	15682 Pt Monroe Dr NE	2
Lee & Suzy Kueckelhan	1811 Eagle Harbor Lane NE	2
Ken & Pat Harrington	4471 Pleasant Beach Dr NE	2
Gene and Nancy Pace	11700 Arrow Point Drive	2
Eileen Black	6538 NE Monte Vista Drive	1
Bill and Pam Partin	15737 Point Monroe Drive	2
Jon and Barb Pettit	11024 NE Seaborn Road	2
Dennis Rosenfeld	3240 Point White Drive NE	1
Ralph & Evelyn Weaver	6105 Harborcrest Dr.	2
Hugh and Cynthia Remash	1818 Eagle Harbor Lane NE	2
Charles & Barbara Browne	7962 Grand Ave NE	2
John Anicker	10193 NE South Beach Dr.	1
Thomas and C. Susan Thatcher	15615 Point Monroe Drive NE	2
Judith C. Tingley and Michael F. Killion	9551 NE S. Beach Drive, 1C	2
John and Karen Pennington	5482 N.E. Fletcher Landing	2
Carlton and Grace Anderson	10688 Gertie Johnson Road	2
<a href="#">John L. Sutherland</a>	<a href="#">10444 NE Country Club Rd</a>	1
<a href="#">Carole D. Sutherland</a>	<a href="#">10444 NE Country Club Rd</a>	1
<a href="#">M. Kim Bottles</a>	<a href="#">10335 NE Seaborn Rd</a>	1
<a href="#">Susan C. Bottles</a>	<a href="#">10335 NE Seaborn Rd</a>	1
<a href="#">Thomas Perilstein</a>	<a href="#">12005 Arrow Point Loop</a>	1
<a href="#">Heather Stockdale</a>	<a href="#">12005 Arrow Point Loop</a>	1
<a href="#">Mark Levine</a>	<a href="#">5342 Rockaway Beach Rd</a>	1
<a href="#">John Keppeler</a>	<a href="#">5388 Rockaway Beach Rd</a>	1
<a href="#">Michael T. Boyce</a>	<a href="#">7183 Eagle Harbor Dr NE</a>	1

<b>Petitioners</b>	<b>Address</b>	<b>Count</b>
Jared M. Hendler	5044 Rockaway Beach Rd NE	1
Gail P. Hendler	5044 Rockaway Beach Rd NE	1
Patricie Yvonne Bing	15376 Broom St NE	1
Russell Norman Babcock	1803 Eagle Harbor Lane NE	1
Jeffery L. Robert	1006 Edgecomb Place	1
Elizabeth Murray	12490 Manzanita Road NE	1
Joseph G. Raquer	11673 Sunset Ave NE	1
Linda A. Raquer	11673 Sunset Ave NE	1
Doritheia Williams	5292 Rockaway Beach Road	1
Gerry & William Sperling	6550 NE Monte Vista Drive	2
A. Bernard Conley	3080 Pt. White Dr. NE	1
Gale Spencer	5854 Packard Lane NE	1
Donald Spencer	5854 Packard Lane NE	1
Kayanne Wendel	4344 Point White Dr. NE	1
Robert E. Wendel	4344 Point White Dr. NE	1
Russell S. Young	4362 Point White Dr NE	1
Linda J. Young	4362 Point White Dr NE	1
Archie R. Anderson	4308 Point White Dr. NE	1
Lafe H. Myers	4372 Point White Dr NE	1
Hannie Crissey	4372 Point White Dr NE	1
Michael Edward Haley	3154 Point White Dr NE	1
Richard F. Billings	14911 Skogen Ln NE	1
Susan M. Amunston	14911 Skogen Ln NE	1
George M. Scott	11751 Sunset Ave NE	1
Mathew C. MacLearnsberry	8565 NE Gordon Drive	1
John B. MacArthur	1805 Eagle Harbor Lane NE	1
Anne J. MacArthur	1805 Eagle Harbor Lane NE	1
Kevin Krout	12532 Sunrise Dr NE	1
Edgar L. Frease	9137 NE Salmon Run Ln	1
Donna R. Frease	9137 NE Salmon Run Ln	1
Robert K. Leik	16005 Euclid Ave NE	1
Katherine Kennedy	10788 Manitou Park Blvd	1
Alfred E. Kitching	10788 Manitou Park Blvd	1
Arnold Simon	9650 Greenspot Pl	1
Virginia L. Simon	9650 Greenspot Pl	1
Jon C. Strauss	8100 NE Hidden Cove Rd	1
Jean A. Strauss	8100 NE Hidden Cove Rd	1
Gordon King	14535 Sivertson Rd. NE	1
Robert J. O'Brien	3675 Pleasant Beach Dr. NE	1
Jan O'Brien	3675 Pleasant Beach Dr. NE	1
Michael Cyger	3623 Pleasant Beach Dr. NE	1
Erin Cyger	3623 Pleasant Beach Dr. NE	1

