

Theresa Rice

From: Diane Berry on behalf of PCD
Sent: Tuesday, January 17, 2012 9:22 AM
To: Kathy Cook; Libby Hudson; Ryan Ericson; Theresa Rice
Subject: FW: Gordon Drive Properties: Comment on Proposed SMP
Attachments: 09.22.11 letter to Council - Commission.pdf; shoreline designation.pdf; Gordon Drive Topo.jpg; Gordon Shoreline 5Dec2011.pdf

From: Mike Bice [<mailto:mbice@etenv.com>]
Sent: Sunday, January 15, 2012 2:36 PM
To: anne.blair@gmail.com; dward981@comcast.net; blossomS49@hotmail.com; smbonkowski@yahoo.com; rerickson@ci.bainbridge-isl.wa.us; PCD; Council
Subject: Gordon Drive Properties: Comment on Proposed SMP

This showed up as "undeliverable", so I am resending. I apologize for the inconvenience. Mike

Dear Council Members, Commissioners, and COBI Staff:

Please see attached letter and enclosures, as well as referenced previous email below.

Michael Bice

From: Val Tollefson [<mailto:valt@dhl.com>]
Sent: Thursday, September 22, 2011 12:50 PM
To: council@bainbridgewa.gov; pcd@ci.bainbridge-isl.wa.us
Cc: mbice@etenv.com; kushner@bainbridge.net; phil@flyfishboren.com
Subject: Comment on Proposed SMP

Dear Council Members and Commissioners:

Please see the attached letter and enclosures.

Val Tollefson

December 5, 2011

Michael S. Bice
8538 Gordon Drive NE
Bainbridge Island, WA 98110

Bainbridge Island Planning Commission
Bainbridge Island City Council

Subject: Shoreline Master Plan Update
Gordon Drive Shoreline Designation

Members of the Planning Commission and City Council:

I am a waterfront property owner, and I am writing in regards to the current proposed SMP Shoreline Residential Conservancy designation currently being proposed for the properties located generally along Gordon Drive.

The properties are bounded by County Park and the Bloedel Reserve to the West, and the Shoreline Residential Designation proposed for Port Madison. Please refer to Val Tollefson's letter of September 22, 2011, which includes a written designation as well as an 1992 Aerial Photograph from the Department of Ecology which clearly indicates the subject area.

These lots (with the exception of the western-most lot), which have been designated as Residential Conservancy in the current SMP draft update, are low bank, bulk-headed, and have grass to the bulkhead. They are lightly treed, do not contain bank overhanging trees, and little, if any native vegetation. The beach in front of the properties is comprised of cobbles overlying mudstone and stone. This condition is represented in the Aerial Photo in Mr. Tollefson's letter.

These lots are not "Feeder Banks". A feeder bank, in general, is a natural formation occurring along the shoreline which is subject to erosion by natural forces and which supplies sand, gravel, and other materials to the beach system. The properties are fully developed and contain continuous bulkheads which prohibit any erosion. The properties have been in this bulk-headed, low bank, non-treed, condition for a very long time. The Feeder Bank condition does exist at County Park, the Bloedel, etc. and the properties to the West. This is indicated on the current proposed SMP Designation Map.

In summary:

