

Theresa Rice

From: Bainbridge Citizens [gary@tripp.net]
Sent: Thursday, September 08, 2011 10:41 AM
To: *Bainbridge Citizens
Subject: SMP - Bill offers local option on shorelines

Letter to the Editor from [Rep. Jan Angel](#), 26th District

Bill offers local option on shorelines

<http://www.kitsapsun.com/news/2011/sep/07/letter-to-the-editor-bill-offers-local-option-on/>

Bainbridge’s SMP should incorporate the protections authorized by SSB 5451 for existing homes and uses

- 1) authorize residential structures and appurtenant structures that are legally established and are used for a conforming use (but that do not meet standards for setbacks, buffers or yards, area, bulk, height or density) to be considered conforming structures, and
- 2) Redevelopment, expansion, change with the class of occupancy or replacement of the residential structure if it is consistent with the master program, including requirements for no net loss of shoreline ecological functions.

As currently drafted the Bainbridge SMP gives only temporary and conditional authorization for existing homes and uses and is intended to be withdrawn as soon as any change is made to the front yard or home. That is not the intent of SSB 5451.

The SMP must clearly state:

“Existing homes, appurtenant structures and residential uses, including lawns, landscaping and recreation areas, are conforming and may be remodeled, rebuilt, and redeveloped, provided that any new additional impact must be mitigated and meet the ‘No Net Loss’ standard for that property.”