<b>Petitioners</b>	<b>Address</b>	<b>Count</b>
Erin Mead	3683 Pleasant Beach Dr. NE	1
Jeff Mead	3683 Pleasant Beach Dr. NE	1
Cori O'Brien	3687 Pleasant Beach Dr. NE	1
Jess Goldwater	3687 Pleasant Beach Dr. NE	1
Carol Stover	3743 Pleasant Beach Dr. NE	1
Scott Stover	3743 Pleasant Beach Dr. NE	1
Jessica Ruud	3635 Pleasant Beach Dr. NE	1
Erik Ruud	3635 Pleasant Beach Dr. NE	1
Larry and Sarah Barrett	3974 Pt. White Dr. NE	2
John and Gretchen Hooper	3520 Pt. White Drive N.E.	2
Margaret Carlisle	9061 Olympus Beach Rd NE	1
Gerry & Mary Ann Bartley	16306 Agate Point Rd. NE	2
Jo Anne Hacker	10832 NE Country Club Road	1
Scott M. Manson & Diane E. Black	10102 Edgecombe Place NE	2
David and Vicky Marsing	15850 Euclid Ave NE	2
Charles Williams	6475 Crystal Springs Dr. NE	1
Geoffrey Wilson and Debbie Bennett	9335 Olympus Beach	2
Renee Sidman	11501 Battle Point Dr. NE	1
Robert and Catheryn Oakland	9788 Manitou Beach Drive	2
John and Donna Houde	13700 Sunrise Dr. NE	2
Rodney and Sandra Rich	11691 Sunset Avenue NE	2
Paul G. Vibrans	9034 Springwood Avenue NE	1
Marilyn A. McLauchlan	4359 Pleasant Beach Drive NE	1
Gary and Violet Rees	7102 Wing Point Road NE	2
Eric Thompson	7656 Madrona drive NE	1
Barbara Hollis	10094 Edgecombe PI NE	1
john kenyon ellis	3628 point white dr	1
Rodney Rich	11691 Sunset Avenue	1
Russell Tousley	4178 Point White Drive	1
Alan Weiner and Nancy Maizels	15684 Point Monroe Drive NE	2
Nat and Fay Page	2080 Bean's Bight Road NE	2
William Dow	4070 Point White Drive	1
George Kohn and Deborah H Kohli	11099 Battle Pt NE	2
John & Marilyn McCallum	8760 Grand Ave NE	2
Robert and Tammie Mack	11752 arrow point drive	2
Victoria Withington	5008 Crystal Springs Drive NE	1
RG & Diane Meyer	5801, 5831 Ward Avenue NE	2
Stephen R. Jepson and Jill P. Jepson	6563 Wing Point Rd. NE	2
Bob and Staci Brawner	6801 NE Bergman RD	2
Larry Ream	12043 Arrow Point Loop NE	1
Rick and Maureen Meslang	16310 Euclid Ave NE	2
Ted and Jayni Detrick	9341 NE South Beach Dr.	2

