

# Merrill, Hannah

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**From:** Geoffrey Carson [REDACTED]  
**Sent:** Tuesday, January 08, 2013 12:31 PM  
**To:** zSMP  
**Subject:** Shoreline Master Program

To: [SMP@co.clallam.wa.us](mailto:SMP@co.clallam.wa.us)

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This message was sent via the Clallam Website Email Form 01-08-2013.

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Name: Geoffrey Carson

Email: [REDACTED]

Subject: Shoreline Master Program

Comments: To whom it may concern,  
I have recently had the opportunity to review the Draft SMP Update, the links of which were sent to me via email on November 30, 2012. I was on the mailing list as my wife and I were participants in one of the public forums held in 2011. This has been my first opportunity for review of the SMP as I had a surgical procedure a few days after receiving the email.

My review of the SMP was focused on the impact on our retirement property in the Protection Point development of Diamond [REDACTED].

As I am not familiar, or comfortable, with the complexities of large detailed programs, such as the SMP, I am concerned that the SMP impacts my property in a negative way—in other words, makes our property unbuildable. There seem to be clauses in the plan that may suggest otherwise but nothing, that I can find or understand, that is specific.

Here is what I have determined by my review of the SMP:

1. Our property has been designated as Shoreline Residential - Conservancy
2. The shoreline buffer zone is 100' or 150', depending on the correct definition of the buffer zone for my particular parcel. The buffer zone was 30' as delineated on the Short Plat plan that was given to us when the property was purchased in 1999.

My concern is with item 2 above in that since our lot is pie-shaped and narrowing the farther from the bluff the lot goes, that the new buffer requirements render our lot unbuildable taking into consideration existing easements. This would have a horrific impact on my family as we have spent a lot of money over the 14 years on the land and its property taxes.

I am also concerned that our lot may be severely impacted by the SMP while the house next to our property and all the houses on the same street were built with the current 30' buffer requirement. As the last undeveloped residential lot on the street, it doesn't make sense that our lot would fall under new requirements. It is exactly this

scenario that prompted us to participate in the 2011 public forum, where we voiced that opinion several times during the course of the forum on precisely this issue.

I see there are clauses to the SMP that describe Exempting or Grandfathering of land, such as in sections 1.6a and 1.6d, but I can not tell specifically if they would include our property. It appears I would have to apply for a building permit before I knew for sure if the property was exempt and/or build-able.

What I would like to ask is for someone who could communicate with me, either via phone or email, that has a detailed understanding of the SMP and the authority in which to shed light on whether or not my fears are justified.

Any help you can give me would be greatly appreciated.

Sincerely,  
Geoffrey Carson

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