

October 10, 2012

Sheila Roark Miller
Director
Clallam County Department of Community Development
223 East 4th Street, Suite 5
Port Angeles, WA 98362



Dear Ms. Miller:

Our family is the owner of the residential property located at [REDACTED] West Anderson Road. The residence is set back approximately 75 feet from the top of the bluff which slopes to the high water mark of Dungeness Bay. Only the top 15 to 20 feet of the bluff is steep. Almost all of the bluff is covered with native plants and trees. Even a casual observer would notice the differences between the bluffs on Dungeness Bay and the high, steep bluffs to the west of the Dungeness Spit.

Our concern is with the designation "priority feeder bluff" and the resulting setback of 150 feet. The wave, tidal and ground water actions in Dungeness Bay are substantially different from those to the west. We have noticed very little damage to the bluffs inside Dungeness Bay.

With a 150 foot setback requirement, our property will become non-conforming which will result in a reduction in the appraised and assessed values. Should our property suffer substantial damage, we may not be able to rebuild. We may not be able to add an addition even on the side of the property facing West Anderson Road. We ask that you consider a reduced setback requirement such as the proposed 50 feet for the "Bay" designation.

An additional concern of ours is the requirement that we have an approved plan in place before any pruning will be allowed. Over the years we have planted a number of native plants and trees on the bluff in order to enhance the vegetation. We have never engaged in any pruning or cutting which would endanger the stability of the bluff. We do engage in minor pruning and trimming which is in no way harmful. We contend that we should be able to continue to do so without being required to hire a professional to draft a pruning plan.

Thank you for your consideration. Please keep us informed as the process for the SMP moves forward. My e-mail address is [REDACTED]

Sincerely,

Larry McNerthney