<b>Petitioners</b>	<b>Address</b>	<b>Count</b>
Mark Guidry	13002 Sunrise Drive	1
Larry and sandy fischer	9141 NE salmon run lane	1
Charles Higgins	5008 Crystal Springs Dr	1
Fred Turkheimer	6089 Crystal Springs Dr	1
Craig and Katherine Hanson	9781 Olympus Beach Rd NE	2
Diane Hutchings	5955 Rose Loop NE	1
Robert Emminger	10460 NE Yaquina	1
Larry and Katie Brown	5004 Crystal Springs Dr.	2
Patricia Harrison	15700 Pt. Monroe Dr NE	1
Richard Weaver	10018 Edgecombe PI NE	1
Raymond Adams	7070 Eagle Harbor Drive NE	1
Bruce and Myrna Martin	6518 NE Monte Vista Dr	2
Andrew and Diana Lister	14787 Henderson Rd NE	2
Mary Catherine Halvorsen	8324 N.E. Hidden Cove Road	1
Kevin and Kathy Krout	12532 Sunrise Dr NE	2
<a href="#">Flora S. Thompson</a>	<a href="#">4448 Rockaway Beach Rd. NE</a>	1
<a href="#">Ott Thompson</a>	<a href="#">4448 Rockaway Beach Rd. NE</a>	1
<a href="#">Edward L. Smith</a>	<a href="#">9551 NE South Beach Drive #2E</a>	1
<a href="#">Ellen Boughn</a>	<a href="#">9551 NE South Beach Drive #2E</a>	1
<a href="#">Steve Ramsey</a>	<a href="#">5430 Rockaway Beach Rd NE</a>	1
<a href="#">Megan Ramsey</a>	<a href="#">5430 Rockaway Beach Rd NE</a>	1
<a href="#">Pearl M. Keller</a>	<a href="#">4032 Rockaway Beach Rd NE</a>	1
<a href="#">John B. Keller</a>	<a href="#">4032 Rockaway Beach Rd NE</a>	1
<a href="#">Don Kragerud</a>	<a href="#">4042 Rockaway Beach Rd NE</a>	1
<a href="#">Judith Kragerud</a>	<a href="#">4042 Rockaway Beach Rd NE</a>	1
<a href="#">Georgianna G. White</a>	<a href="#">4128 Rockaway Beach Rd NE</a>	1
<a href="#">Don Linrothe</a>	<a href="#">4284 Rockaway Beach Rd NE</a>	1
<a href="#">Denise Linroth</a>	<a href="#">4284 Rockaway Beach Rd NE</a>	1
<a href="#">William S. Gilbert</a>	<a href="#">4360 Rockaway Beach Rd NE</a>	1
<a href="#">Richard G. Thomas</a>	<a href="#">4452 Rockaway Beach Rd NE</a>	1
<a href="#">Leila E. Thomas</a>	<a href="#">4452 Rockaway Beach Rd NE</a>	1
<a href="#">Charles Hawk</a>	<a href="#">4460 Rockaway Beach Rd NE</a>	1
<a href="#">Rosemary Hawk</a>	<a href="#">4460 Rockaway Beach Rd NE</a>	1
<a href="#">Daniel Benson</a>	<a href="#">4170 Rockaway Beach Rd</a>	1
<a href="#">John Paul Jones</a>	<a href="#">3914 Rockaway Beach Rd</a>	1
<a href="#">Marjorie Sheldon</a>	<a href="#">3914 Rockaway Beach Rd</a>	1
<a href="#">Todd Lyon</a>	<a href="#">3992 Rockaway Beach Rd NE</a>	1
<a href="#">Deana Lyon</a>	<a href="#">3992 Rockaway Beach Rd NE</a>	1
<a href="#">Daniel J. Lafferty</a>	<a href="#">11035 NE South Beach Dr</a>	1
<a href="#">Robin Farwell</a>	<a href="#">8192 Hidden Cove Rd</a>	1
<a href="#">W. R. Matthews</a>	<a href="#">8192 Hidden Cove Rd</a>	1
<a href="#">R. G. Meyer</a>	<a href="#">5831 Ward Ave NE # A</a>	1

