

Theresa Rice

From: WMai39@aol.com
Sent: Tuesday, January 31, 2012 4:08 PM
To: PCD; Council
Subject: Attn: Planning Commission

Planning Commission,

Why, or how can you justify the draft proposals for our SMP. You ACT as if Bainbridge Island is a continent all on it's own, when in fact it is a mere pebble in the vast Puget Sound Region. I see no reason our SMP cannot be within the DOE guidelines along with our neighboring counties and communities. NO ONE I know of is impressed in our Rolling Bay area with the draft SMP.

As a waterfront owner I ask for your response to the following questions:

Questions:

1. Why is the PC considering buffers that are 200% larger than those recommended by the DOE?

Why does the draft SMP contain provisions and restrictions **not required** by DOE?

- a) Why does the draft prohibit rebuilding of decks, gazebos, boathouses, stairs, and sheds, and limiting rebuilding of garages and carports to one car???
- b) Why is there a 25% limit on expansion if the expansion is landward or upward and there is no net loss of ecological function?
- c) Why does the draft require creating a buffer if you change your landscaping?

3. Why does the draft require the Administrator's approval at every turn? The regulations should be clear and not subject to the arbitrary decisions of the Administrator (lead Staff).

William Maier