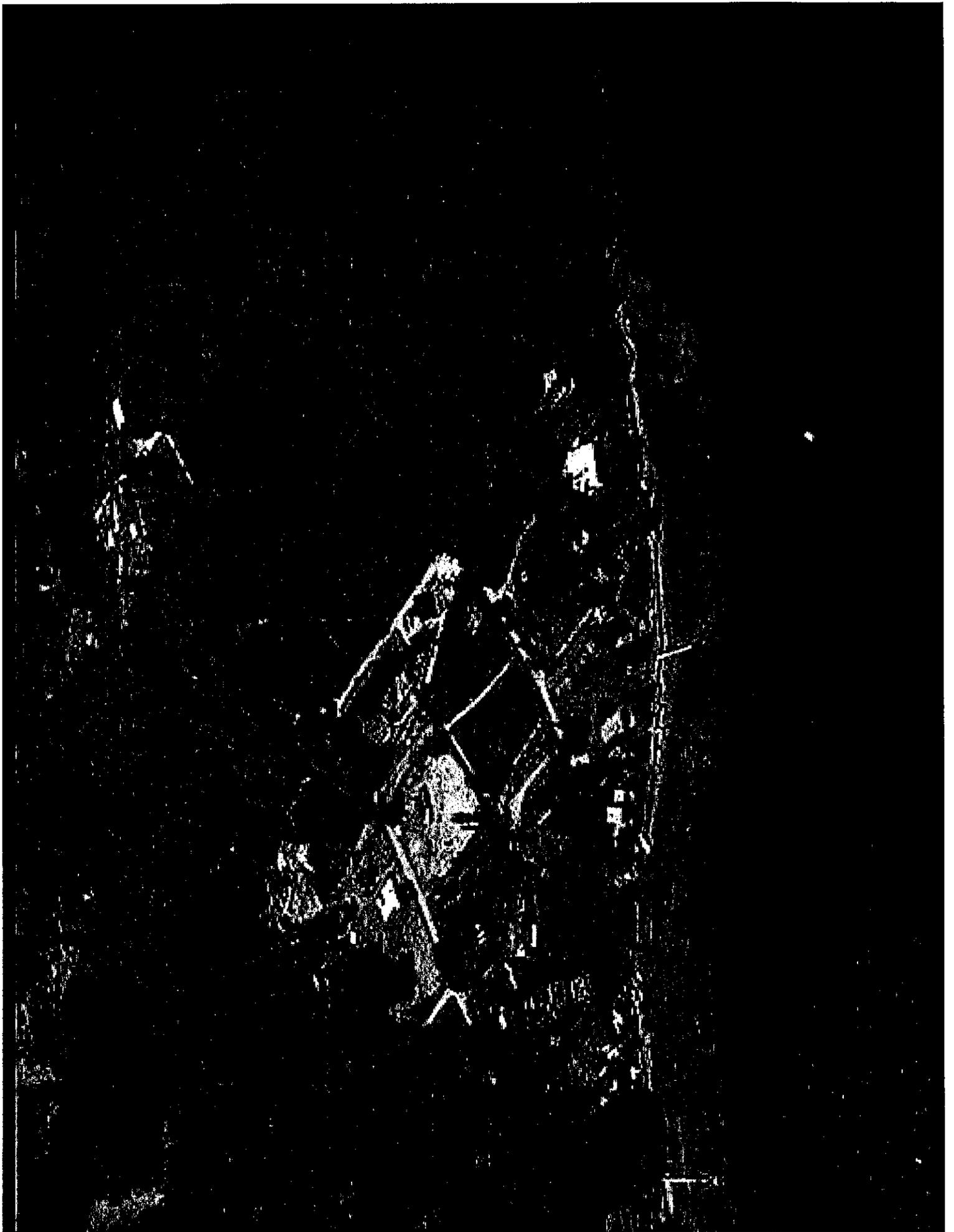
- 1) The seven subject lots contain little, if any native vegetation. There is nothing left to "Conserve".
- 2) The cobbled, hard pan, scoured beach is very poor habitat.
- 3) The properties are low bank, have very few trees, and are fully bulk-headed with no soil or earth allowed to erode.
- 4) These seven lots do not represent any potential for a Shoreline Conservancy definition.

I respectfully request that these lots be placed in the SMP as Shoreline Residential.

