



YOUR ACTION IS NEEDED TODAY!

Pacific County PUBLIC HEARING will be held **TODAY** at 6:00 PM.

LET YOUR VOICE BE HEARD!

PROVIDE YOUR INPUT VIA

Zoom Meeting: at: <https://zoom.us/j/3066189481> or by calling 253-215-8782 Meeting ID: 306618948.

AND/OR SEND YOUR COMMENTS TO: Shawn Humphreys, Director, Pacific County DCD at P.O. Box 68, South Bend, WA 98586 or email to [**smp@co.pacific.wa.us**](mailto:smp@co.pacific.wa.us)

Here's What's Happening

Pacific County is proposing an update to the Pacific County Shoreline Master Program (**SMP**). Though the County considers these changes to be "minor", **they pose significant changes to our water view rights within Surfside.**

What do these proposed changes do?

Currently our water views are protected by language in the **Critical Areas Resource Lands** (CARL) which is incorporated into the SMP by reference. The CARL allows Surfside HOA the right to manage our vegetation and tree heights per our Covenants. Our Covenants restrict our tree and vegetation height limits to our building heights, which in turn protects our water views. We

believe education of property owners regarding right tree, right place and alternative vegetation that can provide habitat and food for wildlife is a better choice.

Proposed changes to the SMP will restrict the cutting, topping and trimming of trees in Surfside. As a part of the proposed changes, the County had to prepare a SEPA Impact Statement which identifies impacts resulting from governmental decisions. On the SEPA impact checklist, **the County checked that Views were “Not Applicable” and marked N/A on this form.** This is blatantly false and misleading! The proposed changes **WILL AFFECT OWNERS VIEWS** unless Surfside can continue to enforce their Covenant tree height restrictions which allow property owners to top (trim) or cut their trees as necessary to protect their views.

Discussion: The SMP allows for water view access and a view corridor. We believe our Covenants are what protect our “view corridor”. Those in Surfside who have a water view (which includes more than J Place) pay the price for our water views on our property taxes. A recent analysis done by our Preservation group found that there was up to a \$200,000 difference in home values depending on the view. This has no doubt increased over the past year. This change will be a significant impact to our property values and lost County tax revenue if water views are not protected.

Alternatives: Nonconforming Use of Property

As the county is proposing to change the land use language in the SMP that currently allows Surfside to protect water views by managing vegetation heights, we request that the County continue to recognize and codify Surfside’s existing land use policy as a nonconforming use entity under the SMP and CARL which is incorporated by reference. We are a planned use development with historic property rights that have been recorded on our property deeds. Can the County legally change these deeded rights?

We would also like to request that the county provide a MAP that identifies the SMP boundaries and that these boundaries identify Surfside’s nonconforming land use status.

We must DEMAND that the County maintain our water view rights, and protect our property values.

Your Concerned Preservation Neighbors