



Commissioner Mike Chapman
Clallam County Commissioners
Clallam Co. Dept. of Community Development
223 East 4th Street, Suite 4
Port Angeles, WA 98362



Dear Mr. Chapman,

I understand that Clallam County is proposing to revise its Shoreline Master Plan to change the designation of waterfront properties along Sequim's West Anderson Road to "priority feeder bluff," a category for high, steep, seriously eroding bluffs. Many of the properties along West Anderson have "bluffs" that are 40 feet or less and show little signs of abnormal eroding. Properties inside the Dungeness Lagoon are not subject to strong wave and current action. My own property's bluff is steep only at the top 20 feet; it then slopes gently toward the water on land that is covered with trees and brush. The water never comes closer than 100 feet from the base of my "bluff." I see no evidence of any environmental damage caused by the fact that my 60-year old house is located 75 ft from the modest-sized bluff dropoff.

Your proposed new building restrictions seem a little harsh for cases like mine and perhaps for others along West Anderson Road. My lot is not deep. If my home were to suffer severe fire damage, for example, the 150 ft setback requirement would mean I'd have to rebuild very close to the street. The "non conforming" designation and the proposed new restrictions on adding space will certainly have a substantial negative impact on the value and marketability of properties in this category.

I hope you will reconsider your plan to put West Anderson properties in the same class as other steeper, much higher-bluff locations that clearly do have wave action and currents lapping at their bases. I think the "bay" designation is perfectly adequate for most of the mid-to-low bank lots in this area.

I also would like to ask that you keep us promptly and clearly informed about these proposed changes and actively promote ongoing discussion with those of us who will bear the consequences.

Respectfully,

Tim Freeman