

Theresa Rice

From: Diane Berry on behalf of PCD
Sent: Thursday, February 23, 2012 2:39 PM
To: Kathy Cook; Libby Hudson; Ryan Ericson; Theresa Rice
Subject: FW: Attention: PLANNING COMMISSION Re: SMP Mitigation Manual

-----Original Message-----

From: Paul Vibrans [<mailto:pvibrans@tscnet.com>]
Sent: Thursday, February 23, 2012 2:02 PM
To: PCD
Subject: Attention: PLANNING COMMISSION Re: SMP Mitigation Manual

To Whom It May Concern:

I have reviewed the proposed SMP Mitigation Manual and find it as clear as mud. I was unable to determine if mitigation was required or what kind it might be for a project consisting of replacing rotten decking and beams on a pier I once owned in Eagledale.

The document works for "average" projects, but in real life there is nothing that is "average".

Please provide examples of how to work through the process to get to a final package that is acceptable to the City. I suspect that nobody has actually done tried to do such an exercise. I would like to see examples such as 1) replacing a deteriorated pile under a pier in Port Madison, 2) restoring a stair to the beach in Ferncliff, and 3) restoring a boat house on Agate Passage. The examples should be hypothetical but should be based on real properties selected at random. If a prescriptive solution can't be worked for the examples then the Mitigation Manual may not be of any value. Worked out examples will show potential users how to apply the process and City staff how to review the results.

Please test the process of establishing necessary mitigation steps by hiring 10 high school seniors to work through 10 different scenarios (one per student) to see if they can come up with the right answer. If there is less than 70% success rate, then the process is too complex to be used in real life. If City staff can't prepare the test, then the process is too complex to be administered.

Paul Vibrans
9034 Springwood Avenue NE
Bainbridge Island, WA 98110