

To: Thurston County Planning & Economic Development, Joshua Cummings, Director

From: William & Sherry Reus

Date: December 3, 2022

Re: Public comments on Project No. 2022103702

Attn: Ron Buckholt

THURSTON COUNTY
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DEC 05 2022

BUILDING DEVELOPMENT CENTER

One standard role of zoning regulations is preventing the clash of incompatible land (and tideland) uses. Quoting one source citing this important aspect of zoning, "Zoning laws regulate the impact of land use including such things as protecting the value and enjoyment of properties by separating incompatible land uses and minimizing their potential negative impacts upon each other." Our Johnson Point/ Otis Beach/ Henderson Inlet neighborhood is a community that has some of the County's highest appraised property values and intensely regulated septic systems. From the perspective of many residents, the neighborhood is a wonderfully scenic and pristine place to live and enjoy the salt waterfront. But it has come with a cost. This proposed Shoreline Substantial Development for commercial geoduck cultivation would clash with our neighborhood. The pristine nature of the shore, the view and the quiet surrounds would be disrupted. Zoning considerations should come into play. By its own document, the Master Program "is like a comprehensive plan for shorelines ...and it is similar to zoning code." For the beach, the Shoreline Master Plan should step in and prevent the disruption. Every time a commercial geoduck operation permit is submitted, public comments are solicited. Adjacent property owners express their concerns. Clearly and passionately. These homeowners uniformly are concerned about the loss of the scenic views, quiet surrounds, as well as environmental quality. To assure them that theoretically, in the future, the geoduck could be harvested, the PVC and plastics meticulously removed, and then the beach over time would recover and everything would be back as it once was, is a weak assurance. That day is not coming. Homeowners should be heard. Their concerns should affect the decision. More permits should be denied if the Master Plan's goals are real.

The stated goal of the Shoreline Master Plan is found at the start of section two, "...to preserve to the fullest extent the scenic, aesthetic and ecological qualities of the Shoreline of the Thurston Region in harmony with those which are deemed essential to the life and well-being of its citizens." From the photo below the negative effects of geoduck farming on scenic and aesthetic qualities of the shore seem undeniable. Consider the strong meaning of "preserve to the fullest extent" ~~to~~ What shellfish cultivation uses "are deemed essential to the life and well-being of its citizens" to offset these negative affects? Most geoducks are raised for export and thus don't benefit citizens nutritionally. What taxes are collected that benefit local life? I suggest the property taxes on parcel 9300010000 pale in contrast to the Johnson Point/ Otis Beach/ Henderson Inlet homeowners. The local South Bay, North Thurston, Johnson Point schools and other services are significantly supported by the property taxes of the neighborhood's landowners. The landowners are established here. The shellfish growers are the newcomers creating the conflict. A wise and just arbitrator is needed.

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