

## Merrill, Hannah

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**From:** pearl hewett [REDACTED]  
**Sent:** Wednesday, April 18, 2012 12:12 PM  
**To:** zSMP; earnest spees; Jay Petersen  
**Cc:** harry bell; Lois Perry; Jo Anne Estes  
**Subject:** SMP GIVE THEM AN INCH AND THEY'LL TAKE A MILE

### **GIVE THEM AN INCH AND THEY'LL TAKE A MILE**

I submit this as my SMP comment  
Pearl Rains Hewett Trustee  
George C. Rains Sr. Estate  
Member SMP Advisory Committee

TO WHOM IT MAY CONCERN

Grandfathered is non-conforming.

The statistics introduced at the last SMP Advisory meeting, on **how many private property owners, property and single family dwellings will become non-conforming by the SMP Draft marine 175', 150' plus 10' setbacks**, has not been posted on the SMP web site. (the number was staggering)

Per Cathy Lear, they are waiting to compile the historic statistics to show **the number of how many private property owners, property and single family dwellings were non-conforming on the old SMP marine setbacks. (hindsight is 20/20)**

**How have the DOE restrictions, regulations and definitions on/of non-conforming property changed since 1976?**

I wrote the following as a tongue in cheek comment on the 2012 SMP Update.

**After seeing the statistics on non-conforming private marine property at the last SMP meeting, it is not funny, it is frightening.**

### **2013 OLYMPIC PENINSULA CLASSIFIED AD**

#### **FOR SALE VIEW LOT ON THE BEAUTIFUL STRAITS OF JUAN DE FUCA**

100FEET X400FEET

**Seller disclosure** as required by Clallam County 2012 SMP Update and WA State law

This is a 100% non-conforming lot  
There is a 175 foot setback from the HWL  
There is a 150 setback from the feeder bluff  
There is a 65 foot wetland setback  
There is a 50 foot buffer zone  
There is a 10 foot setback from buildings

#### **THE GOOD NEWS**

1. The buyer is left with 25% of his private property purchase

a 100X100 foot piece of private property (with a 75% loss of his usable private land) where the buyer is free to put his 1700 sq foot home, his drain field, his parking and his deck and his garden.

2. The buyer will be allowed a 20 foot view corridor (20'X300') through the 300 feet of restricted use area of his private property. (leaving 80% of his view blocked)

3. The buyer will be allowed to limb up and remove 30% of the vegetation blocking his view every 10 years on the 100 X 300 foot restricted use area of his private property.

4. The buyer will be allowed a 6 foot wide foot path through the 300 foot restricted use area (in the view corridor) of his private property and home to the beach. (a full city block from beach)

5. Using a variance and a geological study you may be able to reduce the setbacks and buffer zones.

6. But the best news of all is the assurance by the Planning Dept. that your private property will not have any loss of value due to Clallam County's 2012 SMP Draft restrictions and regulations.