<b>Petitioners</b>	<b>Address</b>	<b>Count</b>
Diane Meyer	5831 Ward Ave NE # A	1
Brenda S. Wakeham	9091 Olympus Beach Rd	1
Stuart Wakeham	9090 Olympus Beach Rd	1
Henry Warner	4463 Pleasant Beach Dr NE	2
Jill Warner	4463 Pleasant Beach Dr NE	1
Patricia Minola	6923 Crystal Springs Drive NE	1
John Minola	6923 Crystal Springs Drive NE	1
Mary Terry	10035 Manitou Beach Dr NE	1
Frank Childers	10035 Manitou Beach Dr NE	1
Jack Irving	12129 Arrow Point Loop NE	1
Wallace A. Lucier	10166 NE Lafayette Ave	1
Sally Joanne Illman	13947 Silven Ave NE	1
Kendall Allan Everts	13947 Silven Ave NE	1
William L. Black III	7500 NE Carene Ln	1
Elaine K. Black	7500 NE Carene Ln	1
Aristide H. Black	7500 NE Carene Ln	1
Hallie V. Black	7500 NE Carene Ln	1
Richard Armitage	5840 Packard Lane	1
Julie Armitage	5840 Packard Lane	1
Leonel S. Stollar	15289 Harvey Rd	1
Gregg L. Rule	4442 Rockaway Beach Rd NE	1
David Lindsey	4912 Rockaway Beach Rd NE	1
Susan Lindsey	4912 Rockaway Beach Rd NE	1
Richard A. Fallows	11338 Arrow Point Dr NE	1
Ronni L. Fallows	11338 Arrow Point Dr NE	1
Virginia J. Klute	5229 NE Battle Point Dr	1
William Maier	11027 Rolling Bay Walk NE	1
RICHARD W. CAMERON	11059 Rolling Bay Walk, N.E.	1
Edmund M Aleks	551 NE Southbeach Drive #2A	1
Jake Greenberg	11081 Rolling Bay Walk NE	1
Tracy and Milton Akenson	11125 Rolling Bay Walk NE	2
Richard and Cindy Robinson	6017 Rose Loop	2
Charles Conrad Smith	6550 Wing Point Rd NE	1
Constance Nagel Smith	6550 Wing Point Rd NE	1
Mary A. Phillips	3992 Crystal Springs Dr. N.E.	1
Andrea Perry Bleecker	4692 Rockaway Beach Rd.	1
James Stuart Bleecker	4692 Rockaway Beach Rd.	1
David Jaffe	14874 Sivertson	1
Lois Watford	4750 Crystal Springs Dr	1
Erin Thomason	8652 NE Country Pk Rd	1
Roderick B. Dyke	13371 Manzanita Road NE	1
Colleen C. Dyke	13371 Manzanita Road NE	1

<b>Petitioners</b>	<b>Address</b>	<b>Count</b>
Constance M. Golon	15633 Pt. Monroe Dr. NE	1
Tom Golon	15633 Pt. Monroe Dr. NE	1
Robert J. Valentine	6531 Wing Point Rd. NE	1
Susan T. Valentine	6531 Wing Point Rd. NE	1
Constance Ducar	9037 Nisqually Way NE	1
Jane Mitchell Crane	6591 Wing Point Rd. NE	1
Debbie Towery	9889 NE South Beach Dr.	1
Robert S. Towery	9889 NE South Beach Dr.	1
Elizabeth P. Luis	10481 NE Sunrise Bluff	1
Laura M. Tewes Leese	570 Stetson Place SW	1
Martin Peter Leese	570 Stetson Place SW	1
Marcus Gerlach	581 Stetson Place SW	1
Suzanne L. Gerlach	579 Stetson Place SW	1
Robert V. Walker	585 Stetson Place SW	1
David M. Prongay	10652 Manitou Park Blvd NE	1
Joan K. Prongay	10652 Manitou Park Blvd NE	1
Gerald C. Frazee	5011 Crystal Springs Dr	1
Linda C. Frazee	5011 Crystal Springs Dr	1
Matthew C. Frazee	5011 Crystal Springs Dr	1
Elise Schairer-Kuhn	10780 NE Country Club Rd	1
Donald L. Poggi	4353 Pleasant Beach Dr NE	1
Shirley C. Poggi	4353 Pleasant Beach Dr NE	1
Frances Conley	15214 Sunrise Dr NE	1
Glenn E. Mounger	12735 Manzanita Rd NE	1
Mary Lynn Mounger	12735 Manzanita Rd NE	1
James F. Chapel	8140 NE Hidden Cove Rd	1
Faith A. Chapel	8140 NE Hidden Cove Rd	1
Carl Nord	6070 Eagle Harbor Dr	1
John W. Green	3490 Point White Drive NE	1
Beverly S. Green	3490 Point White Drive NE	1
Jean Fenn Farwell	14988 Sivertson Rd. NE	1
W. T. Farwell	14988 Sivertson Rd. NE	1
Sally R. Sondheim	3403 Pleasant Beach Dr. NE	1
Lois Boubong	10985 Rolling Bay Walk NE	1
Richard W. & Martin Cameron, father/son	11059 Rolling Bay Walk NE	2
ken and muriel beach	10432 n.e.femton rd. b.i.	2
rick pasma	15788 agatewood rd. n.e.	1
Richard and Loretta Holmgren	12281 Arrow Point Loop	2
James Friday	11027 Rolling Bay Walk NE	1
Frank and Susan Wollaeger	6641 Wing Pt Rd N.E.	2
James and Maureen Sansbury	5395 Crystal Springs Drive NE	2
Patrick Taylor	7075 Fletcher Bay Rd. NE	1