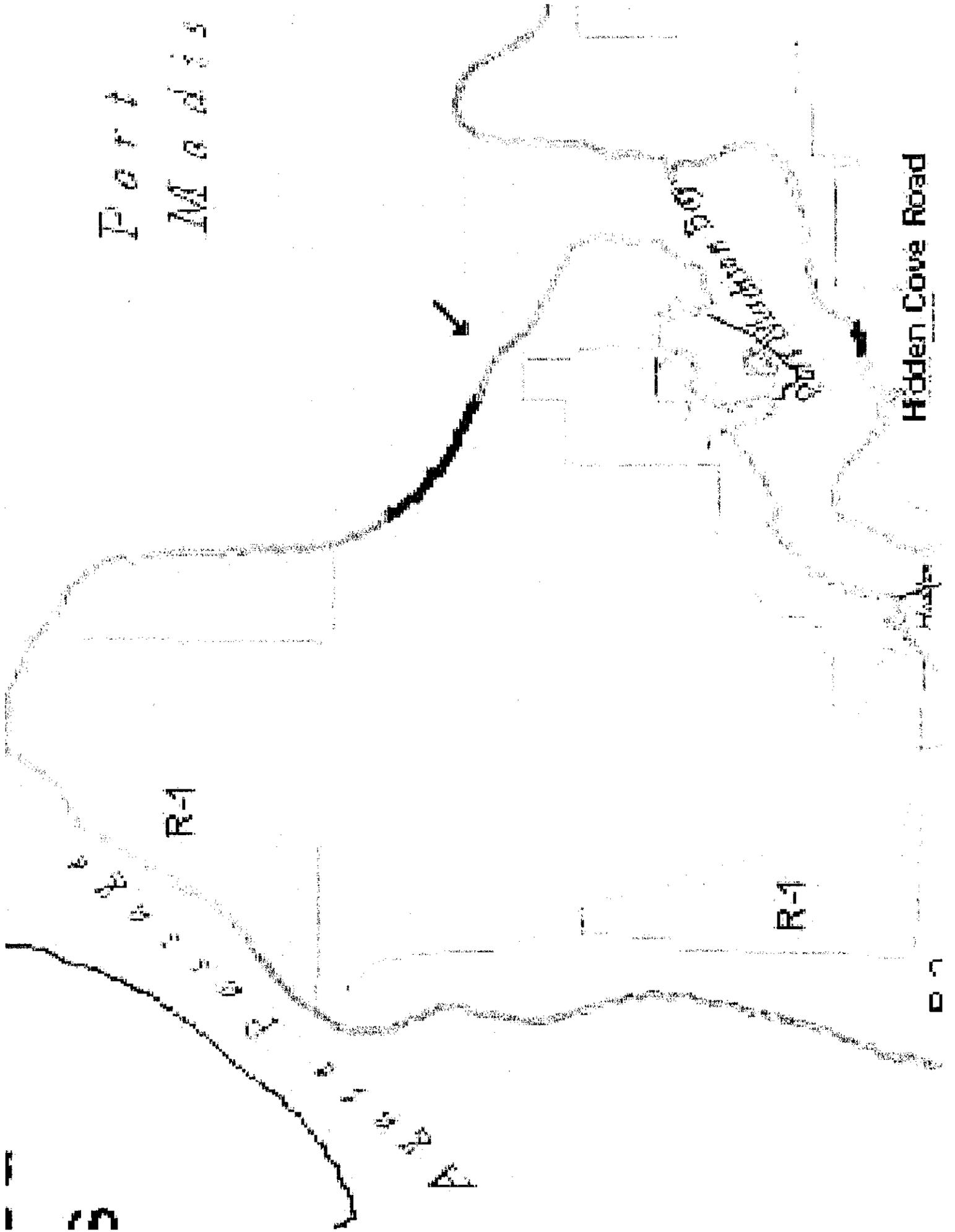
Michael S. Bice

Attachments:

