

Merrill, Hannah

From: pearl hewett [REDACTED]
Sent: Wednesday, May 02, 2012 11:13 AM
To: zSMP; sgrey@co.Clallam.wa.us; Miller, Sheila Roark
Cc: connie beauvias; Karl Spees; Jay Petersen; McEntire, Jim; lois Perry; marv chastain; harry bell
Subject: REAL ESTATE MARKET VALUE OF NON-CONFORMING PROPERTY

TO WHOM IT MAY CONCERN

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

The good news is

There are compliments all around for **staff and consultants** regarding the handling of the SMP Advisory Committee meetings.

Thank you for compiling and disclosing the statistics on the setbacks and buffers on the marine SED priority feeder bluffs.

The bad news is

SAN JUAN ISLAND REAL ESTATE MARKET SUMMARY (full text follows)

Spring 2012 Issue, SMP critical areas, setbacks, buffers, wetlands and **NON-CONFORMING** property.

What you may want to be concerned about is the decrease in value of the waterfront lots, parcels with wetlands and future non-conforming underdeveloped properties and their subsequent impact to not only you directly, but also to our tax rolls and the revenues that our county services depend upon.

I would like to comment and make a suggestion on future DOE SMP questionnaires used at Clallam County Public Forums. I suggest the following questions, in order, by priority.

1. Are you attending this forum to find out how your private property will be affected by the proposed SMP Update?
2. Are you concerned about the proposed marine and freshwater, critical areas, shoreline setbacks and buffer zones?
3. Do you want to know the percentage of your property that will become **non-conforming** under the proposed setbacks and buffers?
4. Do you know the difference between grandfathered and **non-conforming**?
5. Do you want to know what affect the term **non-conforming** will have on your property?
6. Are you concerned about how the term **non-conforming** will affect your property value?
7. Do you want more information on the mitigation process for **non-conforming** homes/property?

SAN JUAN ISLAND REAL ESTATE MARKET SUMMARY

Merri Ann Simonson

Managing Broker
Sales Manager
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General Advice: In the old days, we use to advise clients that waterfront homes and anything with a dock would appreciate at the highest rate in our market. We would say “**buy waterfront, and lots of it**”.

Unfortunately, due to the Critical Area Ordinance update we have had to change what we recommend. We now must caution buyers on the purchase of waterfront lots, parcels with wetlands, and those homes or cabins that are underdeveloped and may become non-conforming should the update increase the buffers to undesirable levels and make a high percentage of the buffer “no touch”. Homes that are already developed to their highest and best use, such as a large waterfront home, with guest house and dock, in all likelihood should increase in value since you may not be able to create those improvements or have those views in the future. As those homes are already in place, you won't be concerned over the non-conforming growth restrictions as contained in the current regulations; however, the next owner may have wanted to expand the home. **What you may want to be concerned about is the decrease in value of the waterfront lots, parcels with wetlands and future non-conforming underdeveloped properties and their subsequent impact to not only you directly, but also to our tax rolls and the revenues that our county services depend upon.**

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