<b>Petitioners</b>	<b>Address</b>	<b>Count</b>
Paula Raffetto Maier and David R. Maier	11010 NE Mountain View Road	2
Mary and Joel Levin	10650 NE Gertie Johnson Road	2
Windsor and Adelaida Ancheta	3086 Pt White Dr NE	2
Frank and Jan Miller	11048 NE Mountain View Rd	2
Andrew LISTER	14787 Henderson Road NE	1
Arthur Lynch and Lynn Arthur	5827 Packard Ln. NE	2
Gregory Smith	15642 Point Monroe Dr. NE	1
Dottie Smith	15642 Point Monroe Dr NE	1
Todd and Deana Lyon	3992 Rockaway Beach Rd. NE	2
Robert Rector and Jessamine Talavera	6361 Wing Point Rd. NE	2
Bob & Jill Russell	11200 Skinner Rd NE	2
Robert & Maria Bunting	11474 Arrowpoint Dr NE	2
Michael Warsinske	10831 NE South Beach	1
Diane Meyer	5801 Ward Avenue NE	1
Michael and Takae McCann	10197 NE South Beach Drive	2
Craig Clark	7797 Hansen road NE	1
John Bierly and Elizabeth Dick	1249 Cherry Ave NE	2
Drs. Robert Drury and Sirri Hanson	8836 Ferncliff Dr	2
cihan and bonnie anisoglu	291 madison ave. s.	2
Tom & Betsy Greene	3300 POINT WHITE DR NE	2
Robert W Day	15704 Point Monroe Dr., NE	1
Glen & Kay Johnson	14480 Sunrise Drive	2
Cornelius and Judith Barnett	6020 Eagle Harbor Drive	2
Steve and Sharon Soames	10359 NE Seaborn Rd.	2
M. Richard and Janet C Keating	7710 NE Yeomalt Point Drive	2
Robert Nelsen	Harvey Road	1
JURGEN A THOMSEN	14994 SIVERTSON RD NE	1
Ronald Morford	4785 NE North Tolo Road	1
Carleen & Dana Gosney	3290 Crystal Springs Drive NE	2
Mr. and Mrs. Ron Price	14740 Sivertson Road NE	2
Reid and Barbara Hansen	4132 Crystal Springs Dr. NE	2
Glenn and Nancy Haber	5261 NE Battle Point	2
JoEllen & Don Loeb	15632 Point Monroe Drive NE	2
Michael Peterson	9433 Olympus Beach RD NE	1
R.Randolph Devening	11610 Wing Point Way NE	1
Robie G. Russell	10582 Manitou Park Blvd.	1
David Huchthausen	9865 Manitou Beach Drive	1
Charles and Rebecca Sodikoff	1815 Eagle Harbor Lane	2
E turloff	P.O. Box 11526	1
Bruce and Mary Ann Prout	9343 Olympus Beach Road NE	2
Glenna Teti and Jim Alger	7468 Madrona drive	2
Frank Petrie	1802 Eagle Harbor Lane	1