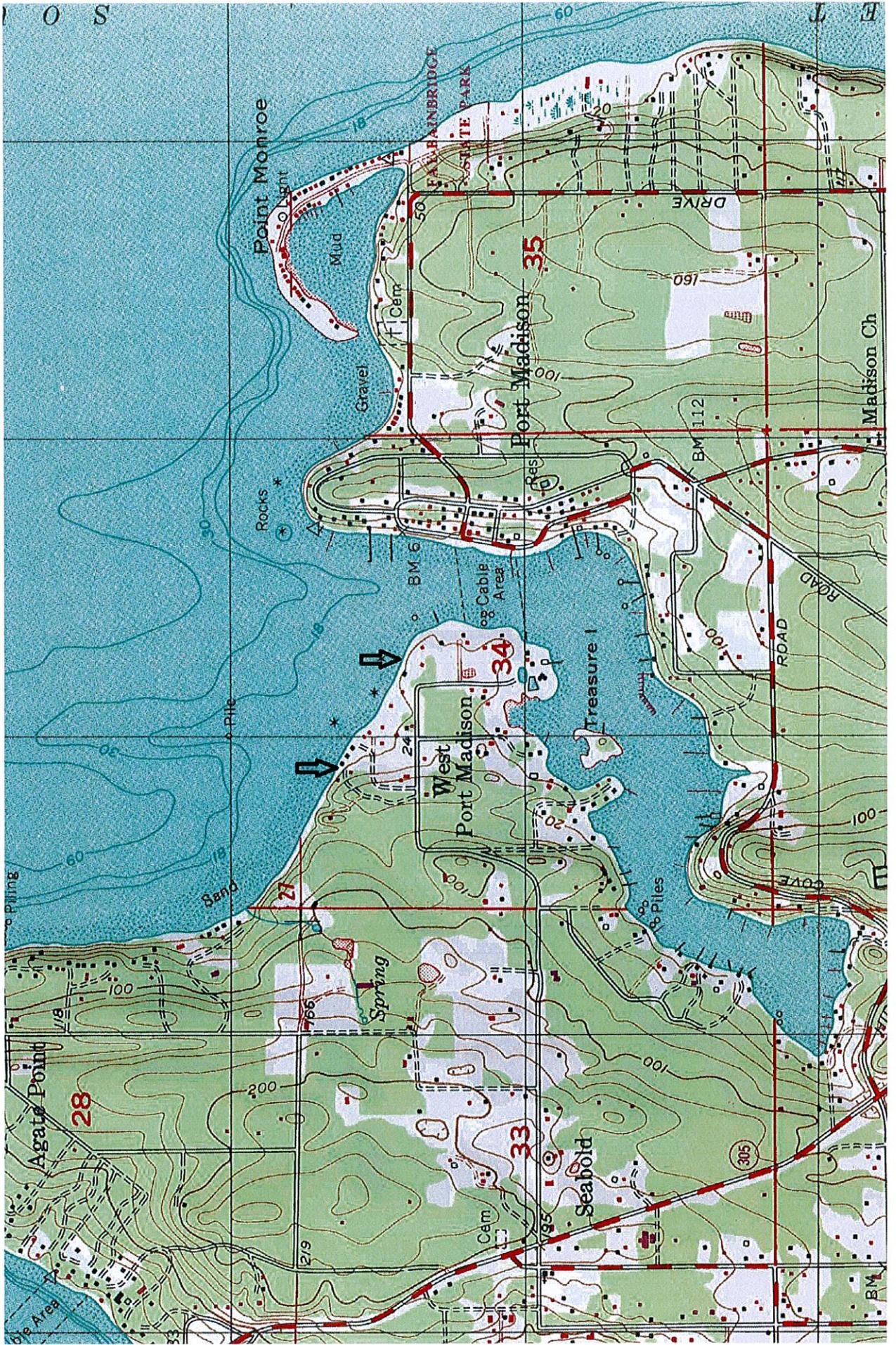
- 1) Val Tollefson's Letter to Council Dated September 22, 2011
- 2) Excerpt from Current SMP Proposed Shoreline Designation Map Indicating Subject Lots
- 3) Topographical Map of Subject Area



For
M B d i s



Hidden Cove Road



Workgroup Recommended Shoreline Designations