Petitioners	Address	Count
Julie and Richard Armitage	5840 Packard Lane	2
Mercury Michael and Carlee Ashen	14580 Madison Ave NE	2
Kirk and Cindy Andreasen	13522 Sunrise Dr NE	2
Julie McClain	14790 Sivertson Rd NE	1
Andrew N. Bodnar	10455 Manitou Beach Drive	1
Jim and Suzanne Theros	11432 Logg	2
Alec Brindle Sr.	11555 Battle Point Rd. NE	1
Rodney McKenzie Barb McKenzie	132 Wood Ave SW	2
Jeff and Merna Brein	11209 NE Wing Point Drive	2
Peter & Julie Mitchell	16881 Agate Pass Rd., NE	2
	Total	609

*Steps have been taken to identify and remove duplicates from the count.*

**Comments:**

- Council Members & Planning commission Members,

On July 21, 2011 we attended the joint meeting of the COBI council/planning commission. First we want to congratulate the COBI for scheduling meetings to discuss the SMP work groups' and staff's findings. In addition we felt the questions asked by members of both the council as well as the planning commission required important clarifications. It seemed that many of those questions were not answered by staff but delayed until some unknown future date. With the time line of COBI planning to submit our recommended SMP by late December 2011, we were expecting definitive answers to be available to the public. Delaying this information sends up red flags of caution.

We clearly do not understand using the word "non conforming" as a COBI choice of language when we understand it is not required by state regulations. There are certain words that raise concerns when labeled to any property. Both potential buyers and well as lending institutions will likely view that language negatively when evaluating properties. Certainly appraisers will consider the word non conforming when evaluating the value of property similar to the word "easement" both of which could place onerous restrictions on a property. It is easy for staff to report on issues citizens agree on, while difficult issues which potentially will be incorporated into the SMP are obfuscated.

- Given the nature of our city's financial situation, we hope the Planning Commission and City Council will consider the inherent financial impact of adopting any SMP policy which overreaches the requirements of state and federal statutes and thereby places the City in a high-risk litigious position. Our city cannot afford and should not adopt policies which have a high likelihood of leading to unnecessary and expensive litigation.
- I am very frustrated that existing waterfront owners are given less input than non-waterfront owners on BI.

- I don't feel that the City of Bainbridge Island Department of Community Development should be allowed to develop regulations, which may reduce the value of my property and affect, in any way, the uses to which I may now put it.
- I think the buffer regulations are the taking of property without due process of law and should not be passed at all. Regulation of docks is under the jurisdiction of the Army Corps of Engineers and any other regulations are illegal. Sharing of docks was already declared unconstitutional. There is no evidence that bulkheads do any damage to the environment but do stabilize banks. "Soft" bulkheads will not hold the bank and do not prevent erosion. The Washington Court of Appeals ruled that property owners have a right to control erosion; thus "soft" bulkheads cannot be required.
- I will send this to my neighbors as well as others.
- It is imperative that when any governmental agency deems it within their power to perform an act that negatively impacts individual property owners they do so with a deep/full understanding of the law as well as what constitutes the scientific evidence and economic impact of individuals who have built, purchased or maintained a home along a shoreline. It is apparent that COBI has failed to meet any of the above criteria and in fact has chosen to ignore the laws of the State of Washington and the rights of their own citizens. It is difficult enough to try and maintain shoreline property in a way that attempts to utilize native vegetation with the challenging soil conditions and underground springs but for a governmental body to have the ability to disregard homeowners efforts and deny them the right to create/improve their property in ways that would protect rather than damage the shoreline is beyond belief. This truly shows a lack of understanding or perhaps a simple refusal to try and understand the issues you are dealing with. I wonder how the children of the island would view your approach on legal issues such as SMP.
- Item #3 should also easily allow other reinforcements needed to hold up our properties from erosion with retaining walls, etc. similar to what is being discussed for Rockaway Beach Road without requiring a \$12,000+ shoreline permit. These reinforcements should be exempt like a waterfront deck is since it is EVEN MORE important to protect our houses than building a 10' x 10' deck because there will be no daily human activity involved with a retaining wall and they can be hidden from sight with plants, etc. so LESS long-term impact than a deck and a bulkhead!
- No one cares more about my property than I. No one will take care of my property better than I.
- Although we are not waterfront property owners, we recognize the inappropriateness and unfairness of retroactively "changing the rules" of how shoreline homeowners utilize their property. Shoreline property owners purchased their property with an expectation of how they could utilize their asset and it is unlawful and unfair to change the rules after they had made their purchase. Also, we believe that the BI shoreline homeowners are generally managing their shoreline property in an ecologically-friendly manner and major changes to the rules are unnecessary.
- Passing this would take way too many property rights away from Shoreline Owners. This needs to be toned down considerably and not add excessive restrictions to this property. Changing the designation of this property to "Shoreline Residential Conservancy" will substantially reduce property values.

These are mostly new homes built in the last 10 years and meet all current environmental regulations.

- Please find a way to protect the shoreline environment and our property rights.
- Please note the majority of bulkheads on the South shore of Eagle Harbor have been put in place since the 1970's to protect the shore from the wakes of the (then new) incoming Jumbo Ferries which featured large bow thrusters to stop quickly. The resulting wave sweeps through the harbor and eats away shoreline. Bulkheads were not needed in the inner harbor prior to the large ferries.
- Please, do not unreasonably inhibit our property rights, way in excess of what state law requires, in a misguided attempt to show the rest of Puget Sound that Bainbridge is greenest of all.
- Please think carefully about exceeding minimum state guidelines and requirements. Do you really want to place restrictions on part of the residents for the benefit of all without compensation to those restricted?
- since being on the Island for 11 years, it has been a constant war between the waterfront property owners and the Council and its bias "City" employees. Why? We pay the majority of property taxes per household, and the City of Bainbridge is fighting its own existence. Not because we damage the environment, but our elected officials want to hurt the most beautiful assets we possess and protect. No sense appears its rule.
- The implications of this SMP are of such great dimensions that they must not be moved forward simply because of certain mandates from elsewhere. Nothing of this kind is calculated to succeed without the solid sense of trust and reliability of all those affected. At this point, those factors do not exist.
- Why are the 7 Homes between the Port Madison "Nature Preserve" and the Gordon Dr. road end singled out for Residential Conservancy status? These properties have all been bulkheaded and built on for years.
- Why is Bainbridge Council spending our taxpayer's to go against homeowners and state legislation when so many other higher priority issues need to be addressed...road improvement!!
- I urge the City Council to completely reject this unnecessary intrusion into our property rights. There is no sound science whatsoever behind these very restrictive designations. Moreover the adoption of these designations and associated restrictions can only mean lower property values, less income to the City, without ANY demonstrated benefit to the environment which we all have a common interest.
- The Planners are ignoring science and relying upon sources that are ignoring the realities of shoreline operation. These planners have lost the trust of the people they are supposed to be working for and who they are supposed to be representing.
- Thanks to all the property owners who have worked so hard in putting this together. I am very indebted to you all. You are wonderful. Marilyn McLaughlan
- I hope decision makers focus on the very simple technical solutions to keeping Puget Sound a clean eco system rather than simply creating "non-conforming" structures on Bainbridge Island. Also, it is important to avoid the US vs THEM

mentality that has pervaded much of the discussion. Waterfront home owners want to have clean water as much as anyone else.

- Someone should be pointing out the total disconnect between rampant giveaways to developers down island, bringing in lots of folks who will put heavy demands on the schools, shopping areas, roads, sewers, water and electric utilities, ferries, etc. and the hypergreen/fundamentalist restrictions elsewhere both on the shore and inland.

Hyperbolically speaking, if we should all move off the island to save it, fine. Otherwise, we should share the island instead of appeasing our collective conscience by demonizing and victimizing the shoreline community

- Taking of private property will result in hundreds of lawsuits, and the City will eventually lose. Thereby wasting hundreds of thousands of dollars and not seeing to the City's core responsibilities of roads, utilities and parks.
- The Bainbridge Island planning department taking of waterfront land is based on its' citizen wish list surveys rather than real science. The costs of social goals should be born by all citizens.
- My father originally built our place on Pt Monroe in the early 70's. We have lot's on the lagoon side and the Puget Sound side. Things have changed a lot over the years and we now have a rock bulkhead...as most homeowners on the sound side do. Without this bulkhead and the ability to maintain it...our house would be washed away.

We have to have the right to maintain and protect our home and the bulkhead is the key. In the case of a bad storm...who has the time to apply for and go through all the red tape for repairs. Put yourself in my families shoes...and walk our walk.

We also have a dock and boat moorage in the lagoon and would like to be able to continue to use it as such and make repairs. We love Puget Sound...and grew up here, but we will fight for our homeowners rights against unreasonable threats. Robert Harrison

- Do you really think you can shove this through and not subject the City to dozens of lawsuits that will waste the limited tax dollars that are needed to upgrade infrastructure and fund basic services? If so, you are delusional, or worse, irresponsible.
- The vast majority of any problems with Puget Sound are due to failing septic, CSO's and ditch runoff. These proposed regulations, even if they were ever enforced (and they won't be- the courts will throw them out) wouldn't solve even 1% of the pollution issues. Please stop worshiping at the altar of Gaia and start being part of the solution- commonsense, cost effective, VOLUNTARY proposals to improve the near shore environment.
- The whole plan is unconstitutional as it is the taking of property without due process of law.
- I am so glad for all the work that is being done by the Bainbridge Shoreline homeowners. Thanks a lot.

## References:

### **<sup>1</sup> The SMP must be consistent with constitutional limitations on the regulation of private property.**

Regarding “no net loss” of ecological function, WAC 173-26-186 (8)(b)(i) says, “Local master programs shall include regulations and mitigation standards ensuring that each permitted development will not cause a net loss of ecological functions of the shoreline; local government shall design and implement such regulations and mitigation standards in a manner consistent with all relevant constitutional and other legal limitations on the regulation of private property.”

### **<sup>2</sup> Local jurisdictions can declare existing homes to be “conforming” in their SMP updates.**

... as per Senate Bill SB 5451, signed May 12, 2011 by Governor Gregoire.

### **<sup>3</sup> New vegetation buffers don’t apply to existing homes.**

The Department of Ecology’s shoreline master program guidelines explicitly state that vegetation conservation standards do not apply retroactively to existing uses and structures. The Washington Administrative Code or WAC 173-26-221(5)(a) says, “...Like other master program provisions, vegetation conservation standards do not apply retroactively to existing uses and structures.”

### **<sup>4</sup> “No net loss” must be measured for our entire community, not individual development projects.**

WAC 173-26-186 (8)(b)(ii) says, “Local master programs shall include regulations ensuring that exempt development in the aggregate will not cause a net loss of ecological functions of the shoreline.”

### **<sup>5</sup> Policies and regulations must consider “cumulative impact” when addressing future development, not existing development.**

WAC 173-26-186 (8)(d) “Local master programs shall evaluate and consider cumulative impacts of reasonably foreseeable future development on shoreline ecological functions and other shoreline functions fostered by the policy goals of the Act.

WAC 173-26-201 (3)(d)(E)(iii) says, “The principles that regulation of development shall achieve no net loss of ecological function requires that master program policies and regulations address the cumulative impacts on shoreline ecological functions that would result from future shoreline development and uses that are reasonably foreseeable from proposed master programs....”

### **<sup>6</sup> Policies and regulations must must fairly allocate the burden of addressing “cumulative impacts.”**

WAC 173-26-186 (8)(d) “To ensure no net loss... master programs shall contain policies, programs, and regulations that address adverse cumulative impacts and fairly allocate the burden of addressing cumulative impacts among development opportunities.

### **<sup>7</sup> Shoreline master programs are intended to affect future development and changes in land use.**

Regarding general SMP contents, WAC 173-26-191(2)(a)(iii)(A) says, “...While the master program is a comprehensive use regulation applicable to all land and water areas within the jurisdiction described in the act, its effect is generally on future development and changes in land use.”

The same section goes on to say, “Local government may find it necessary to regulate existing uses to avoid severe harm to public health and safety or the environment and in doing so should be cognizant of constitutional and other legal limitations on the regulation of private property.”